AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 15, 2019
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *November 27, 2018* Planning and Zoning Commission meeting.

2. **Approval of Minutes** for the *December 11, 2018* Planning and Zoning Commission meeting.

3. **P2018-047** **(Korey)**
   Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH West Pods, LTD for the approval of a preliminary plat for Breezy Hill, Phase XII containing 35 single-family residential lots on 44.525-acres of land identified as a portion of Tract 7-1 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located west of the intersection of John King Boulevard and Cozy View Drive, and take any action necessary.

APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

5. **Z2018-055** **(Korey)**
   Hold a public hearing to discuss and consider a request by Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Specific Use Permit (SUP) for a *Mini-Warehouse* facility on a 2.595-acre tract of land being a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located southwest of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

6. **Z2018-056** **(Korey)**
   Hold a public hearing to discuss and consider a request by Tom Jones on behalf of Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

7. **Z2018-057** **(Korey)**
   Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Planned Development District 59 (PD-59), located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

8. **Z2018-058** **(David)**
   Hold a public hearing to discuss and consider a request by Tim McCallum of He Wines She Dines, LLC on behalf of Buffalo Creek Business Park, LTD for the approval of a Specific Use Permit (SUP) for a *Craft Winery* and *Commercial Amusement/Recreation (Outdoor)* on a 7.2-acre tract of land identified as Tracts 20-01 & 20-7 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 203 County Line Road, and take any action necessary.

9. **Z2018-059** (Korey)
   Hold a public hearing to discuss and consider a request by Heather Cullins for the approval of a zoning change from a Single-Family Estate 2.0 (SFE-2.0) District to Single Family Estate 1.5 (SFE-1.5) District on a 3.03-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 1085 Dalton Road, and take any action necessary.

ACTION ITEMS

10. **SP2018-042** (David)
    Discuss and consider a request by Jeff Carol of Carol Architects, Inc. on behalf of Terry Morgan of Z06 Properties, LLC for the approval of a site plan for an office/warehouse building on a 5.690-acre tract of land identified as Lot 3, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery Boulevard and Innovation Drive, and take any action necessary.

11. **SP2018-043** (David)
    Discuss and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a site plan for a 375-unit condominium building on a 6.2-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

DISCUSSION ITEMS

12. Director's report of post City Council meeting outcomes for development cases (Ryan).

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 11th day of January 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 15, 2019
5:00 PM

CALL TO ORDER

ACTION ITEMS

1. **SP2018-042** (David)
   Discuss and consider a request by Jeff Carol of Carol Architects, Inc. on behalf of Terry Morgan of Z06 Properties, LLC for the approval of a site plan for an office/warehouse building on a 5.690-acre tract of land identified as Lot 3, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery Boulevard and Innovation Drive, and take any action necessary.

2. **SP2018-043** (David)
   Discuss and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a site plan for a 375-unit condominium building on a 6.2-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 11th day of January 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 27, 2018
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:02 p.m. The Commissioners present at the meeting were, Jerry Welch, Mark Moeller, Annie Fishman, Eric Chodun and John Womble. Absent from the meeting was Commissioner Tracey Logan. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planner, Daniella Madubuike, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the September 25, 2018 Planning and Zoning Commission meeting.

2. P2018-038
Consider a request by Mitchell Lenamond, PE of Eric L. Davis Engineering, Inc. on behalf of Jeff Johnston of Woodhill Dental for the approval of a replat for Lot 16, Block 2, Alliance Addition, Phase 2 being a 0.85-acre parcel of land currently identified as Lot 12, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 149 H. Wallace Lane, and take any action necessary.

3. P2018-039
Consider a request by Clay Shipman for the approval of a replat for Lot 21, Block A, La Jolla Pointe Addition, Phase 2, being a 1.28-acre parcel of land currently identified as Lot 3, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located on La Jolla Pointe drive northeast of the intersection La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

4. P2018-040
Consider a request by Stephen A. Lamastra on behalf of 4TP Rockwall, LLC for the approval of a final plat for Lot 1, Block A, Village Green Residence Addition, being a 2.0896-acre parcel of land identified as Lot 1, Block A, Rockwall Seniors Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, generally located south of the intersection of T. L. Townsend Drive and Justin Road, and take any action necessary.

5. SP2018-035
Consider a request by Mike and Sonya West for the approval of a site plan converting an existing single-family structure into an office building on a 0.745-acre parcel of land identified as Lot 3 of the Austin Addition City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the N. Goliad Corridor Overlay (NGC OV) District, addressed as 912 N. Goliad Street [*SH-205*], and take any action necessary.

Commissioner Chodun made a motion to approve the consent agenda. Commissioner Welch seconded the motion which passed by a vote of 6-0 with Commissioner Logan absent.

III. APPOINTMENTS

6. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. DISCUSSION ITEMS

7. Z2018-043

Hold a public hearing to discuss and consider a request by Michael Worrell of Rockwall Honda for the approval of an amendment to SUP No. S-76 (Ordinance No. 10-26) to allow changes to be made to an existing Motorcycle Dealership with Accessory Boat and Trailer Sales being a 1.152-acre parcel of land identified as Lot 6, Block A, Newman Center #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background pertaining to the case which involves the location of the display of vehicles as well as the shade structures. The request came before the Commission at last month's meeting where a couple of issues were brought up at that time that have since been resolved.

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Michael Worrell
1030 E. IH-30
Rockwall, TX

Mr. Worrell came forward and provided a brief explanation of the request. He shared that sales at the dealership have been good and therefore their desire to improve the facility. He provided a concept plan that showed where they would be placing the additional parking spaces as well as where the shade canopy would be located. The proposed shade structures will be located on the east side of the property and provide shade for the displayed vehicles. Mr. Worrell indicated that they are requesting to provide decomposed granite with a hard edge in order to contain the material along IH-30 for the display areas these areas are currently grass surfaces and once constructed using the decomposed granite, will provide stability for the displayed vehicles and eliminate erosion. Mr. Worrell went on to share that since the last meeting where there was a question as to TXDOT and TXU's offset and the build line they have since had a survey done which shows where those things are and he provided that survey and proceeded to share details of the findings, they will not encroach onto TXDOT's property. He indicated he was available for questions the Commission may have.

Chairman Lyons asked brought the item back to the Commission for discussion.

Commissioner Womble asked for clarification since they currently already have a display area where it is being proposed. Mr. Gonzales indicated that currently the area where they have the display area becomes muddy when it rains and therefore the purpose of the request is to be able to put a hardscape type element such as crushed granite which would provide a harder surface which would be more convenient to allow parking of the displayed vehicles. Mr. Gonzales went on to clarify that there would be no display along the TXDOT right of way. Mr. Miller added that it is before the Commission because any type of change being requested would be an amendment to the current active Specific Use Permit.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

8. Z2018-048

Hold a public hearing to discuss and consider a request by Amanda Henry for the approval of a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 0.253-acre tract of land identified as part of Lot 47B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 S. Clark Street, and take any action necessary.

Senior Planner, Korey Brooks, gave a brief explanation of the request. The applicant is requesting to build a metal structure on the subject property. Currently there is a metal building on the property that is in disrepair and the applicant has indicated that that one would be torn down and the new one be built in the same place. Due to the building being requested being metal it requires a Specific Use Permit.

Mr. Brooks advised the Commission that the applicant was unable to attend the meeting however staff was available for questions.

Chairman Lyons brought the item back to the Commission for questions or discussion.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

9. Z2018-049

Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a Specific Use Permit (SUP) for an *animal shelter* on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary.

Planning Manager, David Gonzales, indicated that this agenda item and agenda item #13 could be included and discussed together.

Mr. Gonzales gave a brief explanation of the request. It was found that the applicant had constructed a building (an animal shelter) without a permit. A Specific Use Permit is required, since it is an Agricultural zoned property, in order to shelter animals within this facility. There is currently a stop work order from the City in order to complete the zoning process. Mr. Gonzales further noted that agenda item #13 which deals with the attached garage was built without a permit as well and is coming before the Commission seeking approval of a Specific Use Permit. One of the items listed in the Draft Ordinance is the required removal of an accessory building that is in the floodplain therefore one accessory building on the property that was built without a permit and on the floodplain will have to be removed as a condition of approval prior to the issuance of a permit for the animal shelter.

Mr. Gonzales stated that the applicant was not present however staff was available for questions.

Chairman Lyons asked for clarification as to which building was to be removed. Mr. Gonzales indicated that would be provided to the Commission prior to the public hearing.

Commissioner Moeller asked if the detached garage has been completed. Mr. Gonzales stated that it was built prior to the animal shelter and has been up for some time however the applicant has not indicated to be requesting to add anything in addition to that structure.

Commissioner Womble asked had the structures gone through the normal channels by submitting plans prior to building them, would they be entitled or required a Specific Use Permit. Mr. Gonzales indicated they would have to go through the Specific Use Permitting.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

10. Z2018-050

Hold a public hearing to discuss and consider a request by David Rains for the approval of a Specific Use Permit (SUP) allowing a covered patio that exceeds the maximum requirements for property located within the Lake Ray Hubbard Takeline leased area that is adjacent to a parcel of land identified as Lot 12, Block A, Chandlers Landing, Phase 18, Section 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 8 (PD-8) District for single family land uses, addressed as 5808 Constellation Circle, and take any action necessary.

Senior Planner, Korey Brooks, advised the Commission that the applicant was present and would discuss the request and following that staff would be available to answer any question the Commission may have.

Chairman Lyons asked the applicant to come forward

David Rains
5808 Constellation Circle
Rockwall, TX

Mr. Rains came forward and provided a brief explanation of his request. In looking at a location map of the property he explained that running directly behind the house there is a 15 foot utility easement where nothing can be built. There has already been a permit granted for concrete to go on the takeline because that is allowed. The request is for a 16 ½ x35 foot covered patio structure that would allow for them to enjoy the lake and entertaining since there is no patio behind there house due to the utility easement that is not possible. The structure will match the main house and will not obstruct any views. Mr. Rains went on to share that the Chandlers Landing Architectural Review Board however they cannot approve anything that is on the takeline but have approved the concrete and have expressed liking the look of the request and he will be providing such letter at the next scheduled meeting. Mr. Rains indicated he was available for questions.

Mr. Brooks added that the City of Dallas and the City of Rockwall have an interlocal government agreement for the takeline lease space and is very specific to size height and elevation requirements. In this case the since the requested covered patio has a pitched roof with clay tiles that does not fall within the guidelines stipulated in the agreement. The agreement calls for more of a pergola type style roof that has open air rafters. In addition one of the requirements of the agreement is for anything that is built in the takeline does not obstruct the neighbor's view of the lake; in this case the applicant has indicated they are outside of the view line and would not be obstructing any neighbor's view.

Chairman Lyons brought the item back to the Commission for questions or discussion.

Commissioner Womble asked for further clarification of what is allowed within the takeline. Mr. Brooks explained the different types of roofs and height restrictions that are allowed within the takeline as it pertains to different uses.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

11. Z2018-051
Hold a public hearing to discuss and consider a request by Susan Thomas of Petco Animal Supplies Stores, Inc. on behalf of Steve Hagara of Rockwall Holdings, LLC for the approval of a Specific Use Permit (SUP) for an a*nimal hospital/clinic* in conjunction with an existing retail store situated on a 21.424-acre parcel of land identified as Lot 1A, Block B, R. W. Market Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2689 Market Center Drive, and take any action necessary.

Senior Planner, Korey Brooks, indicated that the applicant is requesting a Specific Use Permit to allow for an Animal Hospital in a Commercial District. Currently next door to the Petco there is an existing Veterinary Clinic with an existing Conditional Use Permit with for the same use being requested. Mr. Brooks added that the SUP would add the conditions that no large livestock animals would be allowed to be seen.

Mr. Brooks advised the Commission that the applicant was not present however staff could answer questions the Commission may have.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

12. Z2018-052

Hold a public hearing to discuss and consider a request by Russell Phillips on behalf of Rockwall Retail Investors, LLC for the approval of a Specific Use Permit (SUP) for a *mini-warehouse* facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated north of Horizon Road and east of Ranch Trail Road, and take any action necessary.

Senior Planner, Korey Brooks, indicated the applicant was present and would go over the request and staff would add any additional needed comments.

Chairman Lyons asked the applicant to come forward

Russell Phillips
521 Lorraine Way
Heath, TX

Mr. Phillips came forward and shared that they were had an approved Specific Use Permit and were in design with the plans and had them finished however that SUP expired shortly thereafter. They are before the Commission seeking approval for a Specific Use Permit that is the same as the one that just expired with the exception of some difference in the layout. They are ready to submit the full plans and requesting approval for the Specific Use Permit to allow them to move forward with the project. He indicated he was available for questions.

Mr. Brooks added that the original Specific Use Permit allowed for a maximum of 575 units and in this case on the concept plan it shows 296 and therefore the SUP has been changed to reflect that and should any additional units be added the Specific Use Permit would have to be amended to add those units. Mr. Russell then indicated they would like to keep the 575 units within the SUP however they are doing it in phases and not building them all at once. Mr. Miller added that they would need to update the concept plan that was provided to reflect all 575 units, they would be able to phase it however they want through the site plan process. Mr. Russell indicated those changes to the concept plan would be made and provided to staff before the next scheduled meeting.

Chairman Lyons brought the item back to the Commission for questions or discussion.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

13. Z2018-053

Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a Specific Use Permit (SUP) for a detached garage that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary.

Agenda item was discussed with Agenda item #9.

14. Z2018-054

Hold a public hearing to discuss and consider a request by Andrew Bennett of BOKA Powell, LLC on behalf of the owner Vinod Miranda for the approval of a Specific Use Permit (SUP) for an office building that will exceed 36-feet in height within the Scenic Overlay (SOV) District on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

Planning Manager, David Gonzales, shared that the Specific Use Permit is being requested due to the building's height with it being located within the Scenic Overlay District there is the height requirement of 36 feet. Mr. Gonzales indicated the applicant was present and would go over the request and staff would be available for any questions the Commission may have.

Chairman Lyons asked the applicant to come forward.
Andrew Bennett
1400 Highline
Dallas, TX

Mr. Bennett came forward and provided a brief explanation of the request. They would like to take advantage of the views of the lake by building a three story building and also to keep a floor plate size that is efficient for a typical corporate office that are seen in North Texas. He provided a concept plan and shared that with this beautiful site they have the opportunity to place it on the land as it moves down the site which is about 40-50 feet of fall across the site going down the residential area and towards the lake. He shared that essentially a three story building in their office market is a little bit taller than 36 feet and therefore the reason for the request for the additional height. He added that they are looking to build a Class A office building that will serve as a very nice corporate headquarter campus for their client. He indicated he as well as one of the civil engineers working on the project was available to answer any questions.

Chairman Lyons brought the item back to the Commission for questions or discussion.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

15. P2018-035
Discuss and consider a request by Bart A. Tinsley of the Alders at Rockwall Property, LLC for the approval of a final plat for Lot 1, Block A, Alders at Rockwall Addition, being a 10.310-acre parcel of land identified as Lot 2, Block A, Rockwall Seniors Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of T. L. Townsend Drive and Justin Road, and take any action necessary.

Planning Manager, David Gonzales, indicated that the applicant was present and added that the case is before the Commission because it has to go before the Parks Board for fee assessments.

Chairman Lyons asked the applicant to come forward.

Joseph Rue
Burgess & Niple
10701 Corporate Drive, Suite 118
Stafford, TX

Mr. Rue came forward and indicated they are before the Commission to start processing their final plat. The construction plans have been submitted to the City for review and should have an approval in the next coming weeks and they will be before the Parks Board on December 4th and also have received comments from the Planning staff and those will be addressed. He indicated he was available for questions.

Chairman Lyons brought the item back to the Commission for questions or discussion.

Mr. Gonzales added that the applicant will need to provide the letters from the utility in order to be able to abandon the utility from a franchise. Mr. Rue stated that he did speak to the City Engineering staff and indicated they would be obtaining letters from AT&T, ATMOS and Charter and will provide staff with those when they receive them.

There being no questions Chairman Lyons indicated the case will return to the Commission for action on the consent agenda at the next scheduled meeting.

16. P2018-041
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance III, LLC. for the approval of a preliminary plat for the Breezy Hill, Phase XI containing 78 single-family lots on a 23.849-acre tract of land identified as a portion of Tract 7 and all of Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned

Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located adjacent to Breezy Hill Road north of the intersection of Breezy Hill Road and FM-552, and take any action necessary.

Senior Planner, Korey Brooks, gave a brief explanation of the case. The request is for a preliminary plat for Breezy Hill's latest phase and is coming before the Commission because it needs to go before the Park Board to assess fees and will be on the consent agenda at the next scheduled meeting. Mr. Brooks indicated he was available for questions.

Chairman Lyons brought the item back to the Commission for questions or discussion.

There being no questions Chairman Lyons indicated the case will return to the Commission for action on the consent agenda at the next scheduled meeting.

17. P2018-042

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 8, LLC for the approval of a preliminary plat for Breezy Hill, Phase VIII containing 61 single-family residential lots on 27.822-acres of land identified as a portion of Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located along the eastern side of Breezy Hill Lane, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation of the request. The case is coming before the Commission because it has to go before the Parks Board to assess Park fee assessments and will be on the consent agenda at the next scheduled meeting. Mr. Brooks indicated he was available for questions.

Chairman Lyons brought the item back to the Commission for questions or discussion.

There being no questions Chairman Lyons indicated the case will return to the Commission for action on the consent agenda at the next scheduled meeting.

18. P2018-043

Discuss and consider a request by Matt Atkins of Engineering Concepts on behalf of Scott Lewis of RRDC, LTD. for the approval of a final plat for the Whisper Rock Subdivision containing 28 single-family lots on a 9.477-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 3231 Ridge Road, and take any action necessary.

Planning Manager, David Gonzales, indicated that the applicant was present to discuss the request. The case is before the Commission because it has to go before the Parks Board to assess park fees and will be on the consent agenda at the next scheduled meeting. Mr. Gonzales noted that they are working on a PD site plan that will be a condition of approval for the final plat and that site plan should be coming before the Commission in the upcoming weeks.

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Bill Thomas
201 Winco Circle
Wylie, TX

Mr. Thomas came forward and shared that they have received comments from the Engineering staff in regards to easements which they are working on. They are also preparing to submit as Mr. Gonzales mentioned the PD site plan.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

19. SP2018-036

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf Gari Foote for the approval of a site plan for an office building on a 0.26-acre portion of a larger one (1) acre tract of land identified as Block 26 of the Garner Addition, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, located at the northwest corner of the intersection of W. Heath Street and S. Goliad Street [*SH-205*], and take any action necessary.

Senior Planner, Korey Brooks, indicated that the applicant was present and would go over the request and staff would be available for questions.

Chairman Lyons asked the applicant to come forward.

Wayne Mershawn
2313 Ridge Road, Suite 103
Rockwall, TX

Mr. Mershawn came forward and shared that they have met all the conditions as far as the architectural requirements. The Historical Board had recommended some changes be made and those have been made. They feel they have satisfied the comments for both the Historical Board and the Architectural Review Board and are asking for approval to allow them to move forward with the project. He indicated he was available for questions the Commission may have.

Mr. Brooks added that since it will be a Residential Office use the applicant is providing landscape screening in the form of a berm with trees and bushes at the property line adjacent to W. Heath Street to screen the parking lot.

Chairman Lyons brought the item back to the Commission for discussion or questions.

Commissioner Welch asked since it is a "Residential" office would it be a live/work office. Mr. Brooks explained that Residential Office does allow for a live/work however in this case the applicant is not proposing to live in it.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

20. SP2018-037

Discuss and consider a request by Russell Phillips of Sterling One for the approval of a site plan for a 265 unit, condo development situated on a 7.58-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and Lot 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* of PD-32, located south of the intersection of Summer Lee Drive and Glen Hill Way, and take any action necessary.

Planning Director, Ryan Miller, indicated the applicant was present to discuss the request and staff would be available to answer any additional questions.

Chairman Lyons asked the applicant to come forward.

Russell Phillips
521 Lorraine Way
Heath, TX

Mr. Phillips came forward and shared they are submitting a revised site plan for the 265 units that have been approved. He shared they have come a long way through the process however they needed to come back with a new site plan layout before they can proceed forward with the final plans. The last site plan they had they had gotten to the last round of construction drawings with staff comments, at that time they were unable to move forward with financing however they are now in the final process of getting the financing approval.

Mr. Russell went on to share that with this revised site plan the number of units has not changed. They have received staffs comments and will be meeting with them to ensure those are addressed.

Mr. Miller added that when the site plan originally came before the Commission and City Council there was a dual roadway that connected at the back. At that time it was waived that thru the site planning process, that will probably necessitate approval by the Planning and Zoning Commission as well as City Council. Mr. Miller indicated there are some changes to the requirements and due to this being an expired site plan the new site plan will need to meet those. Specifically the change of condition is the adjacent property is developed and has constructed a portion of Glenn Hill Way and the remainder of Glenn Hill Way is the burden of the subject property therefore that will need to be designed and indicated on the plat. Originally the applicant had requested and was approved for, a facilities agreement that would have delayed the construction until the adjacent property was constructed. They will be asked to amend the site plan to show that alignment. In addition the site plan will go before the Parks Board because since the original site plan was approved the city's Park Districts have been changed and there is now a dedicated park in the Harbor District.

Mr. Miller advised the Commission staff was available for questions.

Chairman Lyons brought the item back to the Commission for questions or discussion.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

21. SP2018-038

Discuss and consider a request by Doug Galloway of Cooper General Contractors on behalf of Corey Cannon for the approval of a site plan for a craft brewery on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary.

Planning Director, Ryan Miller, indicated that the applicant was present to go over the request and staff would be available to answer any questions.

Chairman Lyons asked the applicant to come forward.

Doug Galloway
3508 Edgewater
Dallas, TX

Mr. Galloway came forward and shared they have a structure that they have built in such a way that it conforms and is an extension to the Downtown with all of the brick structures and detail and then transitions into something that is a little bit more contemporary. Mr. Galloway provided the Commission a sample board and indicated that the Architectural Review Board provided positive feedback on the project when they met earlier in the evening.

Mr. Miller added that there are three waivers, two minor and one major. The applicant is in the process of working thru the major waiver which is for the parking. The minor waivers relate to the building materials and the bicycle rack. The applicant has indicated they will be putting a bicycle rack and with the material waiver which is for the metal material ultimately will be at the discretion of the Planning and Zoning Commission.

Chairman Lyons brought the item back to the Commission for discussion or questions.

Commissioner Womble asked the applicant to discuss further detail in regards to the metal panel system since it only states it is corrugated metal which is pretty broad term. Mr. Galloway shared that the corrugated metal is a representation of the color it would be. It will be a traditional metal rib that is seen on metal buildings. Both on the walls and the actual roof structure there will be more of a contemporary lean with exposed fasteners.

Commissioner Moeller asked staff concerning the waiver being requested for the parking. Mr. Miller indicated that the original submittal there were a few parking spaces missing however the applicant is working through their design scheme to try and meet the parking requirements to avoid a "major" waiver.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

22. SP2018-039

Discuss and consider a request by Matt Moore of Claymoore Engineering on behalf of Phil Wagner of Rockwall Economic Development Corporation (REDC) for the approval of a site plan for an industrial building on a 3.634-acre parcel of land identified as Lot 1, Block E, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northwest corner of the intersection of Technology Way and Observation Trail, and take any action necessary.

Planning Manager, David Gonzales, shared that the Architectural Review Board reviewed the case and unanimously approved as submitted including the variances associated with the building. Mr. Gonzales indicated the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Brian Berry
2 Essex Court
Heath, TX

Mr. Berry came forward and shared he represents Heath Hill with Lime Media Group who is a resident of Rockwall who currently operates his headquarters out of Rowlett and is looking to relocate that headquarters to the Technology Park. The plan is to build an approximately 36,000 square foot building on the 3.634 acre lot. Mr. Berry went on to share that Lime Media is a marketing and advertising company that wants to create a facility that fits the culture of their company and is part of the building architecture their team is proposing. There are a few variances to the material which they feel the location and orientation of building and the materials being presented will still provide the quality that the City is looking to achieve in the Technology Park. Mr. Berry indicated he and a team of his colleagues were present to answer any questions the Commission may have.

Chairman Lyons brought the item back to the Commission for discussion or questions.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

23. SP2018-040

Discuss and consider a request by J. C. La Foy & Associates on behalf of MCP Residential, LTD for the approval of a PD site plan for an age/restricted senior living community consisting of 46 single-family lots on a 15.826-acre tract of land identified as Lots 5 & 7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68), situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of S. Goliad Street [S. SH-205] north of the intersection of S. Goliad Street and Justin Road, and take any action necessary.

Planning Manager, David Gonzales, indicated that the applicant was present and would go over the case. He noted that staff has worked with the applicant on the buffer and the applicant has indicated that they will be providing a six foot rod iron fence on the back as well as a three layered landscaping element.

Chairman Lyons asked the applicant to come forward.

Camile LaFoy
1420 Susan Circle
Lucas, TX

Ms. LaFoy came forward and shared that there is a double row of evergreen screening along the back plus trees which will be approximately 8 foot tall at the time of install which will provide good screening. Ms. LaFoy indicated she was available for questions.

Chairman Lyons brought the item back to the Commission for discussion or questions.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

24. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2018-037: Final Plat for Lots 3 & 4, Block A, Harbor Village Addition [*Approved*]
- ✓ Z2018-044: SUP for an Accessory Building for 825 Zion Hills Circle (*1st Reading*) [*Denied*]
- ✓ Z2018-045: SUP for a Freestanding Commercial Antenna at Yellow Jacket Park (*1st Reading*) [*Approved*]
- ✓ Z2018-046: SUP for Temporary Educational Buildings (*1st Reading*) [*Postponed to the December 13, 2018 City Council Meeting*]
- ✓ Z2018-047: OURHometown Vision 2040 Comprehensive Plan (*1st Reading*) [*Approved*]
- ✓ SP2018-030: Variances for Brakes Plus [*Approved*]
- ✓ SP2018-032: Variances for an Elementary School in PD-70 [*Approved*]
- ✓

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

V. ADJOURNMENT

Chairman Lyons adjourned the meeting at 7:21 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 11, 2018
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, John Womble, Eric Chodun, Tracey Logan, and Annie Fishman. Absent from the meeting was Commissioner Mark Moeller. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, Engineering Director, Amy Williams, Civil Engineers Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the October 9, 2018 Planning and Zoning Commission meeting.

2. Approval of Minutes for the October 30, 2018 Planning and Zoning Commission meeting.

3. P2018-035
Consider a request by Bart A. Tinsley of the Alders at Rockwall Property, LLC for the approval of a final plat for Lot 1, Block A, Alders at Rockwall Addition, being a 10.310-acre parcel of land identified as Lot 2, Block A, Rockwall Seniors Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 86 (PD-86) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located south of the intersection of T. L. Townsend Drive and Justin Road, and take any action necessary.

4. P2018-041
Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance III, LLC. for the approval of a preliminary plat for the Breezy Hill, Phase XI containing 78 single-family lots on a 23.849-acre tract of land identified as a portion of Tract 7 and all of Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located adjacent to Breezy Hill Road north of the intersection of Breezy Hill Road and FM-552, and take any action necessary.

5. P2018-042
Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 8, LLC for the approval of a final plat for Breezy Hill, Phase VIII containing 61 single-family residential lots on 27.822-acres of land identified as a portion of Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located along the eastern side of Breezy Hill Lane, and take any action necessary.

6. P2018-043
Consider a request by Matt Atkins of Engineering Concepts on behalf of Scott Lewis of RRDC, LTD. for the approval of a final plat for the Whisper Rock Subdivision containing 28 single-family lots on a 9.477-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 3231 Ridge Road, and take any action necessary.

7. SP2018-041
Discuss and consider a request by Matt Atkins of Engineering Concepts on behalf of Scott Lewis of RRDC, LTD. for the approval of a site plan for the Whisper Rock Subdivision containing 28 single-family lots on a 9.477-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family

10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 3231 Ridge Road, and take any action necessary.

Commissioner Chodun made a motion to approve the consent agenda. Commissioner Fishman seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

III. APPOINTMENTS

8. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. PUBLIC HEARING ITEMS

9. Z2018-043

Hold a public hearing to discuss and consider a request by Michael Worrell of Rockwall Honda for the approval of an amendment to SUP No. S-76 (Ordinance No. 10-26) to allow changes to be made to an existing Motorcycle Dealership with Accessory Boat and Trailer Sales being a 1.152-acre parcel of land identified as Lot 6, Block A, Newman Center #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background in reference to the case. The applicant Michael Worrell of Rockwall Honda had requested the approval of an amendment to SUP No. S-76 for the purpose of allowing the addition of three canopy shade structures on the site. On October 9, 2018, a motion was approved by the Planning and Zoning Commission to continue the public hearing to the October 30, 2018 meeting for the purpose of allowing the applicant time to address issues raised by the Planning and Zoning Commission and staff concerning the landscape buffer along IH-30 and the display area. With the necessary exhibits not being prepared and returned to staff in time for the scheduled public hearing on October 30, 2018, the applicant did not have the ability to request an additional postponement, as this would have exceeded the 30 day time limitation from the first public hearing date which was on October 9, 2018. On October 30, 2018, the Planning and Zoning Commission unanimously approved a motion to accept the applicant's request to withdraw the case due to the applicants need for additional time to provide staff with the necessary exhibits for those concerns that had been raised regarding the landscape buffer along IH-30 and the display area.
The applicant has provided staff with the necessary exhibits and is requesting approval of an amendment to SUP No. S-76 for the purpose of allowing the addition of three canopy shade structures on the site. The proposed shade structures will be located on the east side of the property and provide shade for the displayed vehicles. The applicant is also requesting to provide decomposed granite with a hard edge in order to contain the material along IH-30 for the display areas, which are located on the east and south sides of the. These areas are currently grass surfaces and once constructed using the decomposed granite, will provide stability for the displayed vehicles. Additionally, the applicant is requesting to allow for the display area to be expanded within the ten foot landscape buffer along East IH-30. It should be known that staff has met with the applicant regarding the landscaping of this display area and Mr. Worrell has agreed to provide potted trees and plantings within the display area along IH-30. The purpose of this type of landscape scheme is due to a 16-inch water main that runs parallel within an existing 20-ft water easement located at the property line. This solution is to mimic the use of trees and other landscaping that would normally appear within the ten foot landscape buffer, and has been included as a condition of approval. If approved, the applicant will be required to submit a site plan and building permit for the decomposed granite and canopy shade structures.

Mr. Gonzales further noted that on November 30, 2018, staff mailed 17 notices to property owners and residents within 500-feet of the subject property and also emailed a notice to the Waterstone Homeowner's Association. Staff did not receive any notices regarding the applicant's request either in favor or in opposition.
Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Michael Worrell
1030 E. IH-30
Rockwall, TX

Mr. Worrell came forward and indicated he was available for questions.

Chairman Lyons asked if anyone wished to speak to come forward and do so there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Chodun made a motion to approve Z2018-043 with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

10. Z2018-048
Hold a public hearing to discuss and consider a request by Amanda Henry for the approval of a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 0.253-acre tract of land identified as part of Lot 47B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 S. Clark Street, and take any action necessary.

Senior Planner, Korey Brooks, gave a brief explanation of the request. The applicant is requesting the approval of a Specific Use Permit to allow for the construction of a metal accessory building that does not meet the requirements stipulated by the Unified Development Code on a 0.253-acre tract of land. Currently, there is an existing metal accessory building in disrepair that is approximately the same size as the proposed accessory building and will be demolished in order to construct the new structure. According to the submitted site plan, the accessory building will be 910 square feet 15-feet in height, and be situated to the rear of the primary structure roughly in the same location as the existing accessory building. The accessory building will be at least 20-feet from the side property lines and more than 60-feet from the front and rear property lines. According to the applicant, the current accessory building will be utilized as storage and will not be used for commercial land uses. According to the Unified Development Code, no more than two accessory buildings larger than 225 SF each are permitted in a Single-Family 7 District, provided the exterior cladding contains materials found on the main structure. In this case, since the applicant is proposing to utilize metal and exceeds the maximum allowable size for accessory buildings in a Single-Family 7 District, a Specific Use Permit is required. The property located to the north of the subject property is located within the Historic District and approval of this request is a discretionary decision for the Planning and Zoning Commission and the City Council.

Mr. Brooks further noted that on November 30, 2018, staff mailed 69 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Park Place Homeowner's Association. Staff had received one (1) email in favor of the request.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Amanda Henry
205 S. Clark Street
Rockwall, TX

Ms. Henry came forward and indicated she was available for questions.

Commissioner Chodun asked if the structure would be placed in the same location as the one that will be demolished.

Commissioner Logan asked the applicant if she had considered something other than a metal building. Ms. Henry indicated that at the time metal is all she has considered.

Chairman Lyons asked if anyone wished to speak to come forward and do so there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Fishman made a motion to approve Z2018-048 with staff recommendations. Commissioner Welch seconded the motion which passed by a vote of 5-1 with Commissioner Logan dissenting and Commissioner Moeller absent.

11. Z2018-049

Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a Specific Use Permit (SUP) for an *animal shelter* on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary.

Chairman Lyons indicated that agenda item #15 would be discussed as the next item.

Planning Manager, David Gonzales, gave a brief explanation of the case. On October 24, 2018, the building inspections department proactively recognized a structure being constructed without a permit on the subject property. The building inspections department then proceeded to confer with planning staff regarding the requirements for building a structure on the subject property. During this meeting, additional structures were found to exist based on aerial images dating back to the year 2013. These images depict two structures that have been built without a permit. The aerial image indicates that one of these structures lies within the designated 100-year flood plain. The other structure is a detached garage that has been enlarged on at least two separate occasions. City records indicate that no permits were requested for the construction of either of these structures. Subsequently, a Stop Work Order was issued on October 25, 2018 for the animal shelter for the purpose of obtaining a building permit. Staff contacted Mr. Peoples and advised him that a Specific Use Permit is also required in order to complete construction of the animal shelter. On November 6, 2018, Mr. Peoples applied for a building permit, and subsequently submitted an application for the SUP for the animal shelter use on November 19, 2018. The photos included with this case were taken from SH-66 by the building inspections department. Staff has made several requests for the applicant to provide photos of these structures and a survey that would locate the structures on this site and have not received either of these items.

Mr. Gonzales further shared that the applicant is requesting the approval of a Specific Use Permit to allow for an animal shelter as stipulated by the Unified Development Code. The 2,720 square foot 40-ft x 68-ft metal structure stands approximately 15-feet in height and is situated north of the primary structure, adjacent to SH-66. The animal shelter is to be used for the purpose of providing shelter for the animals on the subject property. As was noted above, there are two existing accessory buildings on the subject property that have been built without a permit and one that lies within the designated 100-year flood plain. This structure is required to be demolished and has been added as a condition of approval of the SUP and the other structure is a detached garage that is being considered for a Specific Use Permit concurrently with this request.

Mr. Gonzales further noted that on November 30, 2018 staff mailed 33 notices to property owners and residents within 500-feet of the subject property and also notified the Rolling Meadows Homeowner's Association. Staff received three notices in favor of the request and one in opposition.

Mr. Gonzales advised the applicant that the applicant was present and available for questions as well as staff.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Mike Peoples
1700 E. SH-66
Rockwall, TX

Mr. Peoples came forward and shared that the current structure was placed there after a previously existing structure which was at the exact same location became dilapidated after wind damage and was an eye sore. He shared that what is currently there is an improvement from the building that was in place before and is used mainly to show cows. He indicated he was available for questions.

Chairman Lyons asked what the size of the structure that was removed was. Mr. Peoples indicated it was approximately 40x50 in size and the current one is 50x50 in size.

Commissioner Logan asked if the request was approved did he plan to comply with all the City's stipulations and conditions that come with the approval. Mr. Peoples indicated he planned on following the necessary conditions the city sets forth.

Chairman Lyons asked if anyone wished to speak to come forward and do so there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Womble asked if what was before the Commission to be approved was the "use" and not the soundness of the structure which would go through a different process. Mr. Gonzales indicated that was correct as well as tying down the size of the structure to the ordinance. Mr. Miller added that should it be approved by both the Planning Commission and City Council it would still need to go through the Building Inspection process to ensure the proper drainage and detention is provided.

Commissioner Womble made a motion to approve Z2018-049 with staff recommendations. Commissioner Welch seconded the motion which passed by a vote of 5-1 with Commissioner Chodun dissenting and Commissioner Moeller absent.

12. Z2018-050

Hold a public hearing to discuss and consider a request by David Rains for the approval of a Specific Use Permit (SUP) allowing a covered patio that exceeds the maximum requirements for property located within the Lake Ray Hubbard Takeline leased area that is adjacent to a parcel of land identified as Lot 12, Block A, Chandlers Landing, Phase 18, Section 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 8 (PD-8) District for single family land uses, addressed as 5808 Constellation Circle, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background pertaining to the request. The applicant is requesting the approval of a Specific Use Permit to allow a covered patio that exceeds the maximum requirements for properties in the Lake Ray Hubbard Takeline leased area. The applicant is proposing to construct an approximately 350 square foot 35-feet by 10.5-feet covered patio in the leased area. The proposed patio cover will be constructed of materials matching the primary structure being stucco and mission tile with regard to the posts and pitched roof. The covered patio will be located approximately two feet outside of the property line and be 12-feet high. In this case, the proposed covered patio is in conformance with the view preservation and maximum height requirements as stipulated by the UDC; however, the takeline ordinance requires all patios to be constructed of water-resistant wood and/or native stone. Additionally, the Unified Development Code requires that the structure be open on all sides, have vertical posts with rafters at the top, pergola-style roof, and have a maximum width of 12' x 20'. According to the submitted site plan, the structure will be open on all sides; however, the applicant is proposing to utilize stucco on the columns and a pitched roof with mission tiles. Since the width and size of the structure exceeds the maximum allowable requirements and will be constructed with materials not allowed by the takeline ordinance, a Specific Use Permit is required. Approval of a Specific Use Permit is a discretionary decision for the Planning and Zoning Commission and the City Council.

Mr. Brooks further noted that on November 30, 2018, staff mailed 60 notices to property owners and residents within 500-feet of the subject property and have received one email and three notices in opposition, one email in favor, and one notice that shared comments but was neutral concerning the request.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff. Planning Director, Ryan Miller, added that if City Council ultimately approves the

request the structure would need to be approved by the City of Dallas because it does not conform to the Takeline Lease Agreement.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

David Rains
5808 Constellation Circle
Rockwall, TX

Mr. Rains came forward and provided a brief explanation of his request and shared pictures showing the rendering of the proposed height of the structure he shared that they would like to have the materials match the primary structure. He indicated they would have liked to build directly behind the house however a 15 foot utility easement prevents it from being placed anywhere but where they are proposing to build where he feels will not impede views of the lake to his neighbors. He provided the Commission a letter from the Chandler's Landing Environmental Committee which showed unanimous approval of the proposal. He shared several pictures and renderings of the proposed structure and noted that he could build another type of structure, be it a gazebo/pergola, in this area without having to receive City approval. He indicated he was available for questions and requested approval from the Commission.

Chairman Lyons asked if anyone wished to speak to come forward and do so.

Scott Seals
5812 Constellation Circle
Rockwall, TX

Mr. Seals came forward and indicated he lives two houses south from the subject property. He feels when property is bought on the lakefront homeowners pay high premium due to the lake front view and anything that obstructs the lake view to adjacent properties would have a negative impact. He generally expressed not being in favor of the request.

Carol Inman
5806 Constellation Circle
Rockwall, TX

Ms. Inman came forward and provided photos that showed the views she sees from her back window of the lake. She expressed concern of the request because the structure would be in direct view of her view of the lake.

Susan Martin
5810 Constellation Circle
Rockwall, TX

Ms. Martin came forward and indicated she has lived at her residence for 17 years which was long before anything was allowed to be on the takeline. She generally expressed not being in favor of the request she feels the structure will negatively impact her property value due to it obstructing her view of the lake.

Vincent Walters
608 Severige Court
Rockwall, TX

Mr. Walters came forward and shared that he has lived in the property since 2017 and provided two pictures which showed in his opinion if the request is approved, will cause him to lose part of his view of the lake which could result in loss of his property's value. He generally expressed being in opposition of the request.

Chairman Lyons asked the applicant to come forward should he want to add any rebuttal. Mr. Rains came forward and generally expressed that he does not feel the structure will be in the adjacent properties view corridor. He shared he would be willing to scale it down a ten feet in length however the main reason he is seeking the Specific Use Permit is for the materials which

he feels will make the property look more atheistically pleasing because it will match the primary structure.

Chairman Lyons asked if anyone else wished to speak to come forward and do so there being no one indicating such; Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or action.

Chairman Lyons shared expressed the importance of the decision taken by the Commission would set a precedent and should be well thought out. Extensive general discussion took place between the Commission in regards to the view corridor, the Takeline Lease Agreement as well as discussion over the comments that were heard from concerned adjacent neighbors.

Chairman Lyons made a motion to deny Z2018-050. Commissioner Chodun seconded the motion which passed by a vote of 5-1 with Commissioner Womble dissenting and Commissioner Moeller absent.

Chairman Lyons called a recess at 7:37 p.m.
Chairman Lyons called the meeting back to order at 7:48 p.m.

13. Z2018-051
Hold a public hearing to discuss and consider a request by Susan Thomas of Petco Animal Supplies Stores, Inc. on behalf of Steve Hagara of Rockwall Holdings, LLC for the approval of a Specific Use Permit (SUP) for an a*nimal hospital/clinic* in conjunction with an existing retail store situated on a 21.424-acre parcel of land identified as Lot 1A, Block B, R. W. Market Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2689 Market Center Drive, and take any action necessary.

Chairman Lyons indicated that the applicant has requested to withdraw the case and action would need to be taken.

Commissioner Chodun made a motion to accept the withdrawal of case Z2018-051. Commissioner Fishman seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

14. Z2018-052
Hold a public hearing to discuss and consider a request by Russell Phillips on behalf of Rockwall Retail Investors, LLC for the approval of a Specific Use Permit (SUP) for a *mini-warehouse* facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated north of Horizon Road and east of Ranch Trail Road, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the case. On October 16, 2017, the City Council approved a Specific Use Permit (SUP) for a mini-warehouse on the subject property. Since that approval, the applicant has not made and subsequent submittals and the Specific Use Permit expired on November 6, 2018. In response to this expiration, the applicant resubmitted a request for a Specific Use Permit to allow a 575-unit mini-warehouse facility. According to the concept plan, the subject property will be developed in two phases. Phase 1 will have seven buildings totaling 293 units ranging from 16 units to 121 units per building. Phase 2 will have 12 buildings totaling 282 units ranging from ten units to 32 units per building. The proposed mini-warehouse will have perimeter building that utilizes masonry on all exterior facades visible from the street. The interior buildings will utilize metal and will not be visible from the street. Staff should note that most of the surrounding buildings are constructed of metal. Building One will include the leasing office and climate-controlled units that are accessible internally in the building. The remaining buildings will have drive-up units with roll-up doors, which will be oriented so the roll-up doors will not face Ranch Trail or Horizon Road. The applicant is proposing to utilize landscape screening for the mini-warehouse facility to limit the visibility of the facility from Ranch Trail and Horizon Road. Additionally, the northeast portion of the subject property is wooded and will be preserved to provide landscape screening for adjacent properties. According to the Unified Development Code a mini-warehouse facility is permitted in a Commercial District by Specific Use Permit, which is a discretionary decision for the Planning and Zoning Commission and the City Council. If the request is approved, the

applicant will be required to submit a site plan, landscape plan, photometric plan, and building elevations to the Architectural Review Board and the Planning and Zoning Commission.

Mr. Brooks further noted that on November 30, 2018, staff sent 29 notices to property owners and residents within 500-feet of the subject property and staff did not receive any notices concerning this case.

Mr. Brooks indicated the applicant was present and available for questions as well as staff.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Russell Phillips
521 Lorraine Way
Heath, TX

Mr. Phillips came forward and provided additional explanation concerning the request and provided a conceptual plan showing what he is proposing to construct. He indicated he is available for questions.

Chairman Lyons asked if anyone wished to speak to come forward and do so there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Chodun made a motion to approve Z2018-052 with staff recommendations. Commissioner Welch seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

15. Z2018-053
Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a Specific Use Permit (SUP) for a detached garage that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the case which is for the same location as agenda item #11 he indicated that additional structures, one being a detached garage, were found to exist based on aerial images dating back to the year 2013. These images depict two structures that have been built without a permit. The aerial image indicates that one of these structures lies within the designated 100-year flood plain. The other structure is a detached garage that has been enlarged on at least two separate occasions with aerial images indicating that to be from December 2015 & September 2017. City records indicate that no permits were requested for the construction of either of these structures. According to Section 2, of Article V, Agricultural District of the Unified Development Code, allows for an accessory use, detached garage, to be a permitted with a main use single-family home on more than ten acres within an Agricultural District, Section 2.1.2, of Article IV, Permissible Uses, of the UDC, allows for one detached garage that does not exceed 900 square feet in area or 15 feet in height provided the exterior cladding contains the same materials as is found on the main structure. In this case, the detached garage appears to be a metal structure. Accessory buildings such as a detached garage not meeting these standards shall require approval of an SUP. The existing detached garage does not meet the material or size requirements as stipulated by the UDC and approval is discretionary for the City Council.

Mr. Gonzales went on to state that 33 notices were sent out to property owners within 500 feet of the subject property and staff received 3 notices in favor of the request.

Mr. Gonzales advised the Commission that essentially it is the same request as was previously discussed with this being for the "detached garage" he added that the applicant was available for questions as well as staff.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Mike Peoples
1700 E. SH-66
Rockwall, TX

Mr. Peoples came forward and shared additional information pertaining to the request and indicated he was available for questions.

Chairman Lyons asked if anyone wished to speak to come forward and do so there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

Following additional dialogue Commissioner Welch made a motion to approve Z2018-053 with staff recommendations. Chairman Lyons seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

16. Z2018-054
Hold a public hearing to discuss and consider a request by Andrew Bennett of BOKA Powell, LLC on behalf of the owner Vinod Miranda for the approval of a Specific Use Permit (SUP) for an office building that will exceed 36-feet in height within the Scenic Overlay (SOV) District on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

Planning Manager, David Gonzales, gave a brief explanation of the request. The applicant is requesting the approval of a Specific Use Permit to allow an office building that will exceed 36-feet in height within the Scenic Overlay District on a 9.7-acre tract of land. The proposed 80,000 square foot office building will be comprised of three stories of office space and a single-story of parking that will be located below grade. The office building will reach an overall height of 60-feet; however, the building will be located approximately 156-feet from the right-of-way of Ridge Road and due to the slope of the property the finished floor of the building will be set approximately five to seven feet below the surface of Ridge Road. This means that the first floor of the office building may not be visible from Ridge Road. According to the Unified Development Code, any structure over 36-feet in height requires a Specific Use Permit. Should the applicants request be approved, staff has included a condition of approval allowing the structure to have an overall height of four stories, not to exceed 60-feet.

Mr. Gonzales further noted that on November 30, 2018, staff mailed 107 notices to property owners and residents within 500-feet of the subject property and also emailed a notice to the Turtle Cove and Lakeside Village Homeowner's Associations which are the only HOA's located within 1,500-feet of the subject property participating in the notification program. Staff received one notification in opposition of the request and one in favor.

Mr. Gonzales advised the Commission that the applicant was present and available for questions.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Andrew Bennett
1400 Highline
Dallas, TX

Mr. Bennett came forward and shared that he works with BOKA Powell Architects. The company that is looking to relocate to the subject property and the land owner have hired him and asked they present the case requesting the Specific Use Permit on their behalf. Mr. Bennett went on to provide additional details concerning the request which included reasons behind the request for the variance in the height. He indicated he was available for questions.

Chairman Lyons asked if anyone wished to speak to come forward and do so.

Naomi Shipley
2313 Ridge Road
Rockwall, TX

Ms. Shipley came forward and shared her concern with the additional traffic will cause and will possibly necessitate additional traffic stop signs or such. She indicated she did not turn in a notice in favor or in opposition because she wanted to attend the meeting first to gather additional information concerning the requests.

Molly Brooks
2504 Ridge Road
Rockwall, TX

Mrs. Brooks came forward and expressed not being in favor of the request due to the amount of traffic it would generate as well as the variance to the height of the building which she feels will not preserve the Scenic Overlay Districts standards. She urged the Commission to not grant approval of the request.

Richard Brooks
2504 Ridge Road
Rockwall, TX

Mr. Brooks came forward and expressed agreeing with all the same concerns Mrs. Molly Brooks shared and indicated he is not in favor of the request.

Phil Wagner
REDC
Rockwall, TX

Mr. Wagner came forward and indicated he is President of the Rockwall Economic Development Corporation. He shared he was not present to advocated but simply to add additional information concerning the request. The REDC has been working with the company that is looking to relocate to this location and feel they provide some benefits to the community with the value that they bring with jobs and wages they feel it will be a high quality company.

Chairman Lyons closed the public hearing and asked the applicant to come forward to offer any rebuttal.

Mr. Bennett came forward and shared that with concern as to clarification as to where the building will sit; the building is intended to sit well off of Ridge Road further behind the adjacent property.

Chairman Lyons brought the item back to the Commission for discussion or action. Chairman Lyons shared that he feels the building is a nice building and will be an asset to the community. Commissioner Chodun shared generally being in favor of the request as there isn't anything east of the proposed building that it would block view of the lake and it appears that they will are maximize the use well as it takes up a small footprint.

Commissioner Chodun made a motion to approve Z2018-054 with staff recommendations. Commissioner Logan seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

V. ACTION ITEMS

17. SP2018-036
Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf Gari Foote for the approval of a site plan for an office building on a 0.26-acre portion of a larger one (1) acre tract of land identified as Block 26 of the Garner Addition, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, located at the northwest corner of the intersection of W. Heath Street and S. Goliad Street [*SH-205*], and take any action necessary.

Senior Planner, Korey Brooks, gave a brief explanation of the request. The applicant is requesting approval for a site plan for the purpose of constructing a 2,430 square foot office building within Planned Development District 50 to be used as a counseling facility. The applicant is proposing to utilize a Craftsman-style architecture and clad the façade with brick

and hardie board. The proposed material percentages are in conformance with the North Goliad Corridor Overlay District's development standards. Additionally, the applicant is providing landscape screening of a berm with trees and bushes at the property line adjacent to W. Heath Street to screen the parking lot. The proposed office building is permitted by-right in a Residential-Office District and will not need any additional approvals. The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the Planned Development District 50 and the Unified Development Code development standards. Mr. Brooks further noted that on November 15, 2018, the Historic Preservation Advisory Board's Motion to recommend approval of the site plan for an office building with the condition that additional Craftsman-style architectural elements be incorporated into the façade. The applicant made additional revisions and met with the Architectural Review Board and after reviewing proposed building elevations forwarded a recommendation of approval with additional conditions.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.

Greg Wallace
2313 Ridge Road
Rockwall, TX

Mr. Wallace came forward and shared that they have met with both the Historical Board and the Architectural Review Board and have complied with the recommendations that were given. He indicated he was available for questions.

Chairman Lyons brought the item back to the Commission for discussion or action.

Chairman Lyons made a motion to approve SP2018-036 with both staff and Architectural Review Boards recommendations. Commissioner Welch seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

18. SP2018-037
Discuss and consider a request by Russell Phillips of Sterling One for the approval of a site plan for a 265 unit, condo development situated on a 7.58-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and Lot 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* of PD-32, located south of the intersection of Summer Lee Drive and Glen Hill Way, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation and background of the request. On March 10, 2015, the Planning and Zoning Commission approved a site plan for a 265-unit condominium building and subsequently, the City Council approved waivers to the building height requirements and variances to the material requirements on March 16, 2015. Following these approvals, the applicant submitted civil engineering plans to the Engineering Department on June 23, 2016. Staff reviewed this submittal and returned the plans to the applicant on July 11, 2016. The applicant made subsequent submittals on September 20, 2016 and January 30, 2017, with staff returning those submittals with comments on October 5, 2016 and February 14, 2017. The last action taken on this case is considered to be February 14, 2017. Based on the inactivity on the civil plans for a period of one year the engineering submittal automatically expired on February 14, 2018 in accordance with the General Requirements, of the Engineering Standards of Design and Construction manual. Due to the expiration of the civil engineering plans, the Planning and Zoning Department expired the site plan based on the requirements of the Unified Development Code which states that, "(i)f development of a lot or tract with an approved site plan has not been completed within two [2] years, or more with an extension, of its final approval, the site plan shall be deemed to have expired and a new review and approval of a site plan for development of the property shall be undertaken, and this new approval shall be required before a building permit is issued for development." Staff notified the applicant of the expired site plan in person and by email on October 30, 2018. In response to the expiration of the original site plan, the applicant resubmitted the site plan on November 16, 2018 with minor changes.

Mr. Miller went on to share that in looking at the requirements of Planned Development 32 the submitted site plan package the proposed case is in conformance with the majority of the requirements stipulated by Ordinance No. 17-22, Resolution No. 10-40, and the UDC with the exception of a couple of waivers with regard to the building form as well as variances to the material requirements all of which Mr. Miller detailed and went over. According to the Unified Development Code, the approval of any variances is discretionary to the City Council pending a recommendation from the Planning and Zoning Commission. The variances relating to materials have been granted to other buildings within the Harbor District; however, variances and waivers are to be considered on a case-by-case basis by the City Council. In this case, the proposed project does appear to meet the general intent of the Interior Subdistrict; however, granting any waivers to the requirements of Ordinance No. 17-22 is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Staff should point out, with the majority of the Interior Subdistrict being built out; the approval of this project would not prevent the implementation or intent of this Planned Development District. The waivers for this case require a simple majority vote for approval. In addition based on the City Council's recent action, a Traffic Impact Analysis is required for all development projects in the Harbor District Planned Development District 32. In this case, the applicant is requesting that the City Council consider waiving the TIA requirement. According to the applicant's letter, the purpose of this request is due to the fact that they are not requesting any additional units from the originally approved site plan. Section 2.3, PD Site Plans, of Article X, Planned Development Regulations, of the UDC states that the City Council can require a TIA "(i)f no development plan has been required and approved by the Council and in this case, no PD Development Plan was approved for the proposed development. The waiver of any request for a TIA is at the discretion of the City Council. The applicant met with the Architectural Review Board and received a recommendation of approval pending the building elevations are amended to match the color scheme in the color rendering and also that the arched windows on the third floor are removed..

Mr. Miller advised the Commission that the applicant was present and available for questions as well as staff.

General discussion took place concerning the Traffic Impact Analysis as well as the rendering that was provided.

Chairman Lyons asked the applicant to come forward.

Russell Phillips
525 Lorraine Way
Heath, TX

Mr. Russell came forward and indicated that they are far along on the plans and were almost at completion before when some issues came up and they had to relook at financing which had changed in the market place which played a major role in the reason for the delay. They are now ready to move forward and are before the Commission seeking approval. Mr. Phillips indicated he was available for questions.

Chairman Lyons brought the item back to the Commission for discussion or motion.

Commissioner Welch made a motion to approve SP2018-037 with both staff and Architectural Review Board's recommendations. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

19. SP2018-038
Discuss and consider a request by Doug Galloway of Cooper General Contractors on behalf of Corey Cannon for the approval of a site plan for a craft brewery on a 1.16-acre parcel of land identified as Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation and background of the request. On August 20, 2018, the City Council approved a Specific Use Permit allowing a Craft Brewery on the 1.16-acre subject property located along the west side of Alamo Street/S. Goliad Street and is zoned Downtown District. The applicant has submitted a site plan showing the proposed

layout of the 11,931 square feet Craft Brewery. The applicant's proposed site plan, landscape plan, treescape plan, building elevations, and photometric plan are in substantial conformance to the requirements for properties situated in the Downtown District as stipulated by the Unified Development Code with the exception of a couple of minor waivers; the applicant is requesting the following minor waivers: 1)Materials. According to Section IV.B.3 of the Downtown District requirements, "(g)round floor exterior walls, excluding windows, doors, and other openings, shall be constructed of 100 percent brick, natural or cast stone on the exterior façade" and "a minimum of 85 percent of exterior walls which face on a street right-of-way, plaza or open space, excluding windows, doors, and other openings, shall be constructed of brick, natural or cast stone." In this case, the applicant is proposing to use primarily brick adjacent to S. Alamo Street/N. Goliad Street; however, the portions of the building that utilize corrugated metal panel and GFRC wall panel will be visible from public rights-of-way. This will require the approval of a minor waiver by the Planning and Zoning Commission. 2) Color. According to Section IV.B.4 of the Downtown District requirements, "(t)he dominant color of all buildings (including above grade parking structures) shall be muted shades of warm gray, red, green, beige and/or brown. Black, gold and stark white shall not be used except as an accent color." In this case, the applicant is proposing to use a black corrugated metal panel and black GFRC wall panel. This will require the approval of a minor waiver by the Planning and Zoning Commission. According to Section VIII.B, Waivers of Design Standards, of the Downtown District minor waivers may be approved by the Director of Planning and Zoning in conjunction with a site plan upon a finding that the waivers meet the full intent of the zoning district. The requested waivers while not meeting the full intent of the zoning district do not appear to create a negative impact to neighboring properties or to the intent of the Downtown District; however, these waivers are substantial enough that staff would defer the approval of the waivers to the Planning and Zoning Commission pending a recommendation from the Architectural Review Board. The applicant met with the Architectural Review Board and received a recommendation of approval.

Mr. Miller further noted that the applicant was able to provide additional parking and added the bicycle parking which were major waivers that they were able to resolve.

Mr. Miller indicated that the applicant is present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Doug Galloway
3508 Edgewater
Dallas, TX

Mr. Galloway came forward and provided additional comments in regards to the project and indicated he was available for questions.

Chairman Lyons brought the item back to the Commission for discussion or motion.

Commissioner Womble made a motion to approve SP2018-038 with staff recommendations. Chairman Lyons seconded the motion which passed by a vote of 5-1 with Commissioner Logan dissenting and Commissioner Moeller absent.

20. SP2018-039
Discuss and consider a request by Matt Moore of Claymoore Engineering on behalf of Phil Wagner of Rockwall Economic Development Corporation (REDC) for the approval of a site plan for an industrial building on a 3.634-acre parcel of land identified as Lot 1, Block E, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northwest corner of the intersection of Technology Way and Observation Trail, and take any action necessary.

Planning Manager, David Gonzales, gave a brief explanation of the request. The applicant is requesting approval of a site plan for the purpose of constructing an approximately 35,525 square feet manufacturing/office facility, to be known as Lime Media, within the REDC Technology Park. The proposed facility will be situated on a 3.634-acre parcel of land located at the northwest corner of the intersection of Technology Way and Observation Trail, north of Discovery Boulevard, and is zoned Light Industrial District. The subject property is located

within the FM-549 Overlay District and required to meet these standards. According to the Unified Development Code a manufacturing/office facility is a permitted by-right use in a Light Industrial District. The subject property proposes two ingress and egress access points, one along Technology Way and one along Observation Trail, and meets the distance requirements from existing driveway approaches per the Engineering Standards of Design Manual. With the exception of the variances being requested the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for properties located within the Light Industrial District and the FM-549 Overlay District. In regards to the treescape plan provided by the applicant indicates all trees being removed from the site are primarily Cedar and Hackberry trees, which are not a protected tree if they are less than 11-caliper inch DBH (i.e. diameter breast height). Additionally, there are several Bois-d-arc trees that are not a protected species and will not require mitigation. However, the applicant has indicated a total of 135-caliper inches being removed being Cedar and Hackberry trees will require mitigation. The inches will be calculated at 50% of the caliper inches being removed. This will equate to a total mitigation balance of 67.5-caliper inches. The applicant is providing a total of 87-caliper inches on site, and the mitigation balance is considered to be satisfied.

Mr. Gonzales further noted that the site plan went before the Architectural Review Board on November 27, 2018 where they reviewed the proposed building elevations for the site. General discussion concerning the rear north facing façade elevation took place due to its flat plane, no bump-outs or recesses; however, the board agreed that since the façade faces a 44-acre vacant tract of land, and the landscape plan includes additional trees for screening, this would not be seen by the general public. Additionally, the board agreed with the variances being requested and made a motion to recommend approval of the building elevations as presented. Additionally the applicant is requesting a variance to the stone requirement, they do have some stone on the building however on the north and west elevations they do not meet the stone requirement.

Mr. Gonzales advised the Commission the applicant was present and available for questions as well as staff.

Commissioner Chodun asked if the Agricultural property was privately owned. Mr. Gonzales indicated it was privately owned.

Chairman Lyons asked the applicant to come forward.

Brian Berry
2 Essex Court
Heath, TX

Mr. Berry came forward and shared he is shared that the company Lime Media, a marketing company, is currently located in Rowlett and the owner wishes to relocate to the Technology Park. They are looking to construct a state of the art building and feel the materials and the orientation they are proposing will result in a high quality product. Mr. Berry indicated he was available for questions.

Chairman Lyons brought the item back to the Commission for discussion or action.

Commissioner Welch made a motion to approve SP2018-039 with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

21. SP2018-040

Discuss and consider a request by J. C. La Foy & Associates on behalf of MCP Residential, LTD for the approval of a PD site plan for an age/restricted senior living community consisting of 46 single-family lots on a 15.826-acre tract of land identified as Lots 5 & 7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68), situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of S. Goliad Street [S. SH-205] north of the intersection of S. Goliad Street and Justin Road, and take any action necessary.

Planning Manager, David Gonzales, shared that the request meets all the technical requirements for Planned Development 68, and should have been on the consent agenda. He indicated staff was available to answer any questions.

Chairman Lyons brought the item back to the Commission for discussion or action.

Commissioner Logan made a motion to approve SP2018-040 with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

VI. DISCUSSION ITEMS

22. Director's report of post City Council meeting outcomes for development cases.

Planning Director, Ryan Miller, **indicated there were no case taken to the City Council meeting. No discussion took place concerning this agenda item.**

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 9:05 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/15/2019

APPLICANT: Chase Finch; *Corwin Engineering*

AGENDA ITEM: **P2018-047;** *Preliminary Plat for Breezy Hill, Phase XII*

SUMMARY:

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH West Pods, LTD for the approval of a preliminary plat for Breezy Hill, Phase XII containing 35 single-family residential lots on 44.525-acres of land identified as a portion of Tract 7-1 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located west of the intersection of John King Boulevard and Cozy View Drive, and take any action necessary.

PLAT INFORMATION:

☑ The Breezy Hill Subdivision is a master planned community that will provide approximately 405-acres of residential and commercial development. The residential subdivision will be composed of 750 single-family lots on 371.45-acres of land, and be broken down per the lot mix indicated in Planned Development District 74 (PD-74). The lot mix in this Planned Development District is as follows.

Lot Types	*A*	*B*	*C*	*D*	*E*	*F*	*G*
Minimum Lot Frontage (Feet)	*60'*	*70'*	*80'*	*100'*	*60'*	*100'*	*70'*
Minimum Lot Depth (Feet)	*120'*	*120'*	*125'*	*200'*	*110'*	*180'*	*120'*
Minimum Lot Size (SF)	*7,200 SF*	*8,400 SF*	*10,000 SF*	*20,000 SF*	*7,200 SF*	*18,000 SF*	*8,400 SF*
Number of Units	*164*	*131*	*137*	*140*	*40*	*44*	*94*
Dwelling Unit %	*21.86%*	*17.46%*	*18.27%*	*18.67%*	*5.34%*	*5.87%*	*12.53%*

☑ The applicant is requesting to *preliminary plat* Phase XII of the Breezy Hill Subdivision for the purpose of laying out 35 of the 750 lots on ~44.525-acres. The 35 proposed lots will be constructed to the *Type 'D'* standards (*all standards are displayed in the above table*). In addition to the preliminary plat, the applicant has also submitted a preliminary water and sanitary sewer plan and a drainage plans establishing that the developer can provide adequate utilities to service the proposed phase.

☑ On January 4, 2019 the Parks and Recreation Board reviewed the *preliminary plat* and made a recommendation to approve the plat with the following conditions:

- The developer is to pay the pro-rata equipment fees required in the amount of $8,925 [*i.e. 35 Lots @ $255.00 Per Lot*].

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for preliminary plats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the *preliminary plat* for *Breezy Hill, Phase XII,* staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

2) The developer shall construct a ten (10) foot sidewalk along John King Blvd; and

3) Any construction resulting from the approval of this *preliminary plat* shall conform to the requirements set forth by the Unified Development Code, the 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.

City of Rockwall

Project Plan Review History

Project Number	P2018-047	**Owner**	BREEZY, HILL 405 LTD	**Applied**	12/17/2018 LM
Project Name	Breezy Hill Phase XII	**Applicant**	CORWIN ENGINEERING, INC.	**Approved**	
Type	PLAT			**Closed**	
Subtype	PRELIMINARY			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
N JOHN KING BLVD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	7-1	NULL	7-1	0187-0000-0007-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/17/2018	12/24/2018	12/18/2018	1	APPROVED	
ENGINEERING	Amy Williams	12/17/2018	12/24/2018				
FIRE	Ariana Hargrove	12/17/2018	12/24/2018	12/19/2018	2	APPROVED	
GIS	Lance Singleton	12/17/2018	12/24/2018	12/18/2018	1	APPROVED	
PLANNING	Korey Brooks	12/17/2018	12/24/2018	12/27/2018	10	COMMENTS	Comments

P2018-047 Breezy Hill, Phase XII

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH West Pods, LTD for the approval of a preliminary plat for Breezy Hill, Phase XII containing 35 single-family residential lots on 44.525-acres of land identified as a portion of Tract 7-1 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located west of the intersection of John King Boulevard and Cozy View Drive

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2018-047) in the lower right hand corner of all pages on future submittals.

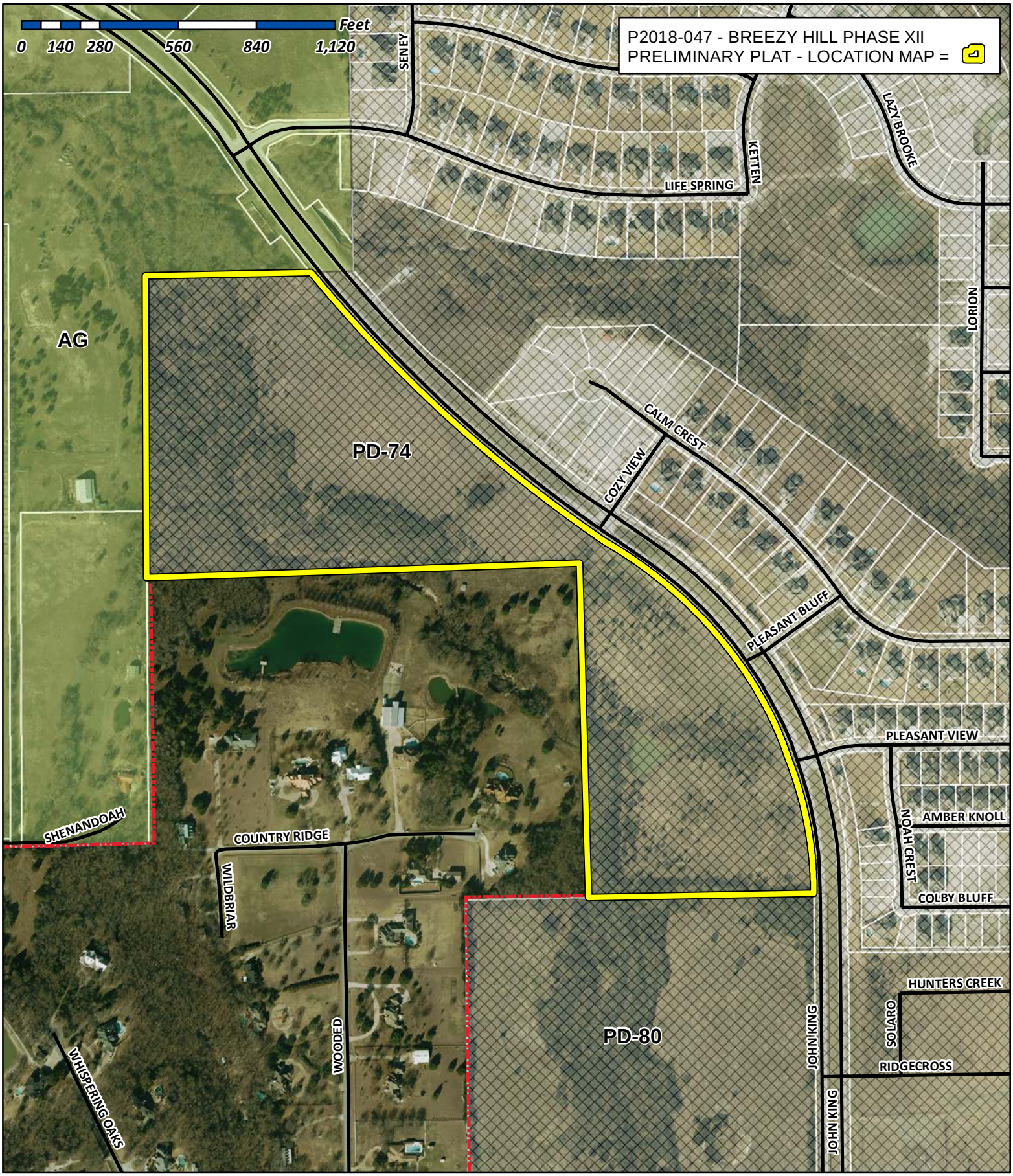
M.4 Please provide lot types on table

M.5 For Lots 2, 3, and 6, Block C, please show frontage at the build line, not the property line (since the frontages are curved).

M.6 If all of the Lots are Type D as the concept plan shows, Lots 11, 12, 13, 14, 15, 16, Block A, do not meet 100-foot frontage.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by January 3, 2019. The Planning and Zoning Worksession for this case is January 2, 2019. The Planning and Zoning Meeting for this case is January 15, 2019. Park Board Meeting for this case is January 3, 2018.

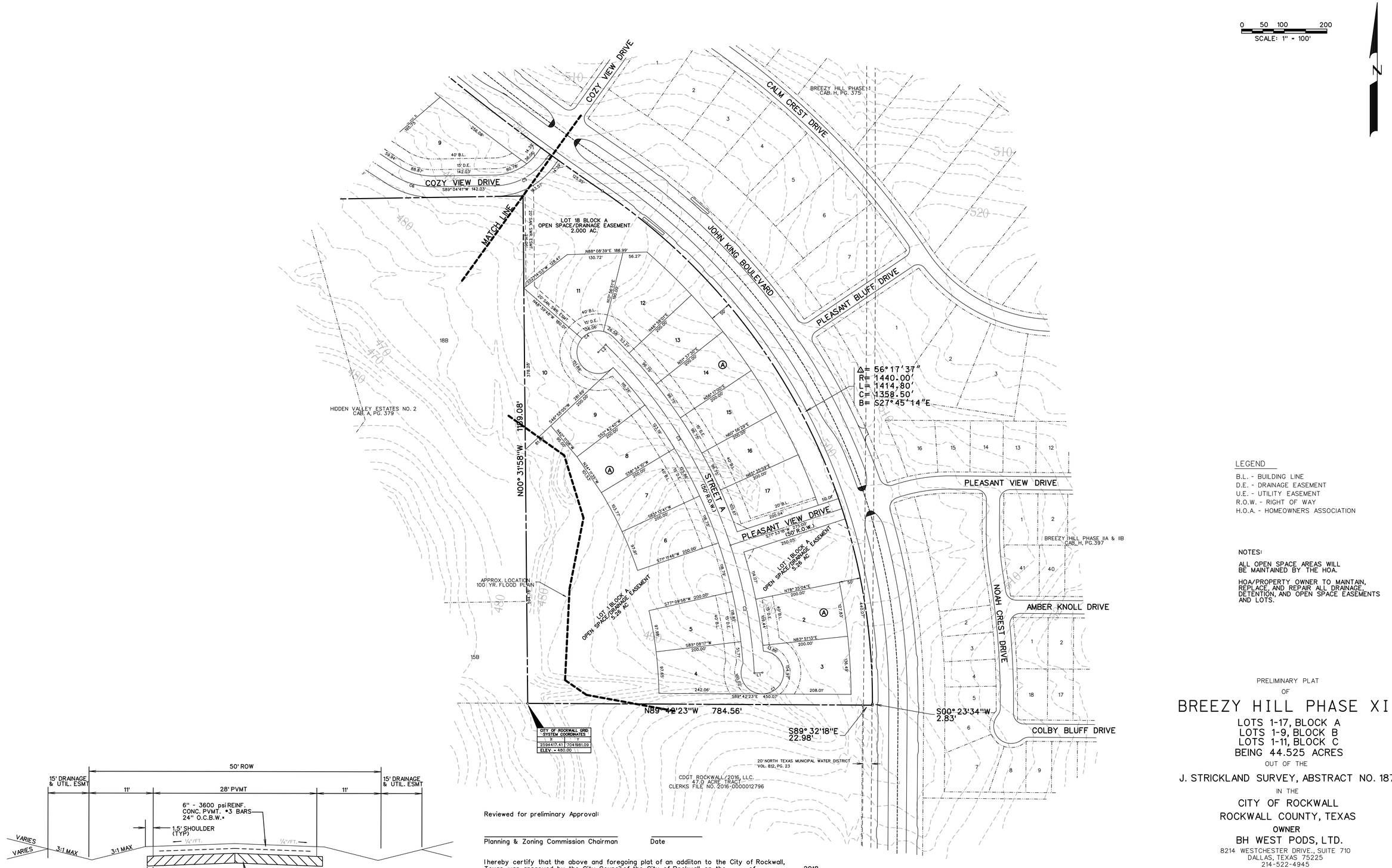
I.8 The projected City Council meeting date and subsequent approval for this plat is January 23, 2019.



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.



TYPICAL PAVEMENT SECTION

N.T.S.

*MIN. 6.5 SACK MIX IF HAND PLACED
6.0 SACK IF MACHINE PLACED

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that the above and foregoing plat of an addiiton to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____ of _____, 2018.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall — City Secretary — City Engineer

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

Zoning: Planned Development District (PD-74)
Single Family Residential [Lot Type D]

TOTAL ACRES 44.525

TOTAL RESIDENTAL LOTS 35

DENSITY 1.272

PRELIMINARY PLAT
OF

BREEZY HILL PHASE XII

LOTS 1-17, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-11, BLOCK C
BEING 44.525 ACRES

OUT OF THE

J. STRICKLAND SURVEY, ABSTRACT NO. 187

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

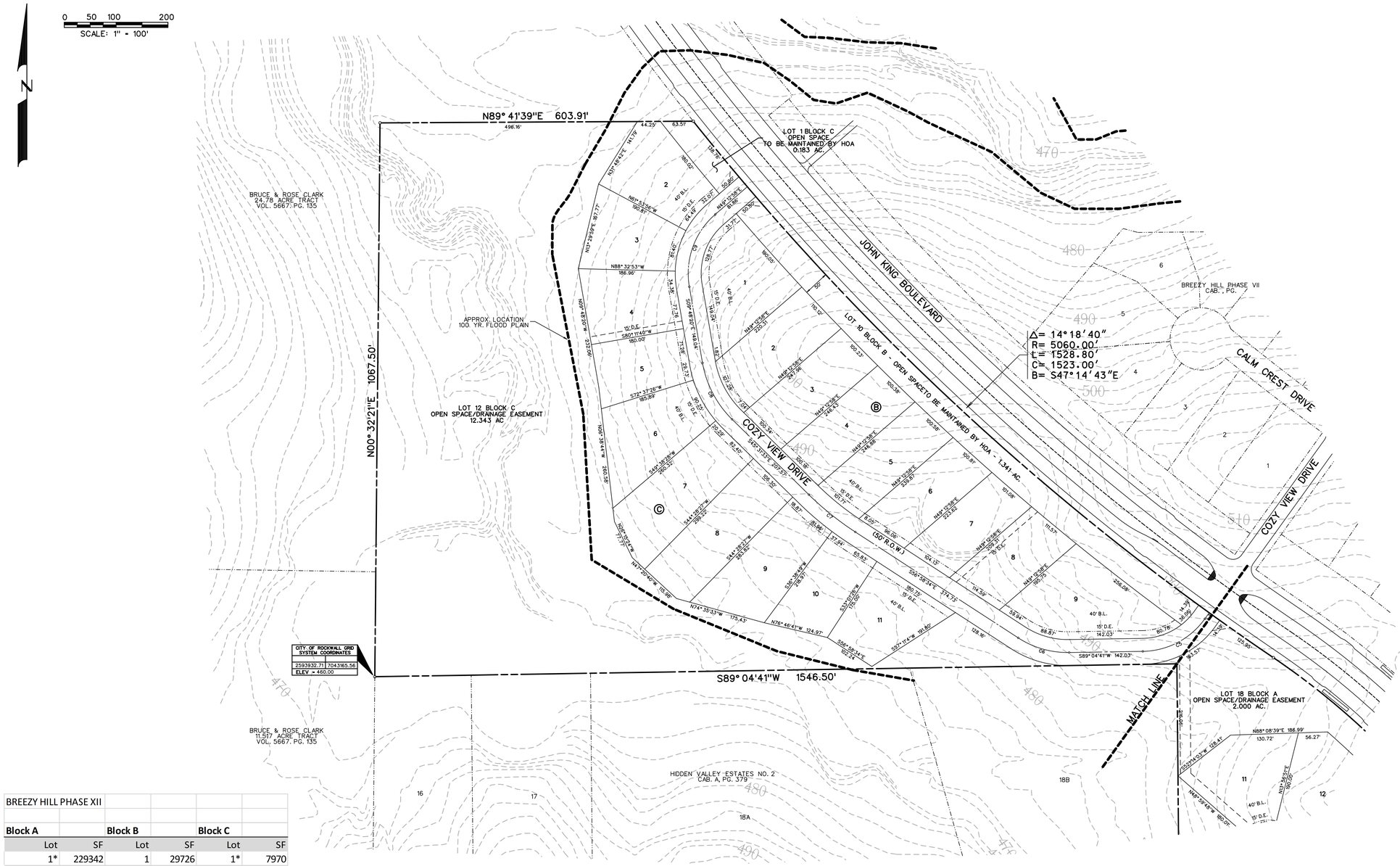
BH WEST PODS, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

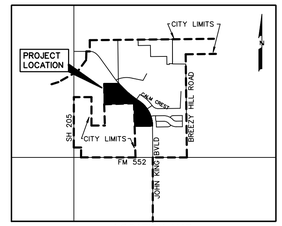
PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

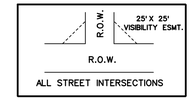
NOVEMBER 2018 SCALE 1" = 100'

CASE #P2018-XXX





LOCATION MAP
N.T.S.



VISIBILITY EASEMENT DETAIL
N.T.S.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	67°48'17"	50.00'	254.99'	55.78'	N58°48'45"E
2.	15°01'41"	1165.0'	305.57'	304.69'	S10°35'52"E
3.	27°29'00"	1165.0'	558.82'	553.48'	N31°51'12"W
4.	91°15'24"	50.00'	234.52'	71.48'	S00°02'00"W
5.	53°33'09"	150.00'	140.20'	135.15'	S62°18'06"W
6.	33°56'45"	175.00'	103.68'	102.17'	N73°56'57"W
7.	11°27'01"	575.00'	114.91'	114.72'	N51°15'04"W
8.	35°43'13"	200.00'	124.69'	122.68'	N27°39'57"W
9.	59°01'19"	150.00'	154.52'	147.78'	N19°42'19"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 86°54'29" E	18.91'
2.	S 44°24'18" W	25.00'
3.	S 35°31'32" W	14.21'

BREEZY HILL PHASE XII					
Block A		**Block B**		**Block C**	
Lot	SF	Lot	SF	Lot	SF
1*	229342	1	29726	1*	7970
2	23726	2	26401	2	26280
3	21698	3	24702	3	22572
4	22125	4	24629	4	23530
5	21679	5	24499	5	20434
6	21665	6	23160	6	28777
7	22962	7	21629	7	33213
8	22570	8	22265	8	31489
9	21105	9	35673	9	29368
10	35842	10	58442	10	21585
11	28263			11	24761
12	27746			12*	537688
13	20978				
14	20975				
15	20975				
16	20975				
17	23317				
18*	87122				
* Denotes Open Space					

LEGEND

B.L. - BUILDING LINE
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U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
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Zoning: Planned Development District (PD-74)
Single Family Residential [Lot Type D]

TOTAL ACRES 44.525

TOTAL RESIDENTAL LOTS 35

DENSITY 1.272

PRELIMINARY PLAT
OF

BREEZY HILL PHASE XII

LOTS 1-17, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-11, BLOCK C
BEING 44.525 ACRES

OUT OF THE

J. STRICKLAND SURVEY, ABSTRACT NO. 187

IN THE

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ROCKWALL COUNTY, TEXAS

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8214 WESTCHESTER DRIVE., SUITE 710
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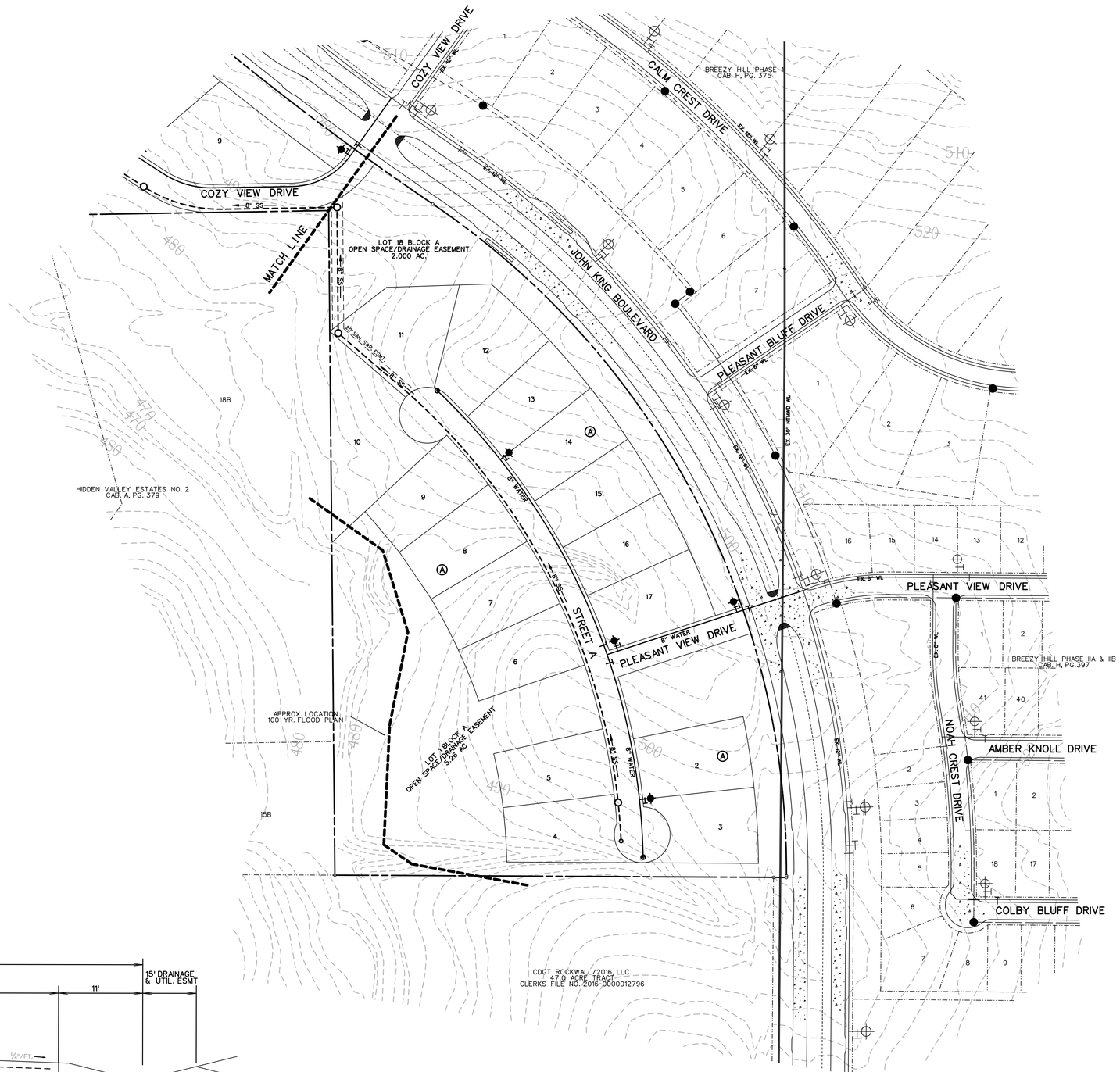
214-522-4945

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

NOVEMBER 2018 SCALE 1" = 100'

CASE #P2018-xxx



0 50 100 200
SCALE: 1" = 100'

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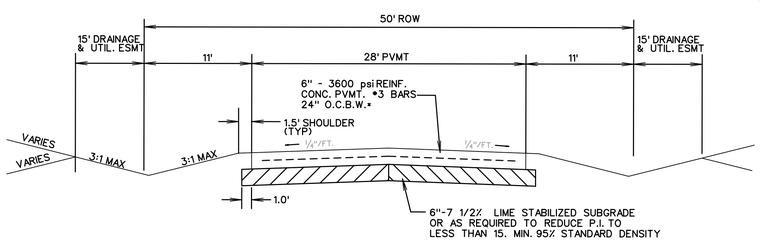

TYPICAL PAVEMENT SECTION

N.T.S.

*MIN. 6.5 SACK MIX IF HAND PLACED
6.0 SACK IF MACHINE PLACED

Zoning: Planned Development District (PD-74)
Single Family Residential [Lot Type C, F & G]

TOTAL ACRES 44.525

TOTAL RESIDENTAL LOTS 35

DENSITY 1.272

PRELIMINARY
WATER & SANITARY SEWER PLAN
OF

BREEZY HILL PHASE XII

LOTS 1-17, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-11, BLOCK C
BEING 44.525 ACRES

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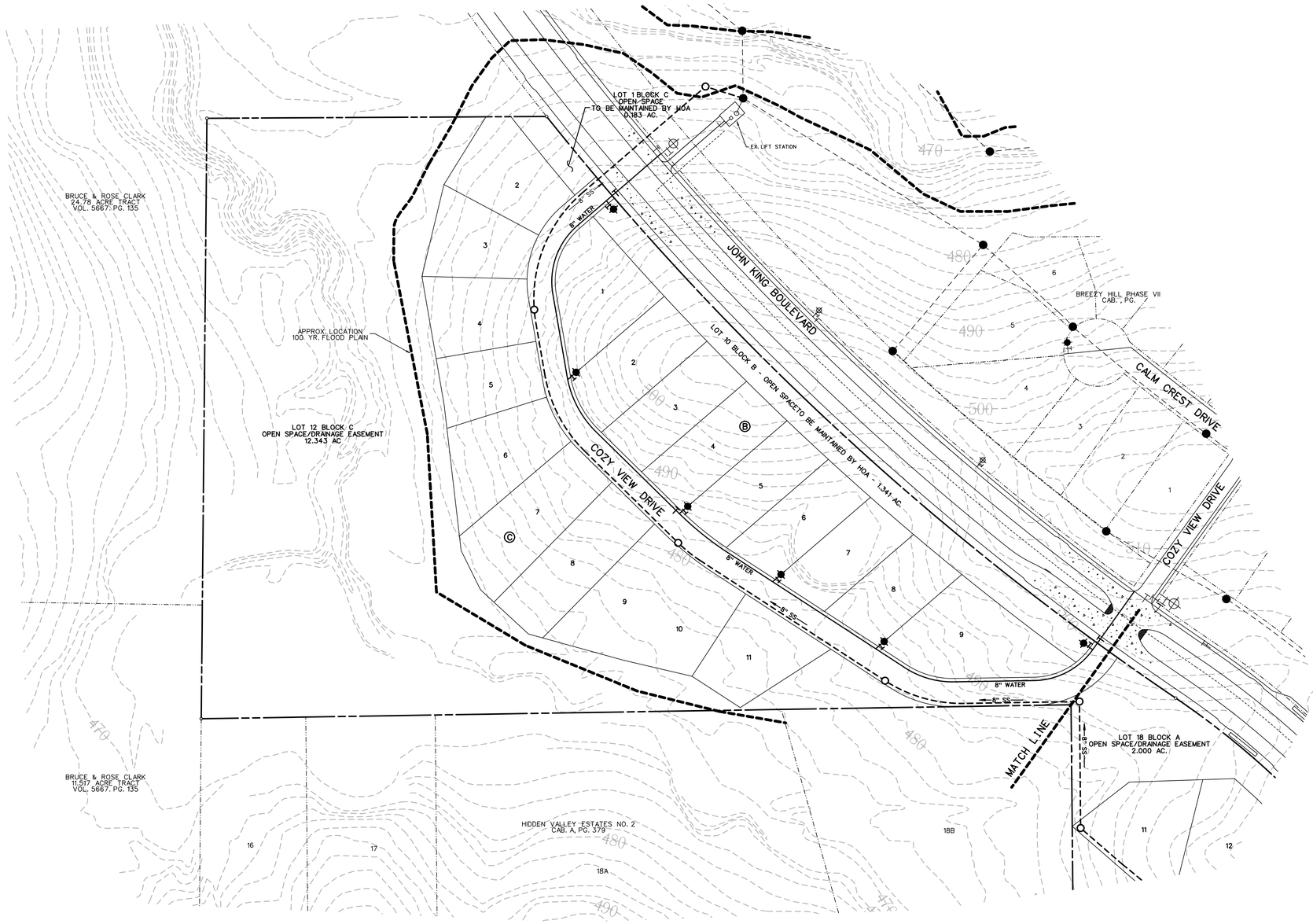

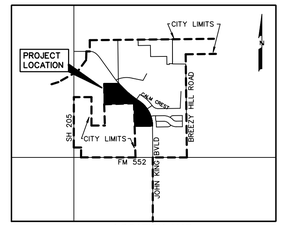

LOCATION MAP
N.T.S.

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

PRELIMINARY
WATER & SANITARY SEWER PLAN
OF

BREEZY HILL PHASE XII

LOTS 1-17, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-11, BLOCK C
BEING 44.525 ACRES
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TOTAL RESIDENTAL LOTS 35
DENSITY 1.272

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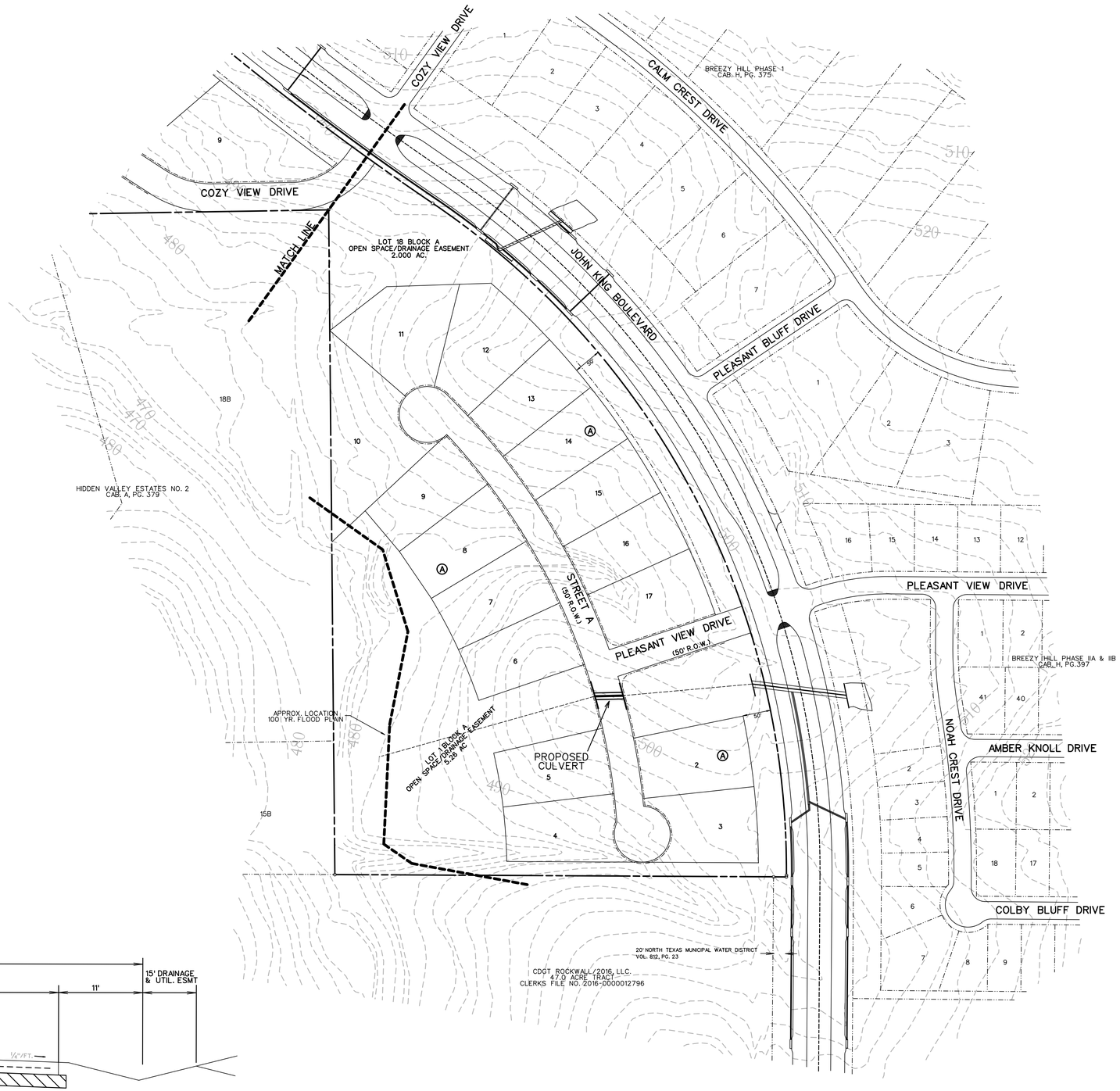

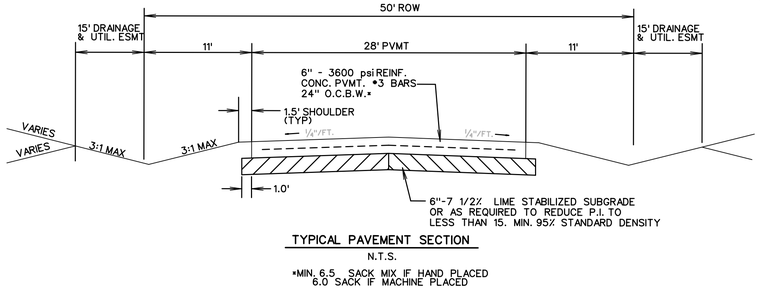

TYPICAL PAVEMENT SECTION

N.T.S.

*MIN. 6.5 SACK MIX IF HAND PLACED
6.0 SACK IF MACHINE PLACED

PRELIMINARY
DRAINAGE PLAN
OF

BREEZY HILL PHASE XII

LOTS 1-17, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-11, BLOCK C
BEING 44.525 ACRES

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CASE •P2018-XXX

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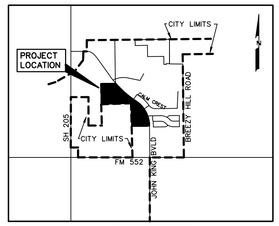

LOCATION MAP
N.T.S.

BRUCE & ROSE CLARK
24.78 ACRE TRACT
VOL. 5667, PG. 135

LOT 1 BLOCK C
OPEN SPACE
TO BE MAINTAINED BY HOA
0.183 AC.

JOHN KING BOULEVARD

PROPOSED
STORM SEWER

15' D.E.

APPROX. LOCATION
100 YR. FLOOD PLAIN

LOT 12 BLOCK C
OPEN SPACE/DRAINAGE EASEMENT
12.343 AC.

LOT 10 BLOCK B - OPEN SPACE TO BE MAINTAINED BY HOA - 1.341 AC.

COZY VIEW DRIVE

CALM CREST DRIVE

BREEZY HILL PHASE VII
CAB., PG.

PROPOSED
STORM SEWER

(50' R.O.W.)

15' D.E.

MATCH LINE

LOT 18 BLOCK A
OPEN SPACE/DRAINAGE EASEMENT
2.000 AC.

BRUCE & ROSE CLARK
11.917 ACRE TRACT
VOL. 5667, PG. 135

HIDDEN VALLEY ESTATES NO. 2
CAB. A, PG. 379

LEGEND

PROP. STORM SEWER
PROP. CURB INLETS
PROP. CONC. HEADWALL

PRELIMINARY
DRAINAGE PLAN
OF

BREEZY HILL PHASE XII

LOTS 1-17, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-11, BLOCK C
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NOVEMBER 2018 SCALE 1" = 100'

CASE #P2018-xxx

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/15/2019

APPLICANT: Kyle Jenkins; *Jenkins Organization*

AGENDA ITEM: **Z2018-055**; *SUP for Mini-Warehouse*

SUMMARY:

Hold a public hearing to discuss and consider a request by Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Specific Use Permit (SUP) for a Mini-Warehouse facility on a 2.595-acre tract of land being a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located southwest of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting approval of a Specific Use Permit (SUP) to allow a *mini-warehouse* (*i.e. Lakeview Storage*) in a Commercial (C) District. The proposed mini-warehouse will be three (3) stories, ~126,600 SF, and contain 800 climate-controlled units. According to the applicant, the mini-warehouse will be constructed to resemble an office building, and is intended to blend in with the surrounding buildings. The facility will be accessible from 6 AM to 10 PM. The majority of the units will be accessed from internal corridors and any exterior doors will be limited to the rear building elevation. The applicant has also stated that the existing tree line will be preserved to provide a natural buffer from the residential properties to the northwest.

According to Section 1.01, *Use of Land and Building*s, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a mini-warehouse facility is permitted in a Commercial (C) District by Specific Use Permit (SUP). Furthermore, section 2.1.10, *Wholesale, Distribution, and Storage*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) details the specific land use requirements for a *mini-warehouse facility*. The following is a summary of the applicant's proposal and its compliance to these land use requirements:

Code Requirement	*Proposed Plan*	*Compliance*
The maximum site area shall not exceed five (5) acres.	2.6-Acres	In Conformance
The maximum number of storage units shall not exceed 125 units per acre.	800 total units.	*Not In Conformance*[1]
The maximum height shall not exceed one (1) story, except for the residential unit which shall be less that 36-feet.	The proposed buildings is three (3) stories and ~34-feet in height	*Not In Conformance*
The minimum number of parking spaces required is two (2). Parking requirement is three (3) spaces plus one (1) per 100 units.	11 parking spaces are required and 11 parking spaces are provided.	In Conformance
No direct access from FM740, SH205, SH66, SH276, FM3097, FM552, FM549 or John King Boulevard.	The concept plan shows one (1) driveway on FM-740.	*Not In Conformance*
Overhead doors shall not face adjacent streets.	The buildings are not visible from any adjacent streets or roadways.	In Conformance

All exterior walls facing the front, side and rear property lines shall be 100% brick construction.	All exterior walls facing the street will incorporate brick.	In Conformance
The front, side and rear building setback areas shall incorporate clustered landscaping.	The concept rendering shows clustered landscaping along the perimeter of the facility.	In Conformance
Gates shall be incorporated limiting access to the facility.	Wrought iron gates are being proposed.	In Conformance
Screening fences shall be wrought iron or masonry.	Landscape screening and wrought Iron fencing are shown on the site plan.	In Conformance
Concrete shall be used for all paving.	All paving will be concrete.	In Conformance
Roof shall have a minimum roof pitch of 1:3 and be constructed with metal standing seam.	The applicant is proposing to utilize a flat roof design.	*Not In Conformance*
Lighting standards shall be limited to a maximum of 20-feet in height.	Will be handled at the time of site plan submittal on the Photometric Plan. The SUP Ordinance include this requirement under the Operational Conditions.	Photometric Plan (Site Plan)
A single residential unit not exceeding 1,600 SF in size is permitted.	There will be no residential unit.	In Conformance
Outside Storage shall be prohibited.	The site will not have outside storage.	In Conformance

Notes:
[1]: At 2.6-acres a maximum of 325 units are permitted.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north of the subject property is a vacant tract of land zoned Commercial (C) District followed by a railroad (*i.e. Union Pacific/Dallas Garland N. E.*). Beyond this is a single-family residential subdivision (*i.e. Lakeridge Park*). This area is zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property is Ridge Road [FM 740], which is identified as a *M4D (Major Collector, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan. Beyond this is an office building and several commercial businesses (*e.g. Big D Auto Care, Wal-Mart, etc*.) This area is zoned Commercial (C) District.

East: Directly east of the subject property a vacant tract of land followed by Ridge Road [FM-740], which is identified as a *M4D (Major Collector, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan. Beyond this are several commercial businesses (*e.g. Little Caesar's, Everybody Massage, etc*.) These areas are zoned Commercial (C) District.

West: Directly west of the subject property is a house of worship (*i.e. Great Faith Church*) and several commercial businesses (*e.g. State Farm, Family Dental, etc*.) followed by a railroad (*i.e. Union Pacific/Dallas Garland N. E.*). Beyond this is a single-family residential subdivision (*i.e. Turtle Cove Subdivision*). This area is zoned Planned Development District 2 (PD-2) for single-family land uses.

STAFF ANALYSIS:

When looking at the requirements contained in the Unified Development Code (UDC), it is important to note that these requirements were drafted with the intent of regulating campus style mini-warehouse facilities. Campus style mini-warehouse facilities typically incorporate multiple buildings that are generally one (1) story in height, and have non-climate controlled storage

units accessible from the exterior of the building. Due to the mini-warehouse requirements, the applicant is seeking variances to the number of units per acre, the maximum number of stories, the pitched roof requirement, and to allow direct access from Ridge Road [FM-740]. The facility proposed by the applicant is a compact design, which allows more units in a smaller footprint. Although the proposed building is three (3) stories, the proposed building is ~34-feet in height, which conforms to the maximum height requirement of 36-feet. Additionally, only two (2) stories will be visible from Ridge Road [FM-740]. The proposed facility is intended to have the appearance of an office building with all units being climate controlled and accessible from the interior of the building. Specifically, the proposed structure is three (3) stories in height--in which only two (2) stories are visible from Ridge Road--and utilizes a flat roof design with a parapet (more typical of an office or commercial development). Since these do not meet the mini-warehouse requirements, variances are required. The proposed driveway shown on the concept plan will require permission from TxDOT as well as a traffic impact analysis (TIA) at the time of site plan. In addition, the applicant is proposing to limit the hours of operation from 6:00 AM to 10 PM, which is consistent to a non-residential land use. The mini-warehouse land use is considered to be a lower-intensity land use that does not generate high volumes of traffic (*i.e. ~15-20 visitors per day according to the applicant*). With that being said, the three (3) requirements not in compliance with the Unified Development Code (UDC) do not appear to negatively impact the surrounding developments. Additionally, the proposed design of the facility (*i.e. appearance of an office building*) provides for easier redevelopment opportunities than the traditional campus style mini-warehouse facilities should the use transition in the future. Staff should note, approval of the applicant's request is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. Should this request be approved, the applicant will be required to submit a site plan, landscape plan, photometric plan, and building elevations to the Architectural Review Board (ARB) and the Planning and Zoning Commission. Attached is a concept plan and building elevations, and conformance to these plans is a requirement of the draft ordinance.

NOTIFICATION:

On December 28, 2018, staff sent 77 notices to property owners and residents within 500-feet of the subject property. Additionally, staff notified the Lakeside Village and Turtle Cove Homeowner's Associations (HOA's) which are the only HOA's/Neighborhood Associations within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices concerning this case.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the Specific Use Permit (SUP) request, the following conditions of approval should be adopted with this case:

1. The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:

    a) The development shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the attached ordinance.

    b) The building elevations shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'C'* of the attached ordinance.

    c) The maximum number of storage units provided shall not exceed 800 units for the facility.

d) The maximum number of floors is limited to three (3) stories.

e) The mini-warehouse facility shall not be greater than 36-feet in height.

f) No outside storage of any kind shall be allowed (*including the outside storage of boats, recreational vehicles, trailers, and motor or self-propelled vehicles*).

g) Businesses shall not be allowed to operate within individual storage units.

h) The commercial operation of rental trucks and trailers shall be prohibited.

i) The developer shall maintain the treeline adjacent to the northwest property line.

2. Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the 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.

City of Rockwall

Project Plan Review History

Project Number	Z2018-055	**Owner**	7.1 Rigde, LLC, Micheal Swiercinsky	**Applied**	12/12/2018 DMA
Project Name	SUP for Mini Warehouse	**Applicant**	MAXWELL J FISHER, AICP / KYLE JENKINS	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
FM740 & Yellow Jacket	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	19	NULL	19	0064-0000-0019-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/12/2018	12/19/2018	12/18/2018	6	APPROVED	
ENGINEERING	Sarah Hager	12/12/2018	12/19/2018	12/20/2018	8	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(12/20/2018 3:24 PM SH) - Dumpster to drain to an oil/water separator. - There are no existing manholes in the sewer easement shown. Any proposed manholes in the floodplain must be 2' above the floodplain elevation and must be sealed. - Will there be a domestic water meter for the project. - Driveway spacing is minimum 360'. Label the spacing shown. - There is not an existing driveway so a TxDOT permit and Traffic Impact Analysis are required. - Extending the wall onto the neighboring property will require approval from the property owner. - No grate inlets allowed. Inlets in paving must be curb inlets or Y-inlets. - Engineer must size the culvert under the driveway and the headwalls must be outside of the curb return. - Label the existing sewer easement width and the instrument number for the easement. - Curve radius for the driveway must be 30' Radius for the fire trucks. The following items are for your information for engineering design. - 4% Engineering Inspection Fees. - Impact fees - Fire Lane to be 24' min, 20' curve radii. - Parking is 20'x9' min. - Min 20' utility easements. - No structures or walls in easements. - No trees within 5' of public utilities. - Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls. - Finish pad elevation must be 2' above floodplain elevation. - Paving must be 1' above floodplain elevation. - Max Slope is 4:1 (25%) - Lot must be replatted. - TxDOT driveway permit and Traffic Impact Analysis required. - $10/LF sidewalk pro-rata due along FM 740. - Must meet all City Engineering Standards.							
FIRE	Ariana Hargrove	12/12/2018	12/19/2018	12/19/2018	7	APPROVED	
PLANNING	Korey Brooks	12/12/2018	12/19/2018	12/27/2018	15	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Z2018-055 SUP FOR MINI_WAREHOUSE

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This a request by Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Specific Use Permit (SUP) for a Mini-Warehouse facility on a 2.595-acre tract of land being a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located southwest of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740]

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2018-055) in the lower right hand corner of all pages on future submittals.

M.4 Please review the attached draft ordinance prior to the January 15, 2019 Planning & Zoning Commission meeting.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by January 3, 2019. The Planning and Zoning Worksession for this case is January 2, 20019. The Planning and Zoning Meeting for this case is January 15, 2019 2018.

I.6 The projected City Council meeting date and subsequent approval for this request is January 21, 2019 and February 4, 2019.

ZONING SUMMARY

SETBACK / REGULATION	REQ'D	PROPOSED	NOTES
ZONING:	TBD		
PROPOSED USE:	SELF STORAGE		
MIN. LOT SIZE:	10,000 SF	113,184 SF	2.60 AC
FRONT YARD SETBACK:	15 FT	> 15 FT	
SIDE YARD SETBACK:	0 FT	> 10 FT	
REAR YARD SETBACK:	0 FT	> 50 FT	
MAX BUILDING HEIGHT:	60 FT	3 STORIES < 45 FT	
MAX BLDG. COVERAGE	–	42,000 SF	
BLDG. COVERAGE %	60 %	37.1 %	
MAX IMPERVIOUS AREA:	–	85,000 SF	
MAX IMPERVIOUS AREA:	85 %	75.1 %	
GROSS FLOOR AREA:	–	126,000 SF	
MAX FLOOR AREA RATIO:	4:1	1.06	
LANDSCAPE AREA:	–	20,500 SF	
LANDSCAPE %:	15 %	18.1 %	
FOUNDATION TYPE:	BASEMENT / SLAB ON GRADE		

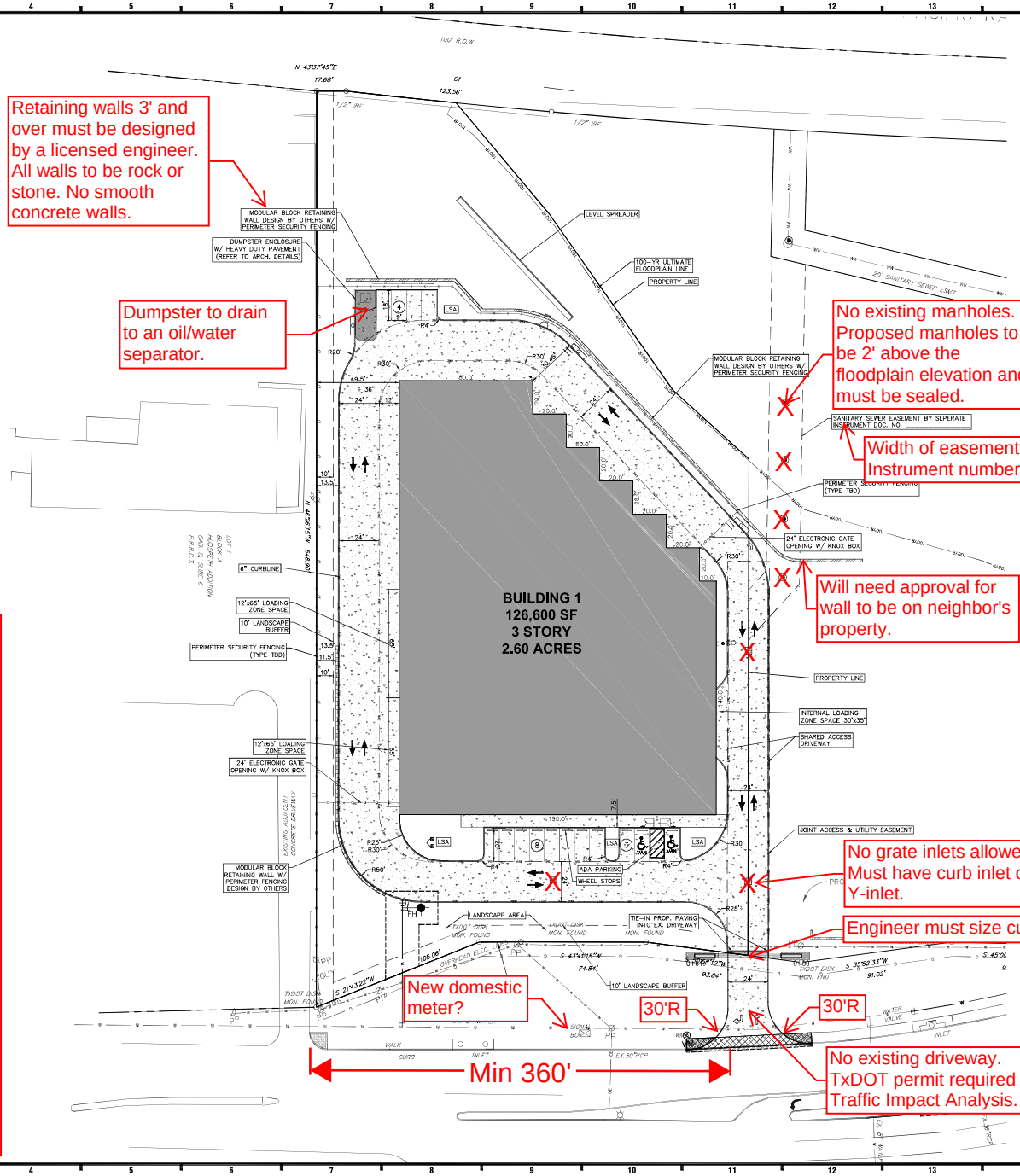
PARKING SUMMARY

TYPE	AREA / UNITS	RATIO	REQ'D PARKING
MINI STORAGE / WAREHOUSE	126,000 SF 800 UNITS	3+ 1/100 UNITS	11.0
			11
SPACE TYPE	DIMENSION	#	
BUILDING SPACES	9'x20'	9	
REGULAR SPACES	9'x18'	4	
HC (VAN)	9'x18'	2	
	TOTAL	15	

IMPERVIOUS SUMMARY

TYPE	AREA, SF	NOTES
PAVING	34,800	ALL PAVING TYPES
SIDEWALK	1,200	##
BUILDING	42,200	FOOTPRINT
RETAINING WALL, MISC.	600	
TOTAL	78,800	

- 4% Engineering Inspection Fees.
- Impact fees
- Fire Lane to be 24' min, 20' curve radii.
- Parking is 20'x9' min.
- Min 20' utility easements.
- No structures or walls in easements.
- No trees within 5' of public utilities.
- Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls.
- Finish pad elevation must be 2' above floodplain elevation.
- Paving must be 1' above floodplain elevation.
- Max Slope is 4:1 (25%)
- Lot must be replatted.
- TxDOT driveway permit and Traffic Impact Analysis required.
- $10/LF sidewalk pro-rata due along FM 740.
- Must meet all City Engineering Standards.



GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SURVEY FEATURES
IPS		IRON PIN SET
IPF		IRON PIN FOUND
TP		CONTROL POINT
BM		BENCHMARK
ROW		RIGHT OF WAY MARKER
		BEARING & DISTANCE
		SITE
		CURB & GUTTER
		EDGE OF PAVEMENT
		SIDEWALK
		CENTERLINE
		FIRE LANE
		TREELINE
		SIGN
		PRKG. COUNT-REGULAR
		PRKG. COUNT - HC
		PRKG. COUNT- LARGE
		TRAFFIC FLOW ARROWS
		H/C SYMBOL
		ADA RAMP
		ADA ROUTE
		BICYCLE PARKING
		BOLLARDS
		WHEEL STOPS
		LIGHT POLE
		RETAINING WALL
		FENCE W/ TYPE
		STORM
		STORM PIPE
		GRATE INLET
		CURB INLET
		SANITARY SEWER
		WASTEWATER & MANHOLE
		CLEAN-OUT
		FORCE MAIN
		WATER DISTRIBUTION
		WATER MAIN
		IRRIGATION LINE
		FIRE HYDRANT
		FIRE DEPT. CONNECTION
		METER BOX
		WATER FITTINGS & BENDS
		GATE VALVE & REDUCER
		POWER, GAS, TV
		ELECTRIC
		ELEC. MANHOLE & METER
		TELEPHONE
		TELEPHONE RISER
		CABLE
		CABLE TV RISER
		FIBER OPTIC
		UTILITY POLE & GUY WIRE
		LIGHT POLE
		GAS LINE
		GAS VALVE & METER
		TREE
		TREE TO BE REMOVED
		TREE TO BE SAVED

CONTACTS

DEVELOPER:
THE JENKINS ORGANIZATION
2900 S. CONGRESS AVE. SUITE 204
AUSTIN, TEXAS 78704

KYLE JENKINS
512.448.9551

ENGINEER:
M3 ENGINEERING
2593 S. GESSNER ROAD, SUITE 13
HOUSTON, TEXAS 77063

TROY MOORE, PE
512.820.3265

ARCHITECT:
DAVID BACA STUDIO
100 N. TRAVIS ST. SUITE 500A
SHERMAN, TEXAS TBD

DAVID BACA, AIA
903.893.5800

DESIGN PROFESSIONAL
IMAGINE | DESIGN | BUILD

M3 ENGINEERING
2593 S. GESSNER RD, SUITE 13
HOUSTON, TEXAS 77063
PH: 512.820.3265
FIRM #18863

WWW.M3ENGINEERING.COM

CIVIL ENGINEERING | BUILDING DESIGN
CONSTRUCTION MANAGEMENT

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THE JENKINS ORGANIZATION

ISSUE/REVISION RECORD

PROJECT NAME
ROCKWALL STORAGE

2200 RIDGE ROAD
ROCKWALL, TEXAS 75087

MAP GRID # TBD
MAPSCO # TBD

PROJECT NUMBER
18003

DRAWING FILE
18003-SITE.DWG

SCALE 1" = 30'

PROFESSIONAL SEAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF TROY L. MOORE III #119325 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

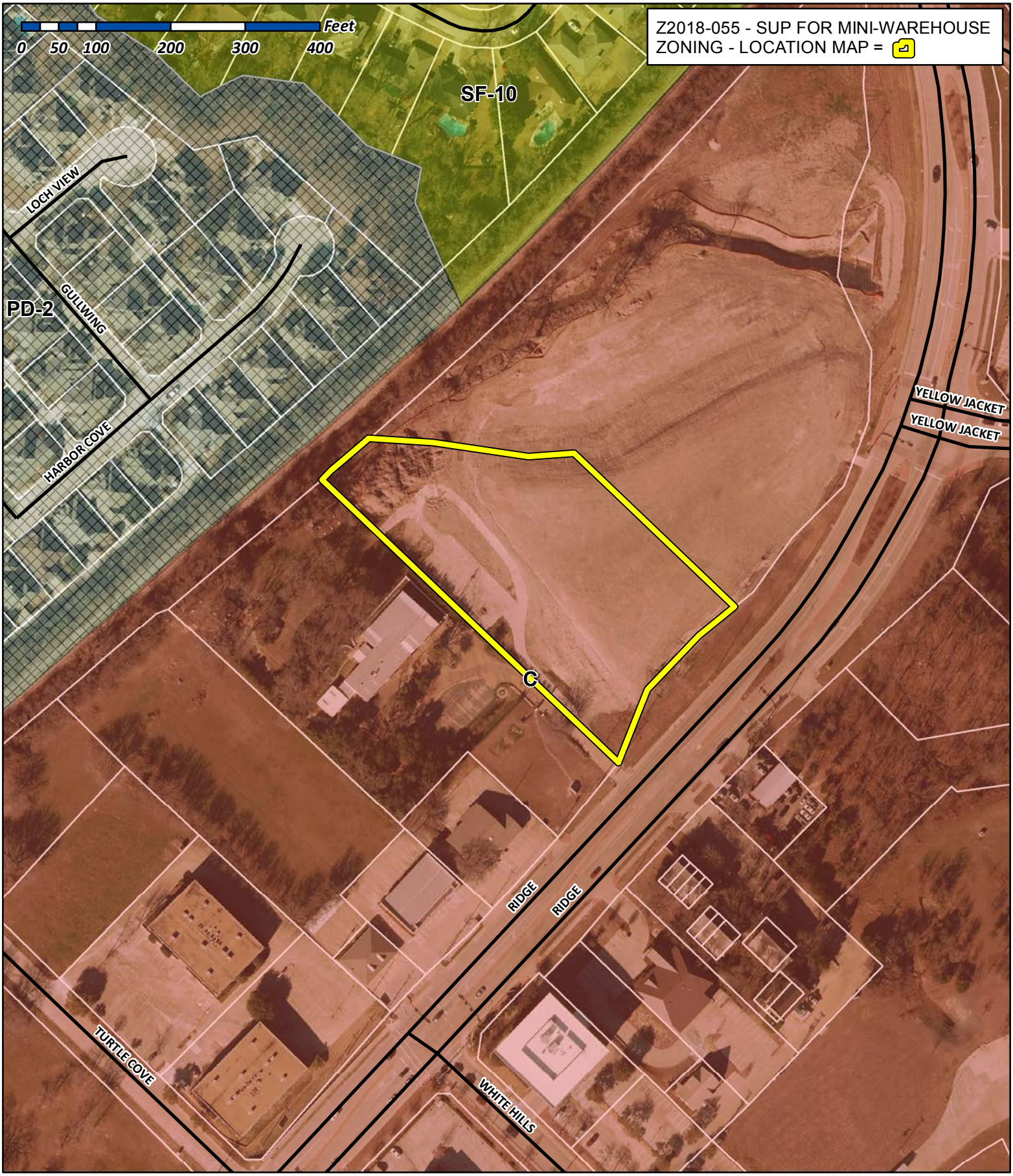
PROJECT STATUS
30% CONSTRUCTION DRAWINGS

SHEET TITLE
MASTER SITE PLAN

SHEET NUMBER
8 of 20

TBD

30% CONSTRUCTION PLANS



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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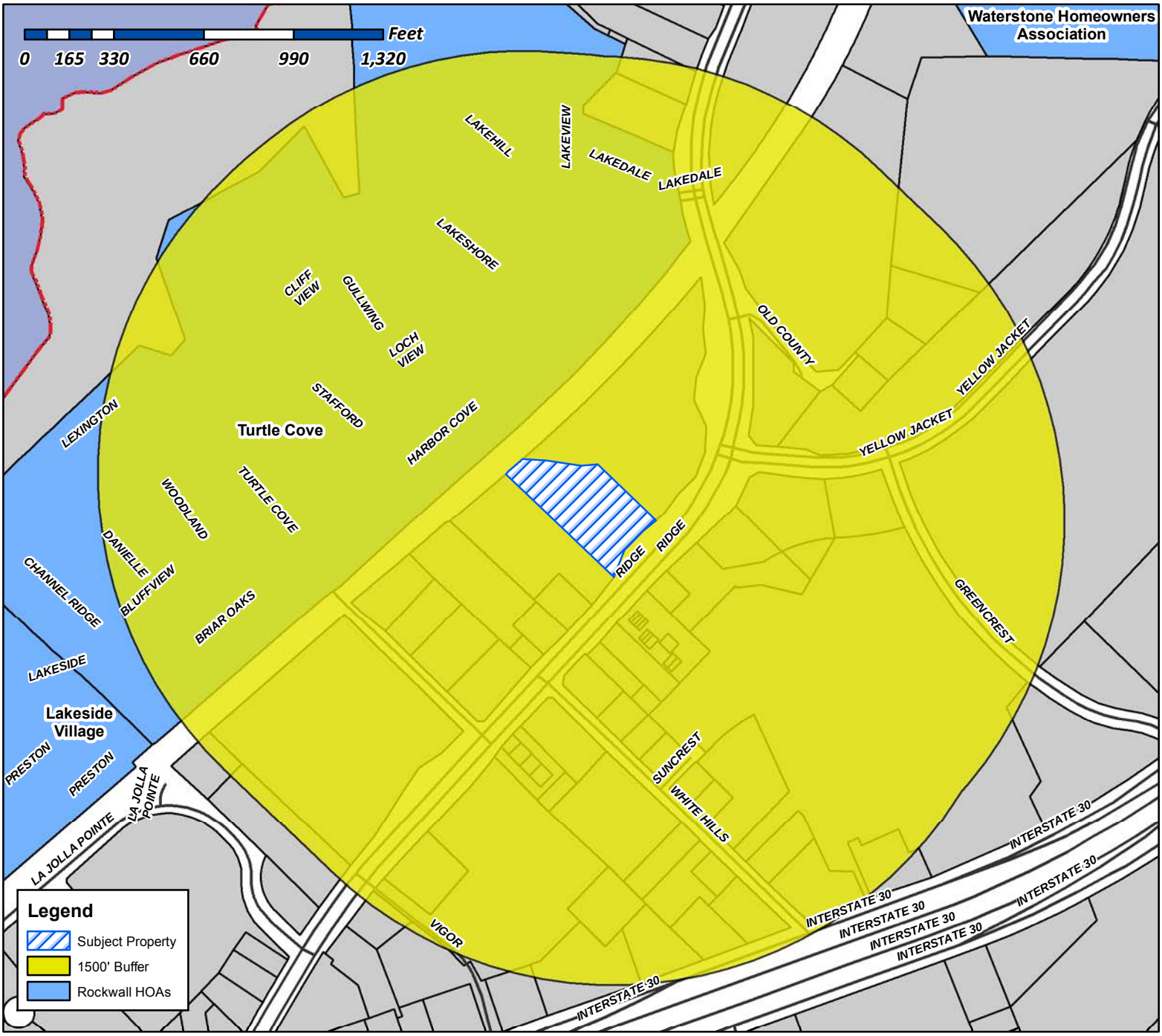
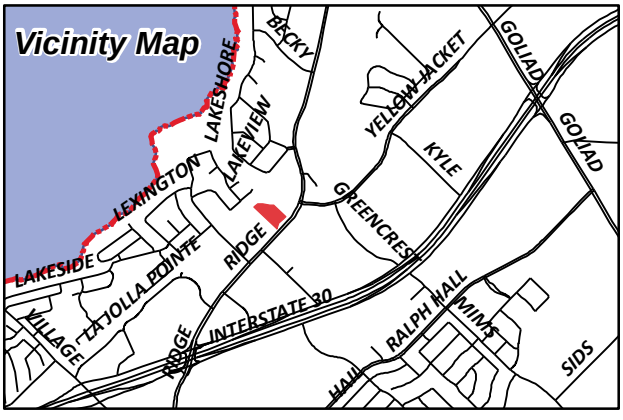


Case Number: Z2018-055
Case Name: SUP for a Mini-Warehouse
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: SWC of the Intersection of Ridge Road and Yellow Jacket Lane

Date Created: *12/17/2018*

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



From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Friday, December 28, 2018 2:40:55 PM
Attachments:	Z2018-HOA Map.pdf PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***December 28, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 1/15/2019 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Tuesday 1/22/2019 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2018-055- Hold a public hearing to discuss and consider a request by Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Specific Use Permit (SUP) for a *Mini-Warehouse* facility on a 2.595-acre tract of land being a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located southwest of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
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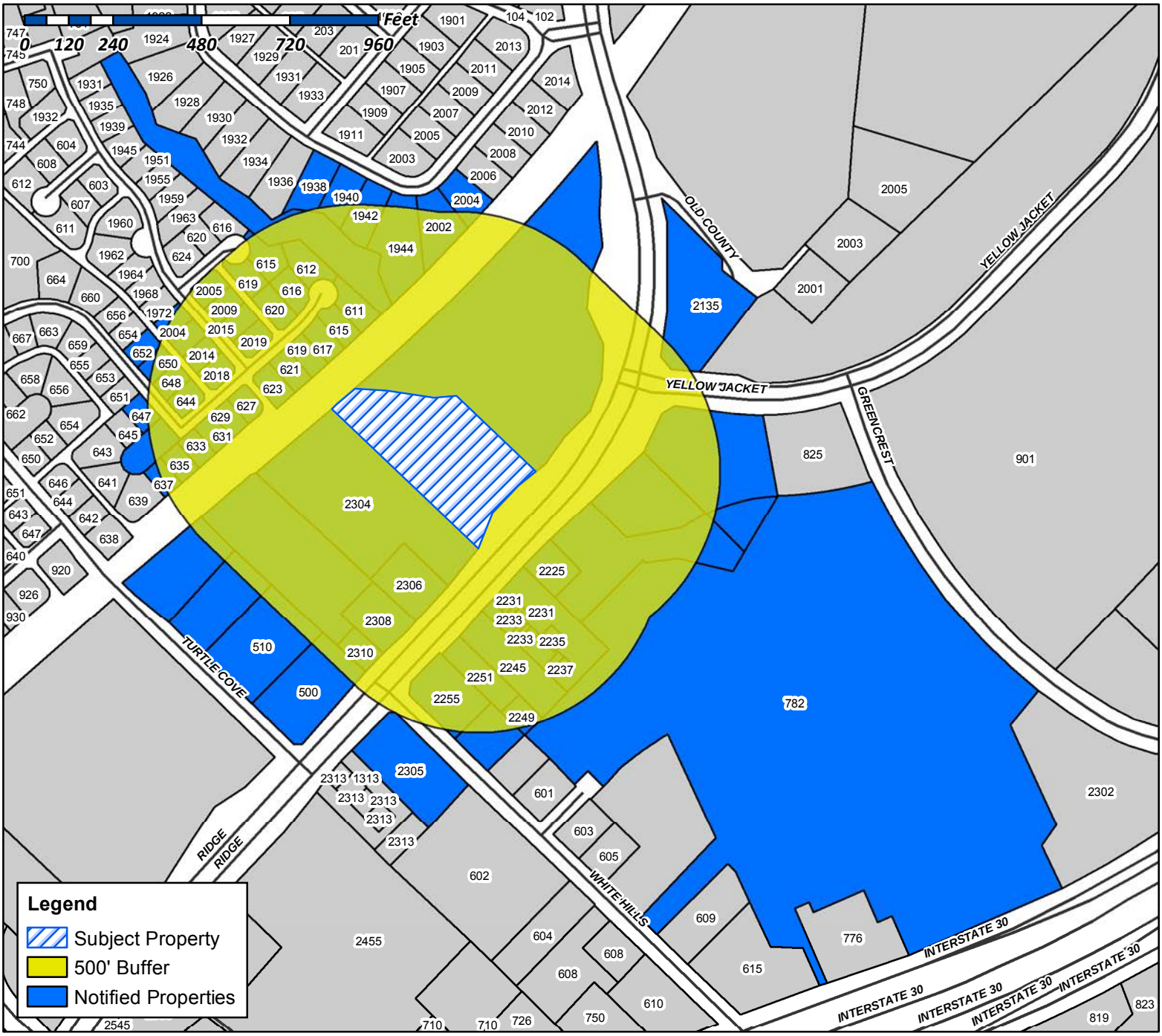

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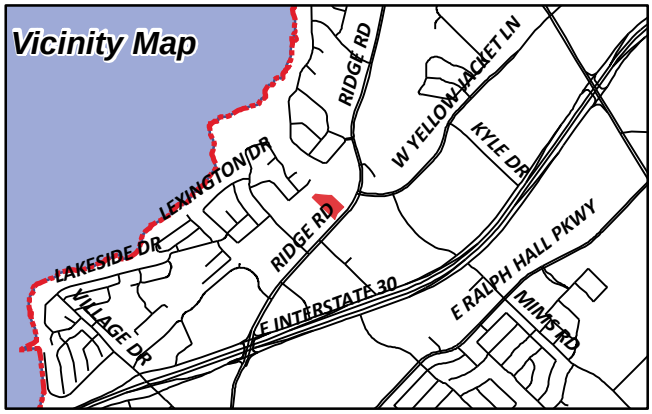


Date Created: 12/12/2018

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

7.1 RIDGE LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

ONE RIDGE PLACE LP
1121 E SPRING CREEK PKWY STE 110-312
PLANO, TX 75074

VANDERSLICE ROBERT
1408 S LAKESHORE DR
ROCKWALL, TX 75087

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1710 WEISKOPF DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1721 FAIR OAKS LN
ROYSE CITY, TX 75189

WHITE JUDY GAIL
1807 BAYHILL DR
ROCKWALL, TX 75087

STORMS STEWART M
1938 S LAKESHORE DR
ROCKWALL, TX 75087

MORIARTY TIMOTHY I & PAMELA E
1940 S LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1942 LAKESHORE DR
ROCKWALL, TX 75032

PORTELE MICHAEL & PAIGE
1944 LAKESHORE DRIVE
ROCKWALL, TX 75087

BENTO SERGIO
2002 S LAKESHORE DR
ROCKWALL, TX 75087

CHAPMAN BOBBY E II
2004 GULLWING DR
ROCKWALL, TX 75087

CROSS STEVEN C
2004 S LAKESHORE DR
ROCKWALL, TX 75087

BOWLES MARK S II AND
2005 GULLWING DR
ROCKWALL, TX 75087

GIESE DIANE LYNN DOOLIN
2008 GULLWING DR
ROCKWALL, TX 75087

HAYNES NANCY W
2009 GULLWING DR
ROCKWALL, TX 75087

WILLIAMSON KEEGAN DANIEL AND TERRY KING
2014 GULLWING DR
ROCKWALL, TX 75087

LOTT CHERYL R
2015 GULLWING DR
ROCKWALL, TX 75087

HINKLE RONALD E AND DEBRA D
2018 GULLWING DRIVE
ROCKWALL, TX 75087

TANKERSLEY VICKI A
2019 GULLWING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2135 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2233 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2235 RIDGE RD STE 200
ROCKWALL, TX 75087

CURRENT RESIDENT
2237 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2245 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2249 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2251 RIDGE RD
ROCKWALL, TX 75032

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

CURRENT RESIDENT
2304 RIDGE RD
ROCKWALL, TX 75032

HUDSPETH WARD
2304 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2305 RIDGE RD
ROCKWALL, TX 75032

MCKENNEY CARL K
2306 RIDGE RD STE 2
ROCKWALL, TX 75087

CURRENT RESIDENT
2308 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2310 RIDGE RD
ROCKWALL, TX 75032

MOUNTAINPRIZE INC
3225 CUMBERLAND BLVD SUITE 100
ATLANTA, GA 30339

CHACKO & ABRAHAM INVESTMENTS LLC
4102 NORWICH DRIVE
GARLAND, TX 75043

CURRENT RESIDENT
500 TURTLE COVE BLVD
ROCKWALL, TX 75032

CURRENT RESIDENT
510 TURTLE COVE BLVD
ROCKWALL, TX 75032

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

IN KYUNG H &
512 SUNSTONE DR
IRVING, TX 75060

GUERRIERO LISA HUDSPETH
537 STANFORD AVE
DALLAS, TX 75209

CURRENT RESIDENT
601 CARRIAGE TRL
ROCKWALL, TX 75087

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

JORDAN MARK S
607 HIGHLAND COLONY PKWY SUITE 200
RICHLAND, MS 39157

BRUCE SCOTT L & CRISTINA V
611 HARBOR COVE DR
ROCKWALL, TX 75087

GIBSON ROBIN S & JOHN
612 HARBOR COVE DRIVE
ROCKWALL, TX 75087

FLORENCIA HECTOR J
615 HARBOR COVE DR
ROCKWALL, TX 75087

FEDDERSON WILLIAM R & PATRICIA L
615 LOCH VIEW COURT
ROCKWALL, TX 75087

BURMANIA DARLENE M & IAN J
616 HARBOR COVE DR
ROCKWALL, TX 75087

CHERRY BEVERLY A REVOCABLE LIVING TRUST
617 HARBOR COVE DR
ROCKWALL, TX 75087

GRIFFITH JOHN E IV & VIVIAN
619 HARBOR COVE DR
ROCKWALL, TX 75087

PRATT CHARLES A AND PATRICIA L
619 LOCH VIEW CT
ROCKWALL, TX 75087

SHAW STEPHANIE AND BRYAN
620 HARBOR COVE DR
ROCKWALL, TX 75087

ROTRAMEL CHRISTIE &
621 HARBOR COVE DR
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD
623 HARBOR COVE DRIVE
ROCKWALL, TX 75087

LITHERLAND LORILEE
627 HARBOR COVE DR
ROCKWALL, TX 75087

RICE CARINE
629 HARBOR COVE DR
ROCKWALL, TX 75087

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

LAYAN INVESTMENTS INC
6403 CRESTMOOR LN
SACHSE, TX 75048

LEBRESCU JODIE AND ROGER
644 STAFFORD CIRCLE
ROCKWALL, TX 75087

FISH WADE W
647 STAFFORD CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
648 STAFFORD CIR
ROCKWALL, TX 75032

WHITESIDE JANIS G
650 STAFFORD CIR
ROCKWALL, TX 75087

WEST WILLIAM MARSHALL &
652 STAFFORD CIRCLE
ROCKWALL, TX 75087

CURRENT RESIDENT
782 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
9615 COUNTY ROAD 2432
ROCKWALL, TX 75160

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

STORMS STEWART M
PO BOX 12632
DALLAS, TX 75225

WAL-MART REAL ESTATE
PO BOX 8050
BENTONVILLE, AR 72712

Letter of Explanation

TJO – Ridge Road & Yellow Jacket

On behalf of The Jenkins Organization, Masterplan requests a Specific Use Permit to construct a 3-story, approximately 126,600-square foot, upscale climate controlled self-storage facility on a 2.6-acre property located southwest of the intersection of Ridge Road and Yellow Jacket Lane. It is projected that the balance of the property to the north would be developed with a future neighborhood retail building.

TJO develops and operates best in class self storage facilities in affluent Texas communities such as Craig Ranch in McKinney, Southlake, Frisco, and Bee Cave in the Austin area. TJO is interested in developing a neighborhood friendly facility with excellent customer service in the Rockwall community.

The development proposal includes the following features:

1. Premium architecturally inspired building design
2. Vast majority of units would be accessed from interior corridors
3. Well-lit, safe and secure facility
4. Building will be positioned to minimize height from street and align with adjacent retail
5. Building will step down from Ridge Rd following the topography of the site
6. Low-traffic generator – 15 visitors per day
7. Hours of access and operation from Monday-Sunday 6AM-10PM.

The proposal includes a request for relief from certain provisions of the Unified Development Code as follows:

Pitched roof. TJO's building design is modern with clean lines. The roof would be flat with parapets to align with the overall modern design.

Perimeter screening adjacent to residential districts. The grade at the rear driveway will sit well below the grade of Turtle Cove. Moreover, the tree line will be preserved to provide a natural buffer from Turtle Cove to the northwest. Moreover, the elevated railroad berm provides a solid screen and fully blocks view of the subject property from Turtle Cove. A screening wall would sit well below the adjacent property, serving minimal to no purpose. Please refer to the enclosed sight line exhibit for additional information.

Floor-to-area ratio. A maximum floor-to-area ratio of 1.2. Use intensity for a self-storage facility is disproportionately low compared to other commercial uses. This facility would generate approximately 15-20 visitors spread out over an entire day.

One direct access point to Ridge Road. Access is necessary to serve the facility.

30% CONSTRUCTION PLANS

□□NIN□□□MMARY

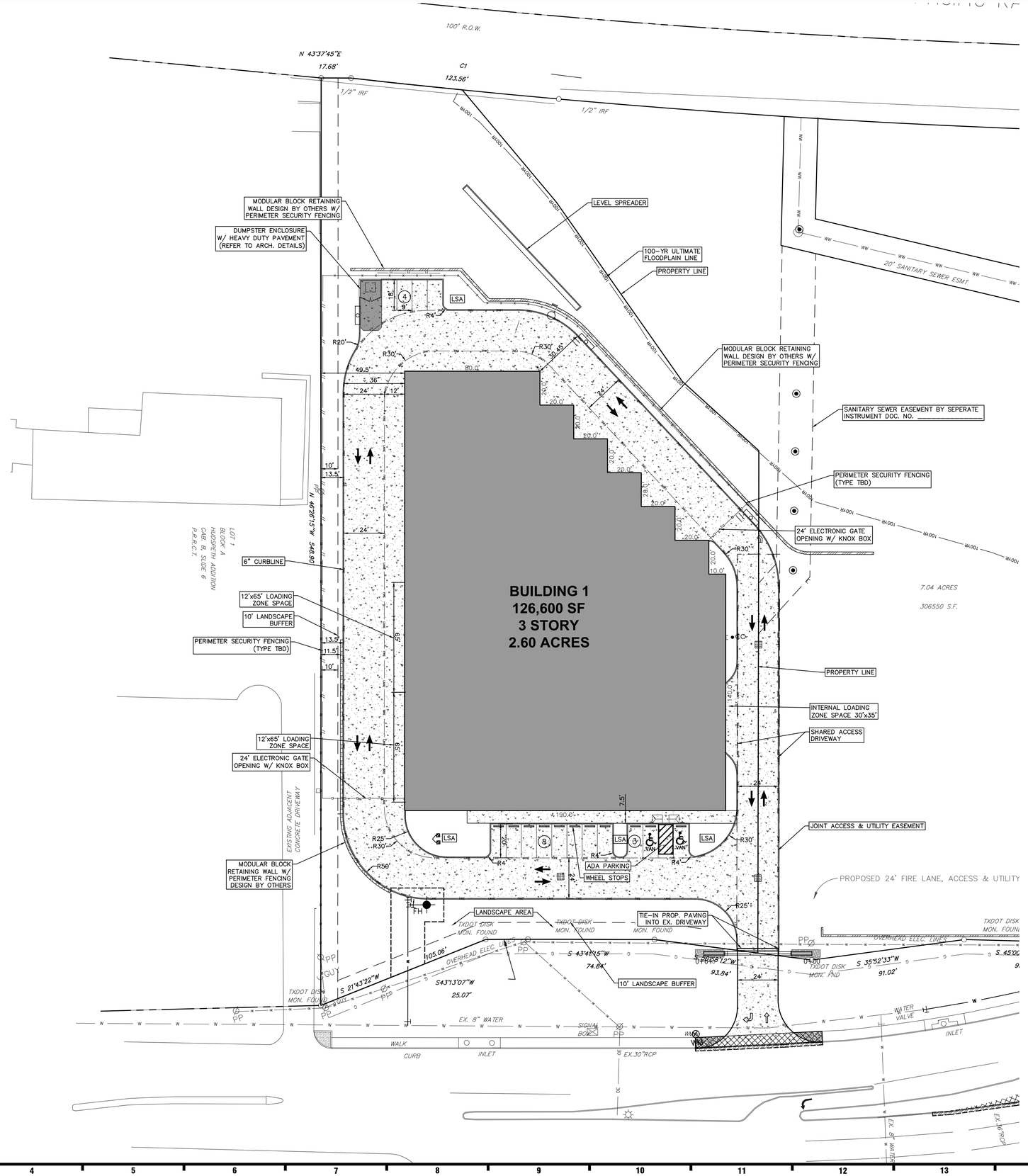
SETBACK / REGULATION	REQ'D	PROPOSED	NOTES
ZONING:	TBD		
PROPOSED USE:	SELF STORAGE		
MIN. LOT SIZE:	10,000 SF	113,184 SF	2.60 AC
FRONT YARD SETBACK:	15 FT	> 15 FT	
SIDE YARD SETBACK:	0 FT	> 10 FT	
REAR YARD SETBACK:	0 FT	> 50 FT	
MAX BUILDING HEIGHT:	60 FT	3 STORIES < 45 FT	
MAX BLDG. COVERAGE	–	42,000 SF	
BLDG. COVERAGE %	60 %	37.1 %	
MAX IMPERVIOUS AREA:	–	85,000 SF	
MAX IMPERVIOUS AREA:	85 %	75.1 %	
GROSS FLOOR AREA:	–	126,000 SF	
MAX FLOOR AREA RATIO:	4:1	1.06	
LANDSCAPE AREA:	–	20,500 SF	
LANDSCAPE %	15 %	18.1 %	
FOUNDATION TYPE:	BASEMENT / SLAB ON GRADE		

PAR□IN□□□MMARY

TYPE	AREA / UNITS	RATIO	REQ'D PARKING
MINI STORAGE / WAREHOUSE	126,000 SF 800 UNITS	3+ 1/100 UNITS	11.0
			11
SPACE TYPE	DIMENSION	#	
BUILDING SPACES	9'x20'	9	
REGULAR SPACES	9'x18'	4	
HC (VAN)	9'x18'	2	
	TOTAL	15	

IMPER□I□□□□MMARY

TYPE	AREA, SF	NOTES
PAVING	34,800	ALL PAVING TYPES
SIDEWALK	1,200	##
BUILDING	42,200	FOOTPRINT
RETAINING WALL, MISC.	600	
TOTAL	78,800	



GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SURVEY FEATURES
○ IPS		IRON PIN SET
● IPF		IRON PIN FOUND
△ TP		CONTROL POINT
BM		BENCHMARK
☒ ROM		RIGHT OF WAY MARKER
		BEARING & DISTANCE
		SITE
		CURB & GUTTER
		EDGE OF PAVEMENT
		SIDEWALK
		CENTERLINE
		FIRE LANE
		TREELINE
		SIGN
22	_R @ 9.0'	PRKG. COUNT-REGULAR
	_HC @ 9.0'	PRKG. COUNT - HC
	_L @ 9.0'	PRKG. COUNT- LARGE
		TRAFFIC FLOW ARROWS
HC		H/C SYMBOL
		ADA RAMP
		ADA ROUTE
E111	E111	BICYCLE PARKING
		BOLLARDS
		WHEEL STOPS
		LIGHT POLE
		RETAINING WALL
		FENCE W/ TYPE
		STORM
SD		STORM PIPE
GI		GRATE INLET
CI		CURB INLET
SSMH		SANITARY SEWER
WW	WW	WASTEWATER & MANHOLE
CO	CO	CLEAN-OUT
FM	FM	FORCE MAIN
		WATER DISTRIBUTION
W	W	WATER MAIN
IR	IR	IRRIGATION LINE
FDC	FDC	FIRE HYDRANT
M		FIRE DEPT. CONNECTION
		METER BOX
GV		WATER FITTINGS & BENDS
		GATE VALVE & REDUCER
		POWER, GAS, TV
UE OE	UE OE	ELECTRIC
EMH EM	EMH EM	ELEC. MANHOLE & METER
UT OT	UT OT	TELEPHONE
△T	△T	TELEPHONE RISER
UC OC	UC OC	CABLE
△TV	△TV	CABLE TV RISER
FO	FO	FIBER OPTIC
PP/G		UTILITY POLE & GUY WIRE
PP/LP		LIGHT POLE
G	G	GAS LINE
		GAS VALVE & METER
		TREE
975		TREE TO BE REMOVED
975		TREE TO BE SAVED

CONTACTS

DEVELOPER:
THE JENKINS ORGANIZATION
2900 S. CONGRESS AVE, SUITE 204
AUSTIN, TEXAS 78704

KYLE JENKINS
512.448.9551

ENGINEER:
M3 ENGINEERING
2593 S. GESSNER ROAD, SUITE 13
HOUSTON, TEXAS 77063

TROY MOORE, PE
512.820.3265

ARCHITECT:
DAVID BACA STUDIO
100 N. TRAVIS ST, SUITE 500A
SHERMAN, TEXAS TBD

DAVID BACA, AIA
903.893.5800

RESPONSIBILITY NOTE

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.

BENCHMARKS

BENCHMARKS: CITY OF ROCKWALL , TEXAS - CONTROL MONUMENTATION

- MON. R005-1 N: 7023593.75795; E: 2594175.58258; ELEVATION: 578.6314, RESET CONCRETE MONUMENT W/BRASS CAP LOCATED IN MEDIAN OF SUMMIT RIDGE DRIVE INTERSECTING F.M. HWY. No. 740,
- MON. R007 N: 7013837A84; E.2595453.327; ELEVA TON: 566.223. BEING LOCATED ON THE EAST SIDE OF INTERSECTION 1-30 SOUTH SERVICE ROAD & MIMS ROAD.

30% CONSTRUCTION PLANS

DESIGN PROFESSIONAL

IMAGINE | DESIGN | BUILD

M3 ENGINEERING
2593 S. GESSNER RD, SUITE 13
HOUSTON, TEXAS 77063
PH: 512.820.3265
FIRM #18863

www.M3ENGINEERING.COM

CIVIL ENGINEERING | BUILDING DESIGN
CONSTRUCTION MANAGEMENT

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THE JENKINS ORGANIZATION

ISSUE/REVISION RECORD

PROJECT NAME
ROCKWALL STORAGE

2200 RIDGE ROAD
ROCKWALL, TEXAS 75087

MAP GRID # TBD
MAPSCO # TBD

PROJECT NUMBER
18003

DRAWING FILE
18003-SITE.DWG

SCALE □"□□□□'

30 0 15 30

PROFESSIONAL SEAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF TROY L. MOORE III #119326 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

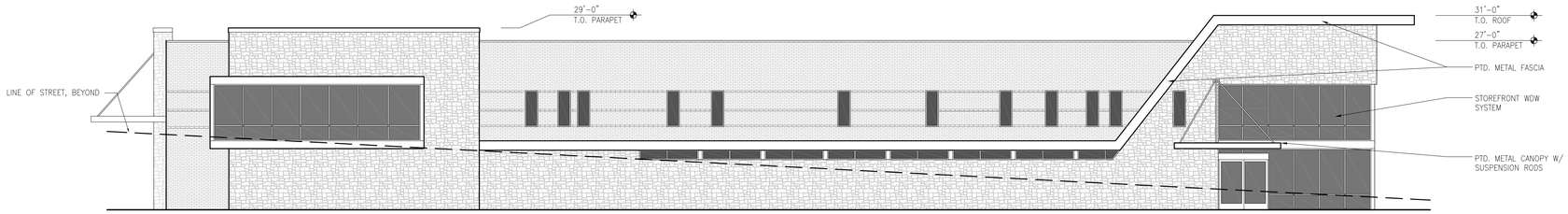
PROJECT STATUS
30% CONSTRUCTION DRAWINGS

SHEET TITLE
MASTER SITE PLAN

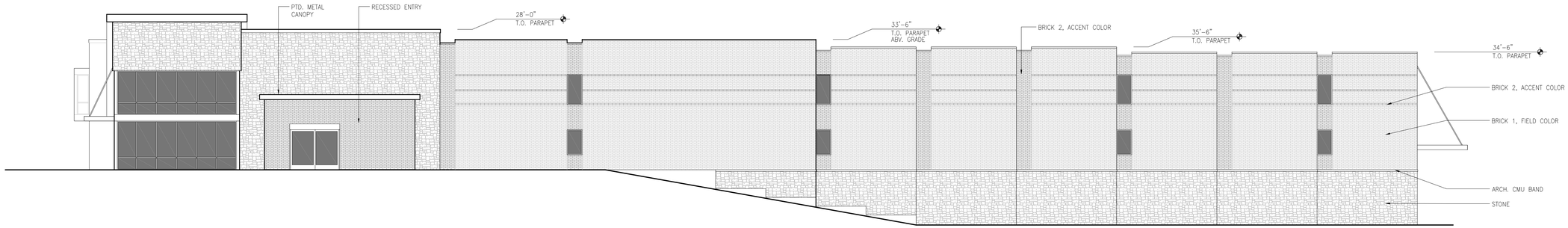
SHEET NUMBER
8 of 20

TBD

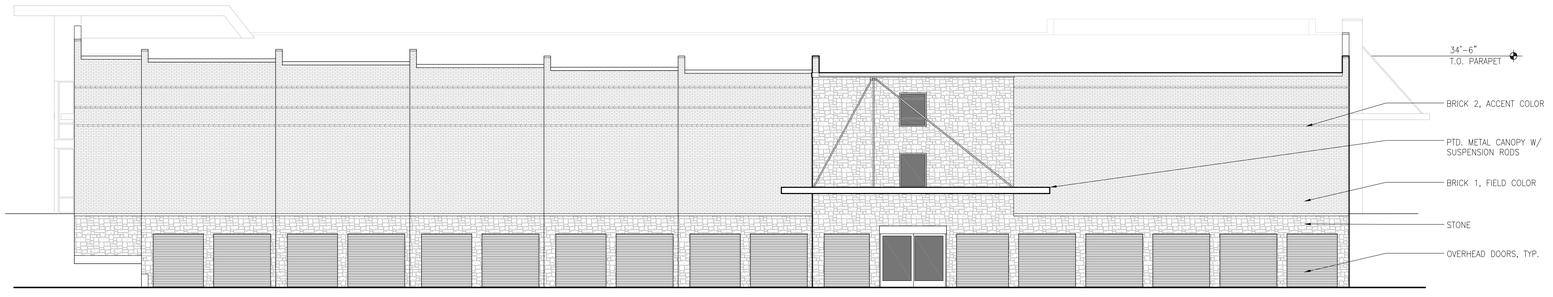
30% CONSTRUCTION PLANS



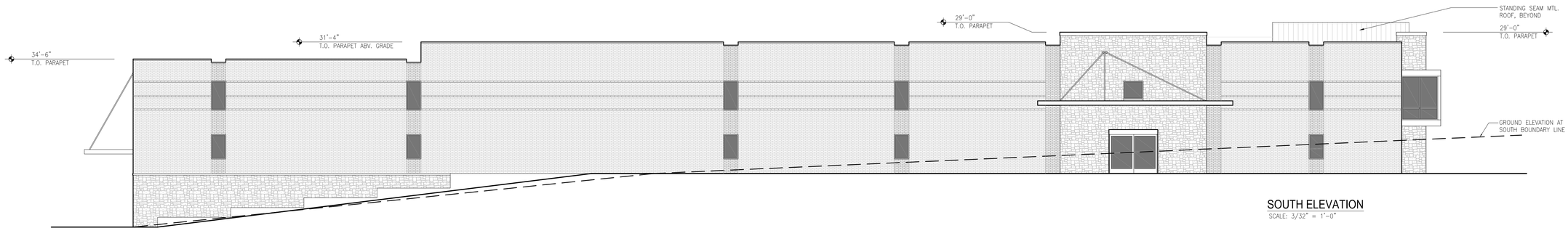
FRONT ELEVATION (RIDGE ROAD)
SCALE: 3/32" = 1'-0"



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION (REAR)
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

exterior elevations

davidbaca STUDIO

100 NORTH TRAVIS STREET
SUITE NO.500A
SHERMAN, TEXAS 75090

903 893 5800

www.davidbacastudio.com

SCHEMATIC DESIGN REVIEW

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

Lakeview Storage

A new facility for The Jenkins Organization

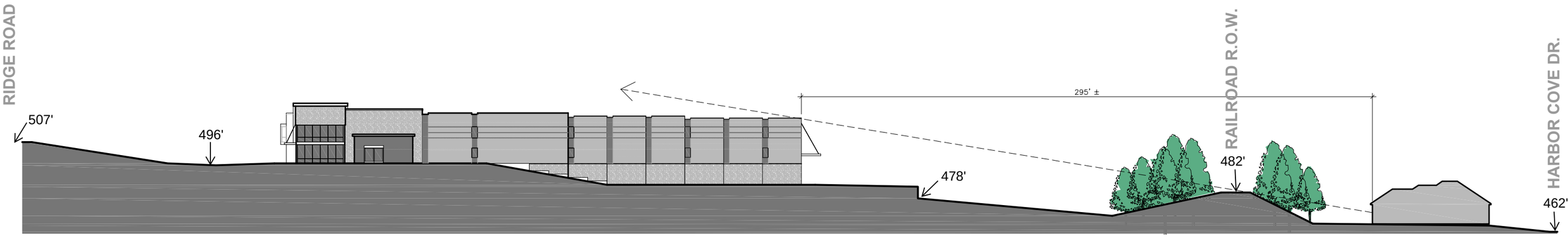
Ridge Road, Rockwall, Texas

PROJECT NUMBER
1830

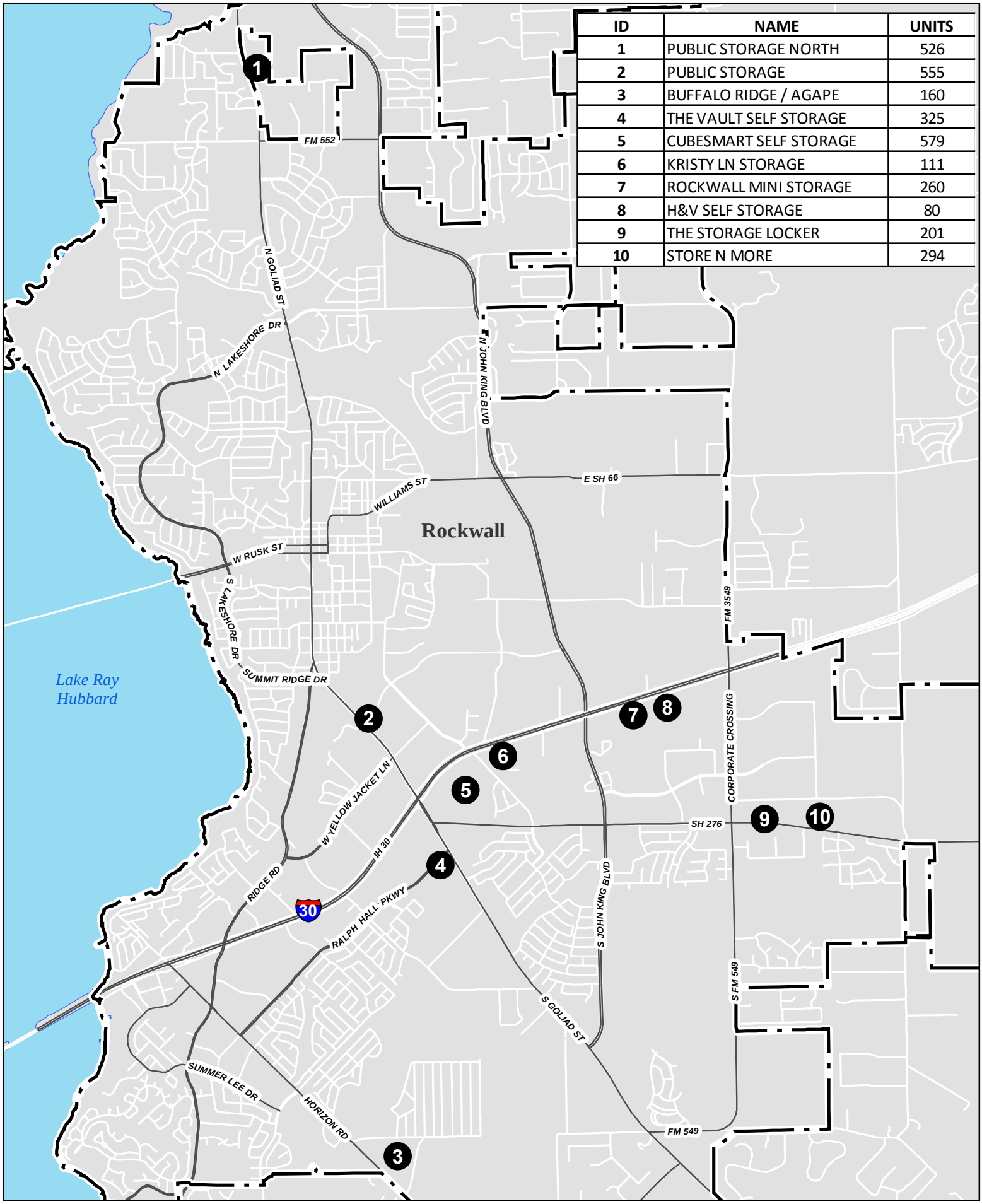
DATE
11.13.18

SHEET NUMBER
SUP-1


LAKEVIEW storage



SITE LINE STUDY



ID	NAME	UNITS
1	PUBLIC STORAGE NORTH	526
2	PUBLIC STORAGE	555
3	BUFFALO RIDGE / AGAPE	160
4	THE VAULT SELF STORAGE	325
5	CUBESMART SELF STORAGE	579
6	KRISTY LN STORAGE	111
7	ROCKWALL MINI STORAGE	260
8	H&V SELF STORAGE	80
9	THE STORAGE LOCKER	201
10	STORE N MORE	294

City of Rockwall

0 1,000 2,000 Feet

1 inch = 3,768 feet
Date: 6/21/2018

MINI-STORAGE FACILITY LOCATIONS

SHEET SIZE: 11X17

BEING a 2.595 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being a part of Lot 1, Block A, Sky Ridge Addition, an addition to the City of Rockwall, recorded in Volume J, Page 243, Map Records, Rockwall County, Texas, and this tract being more particularly described as follows:

BEGINNING at a point for corner at the south corner of said Lot 1, Block A, Sky Ridge Addition, said corner being in the northeast boundary line of Lot 1, Block A, Hudspeth Addition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right–of–way line of Farm to Market Road 740 (Ridge Road), a variable width right–of–way from which a TXDOT Monument with an Aluminum Disk found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said Lot 1, Block A, Sky Ridge Addition, a distance of 548.61 feet to a 1/2–inch iron rod found for the west corner of said Lot 1, Block A, Sky Ridge Addition and the north corner of said Lot 1, Block A, Hudspeth Addition, said corner being in the southeast right–of–way line of the Union Pacific Railroad, a 100 ft. right–of–way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said Lot 1, Block A, Sky Ridge Addition, a distance of 17.68 feet to a point for corner at the beginning of a non–tangent curve to the left having a radius of 5449.50 feet, and a chord which bears North 49 degrees 39 minutes 04 seconds East, a distance of 65.76 feet;

THENCE Northeasterly, along the common line of said Railroad and Lot 1, Block A, Sky Ridge Addition, and with said curve to the left, through a central angle of 00 degrees 41 minutes 29 seconds, an arc distance of 65.76 feet to a point for corner from which a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for reference, bears South 86 degrees 26 minutes 38 seconds East, a distance of 20.00 feet;

THENCE Southeasterly, traversing across said Lot 1, Block A, Sky Ridge Addition, the following courses:

South 86 degrees 26 minutes 38 seconds East, a distance of 86.16 feet to a 5/8–inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

South 81 degrees 33 minutes 11 seconds East, a distance of 129.76 feet to a 5/8–inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

North 85 degrees 43 minutes 25 seconds East, a distance of 61.14 feet a 5/8–inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;

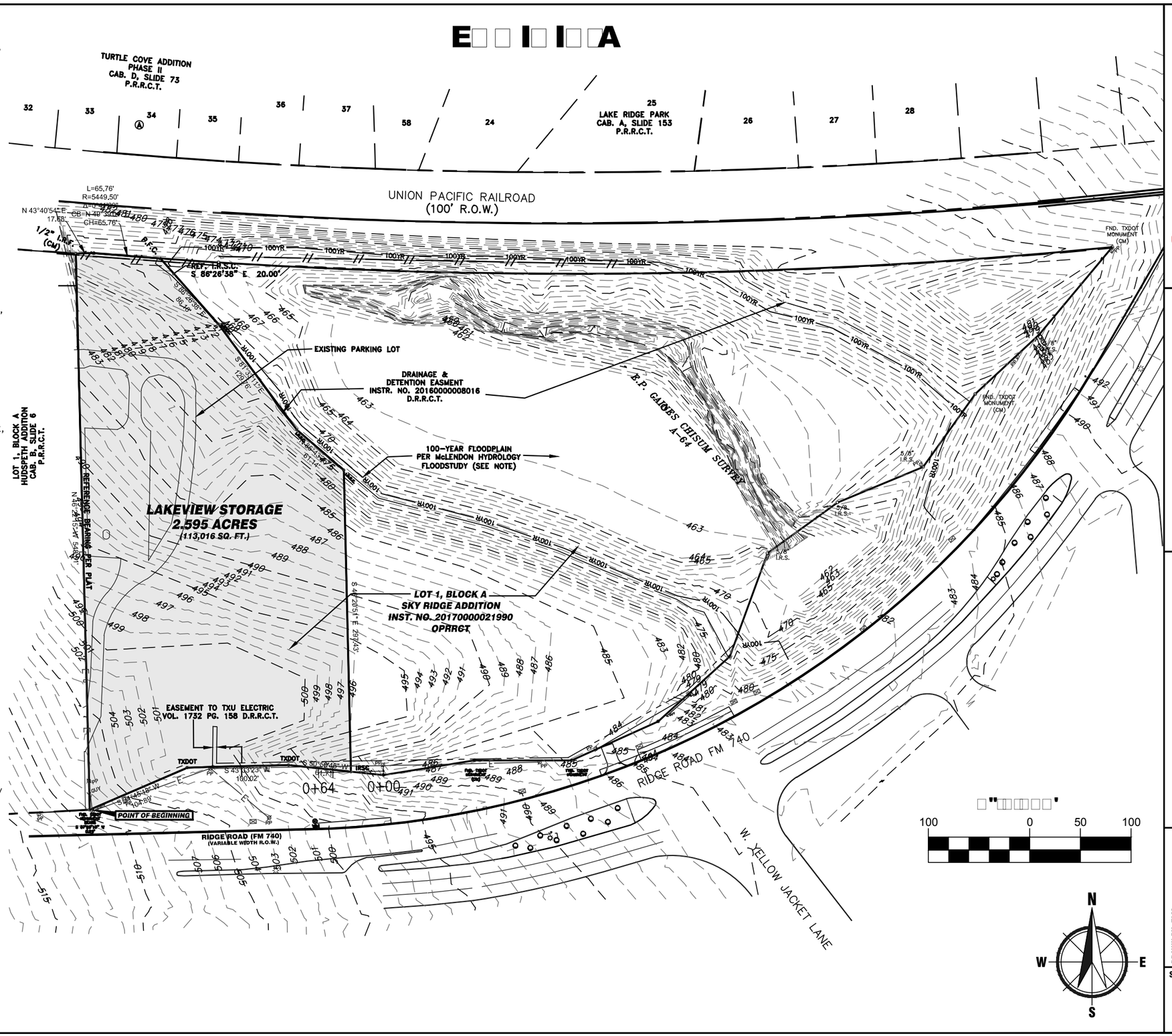
South 46 degrees 20 minutes 51 seconds East, a distance of 297.43 feet a 5/8–inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner in the northwest line of said FM 740 and the southeast line of said Lot 1, Block A, Sky Ridge Addition;

THENCE Southwesterly, along the common line of said FM 740 and said Lot 1, Block A, Sky Ridge addition, the following courses:

South 50 degrees 59 minutes 46 seconds West, a distance of 61.71 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 113,016 square feet or 2.595 acres of land.



M3 ENGINEERING
2593 S. GESSNER RD. SUITE 13
HOUSTON, TEXAS 77063
PH: 512.820.3265
FIRM #18862
WWW.M3ENGINEERING.COM

DATE: 20/11/2018

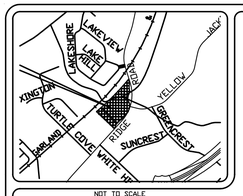
EXHIBIT A SUP
BOUNDARY EXHIBIT

LAKEVIEW STORAGE

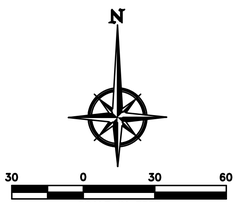
THE JENKINS ORGANIZATION

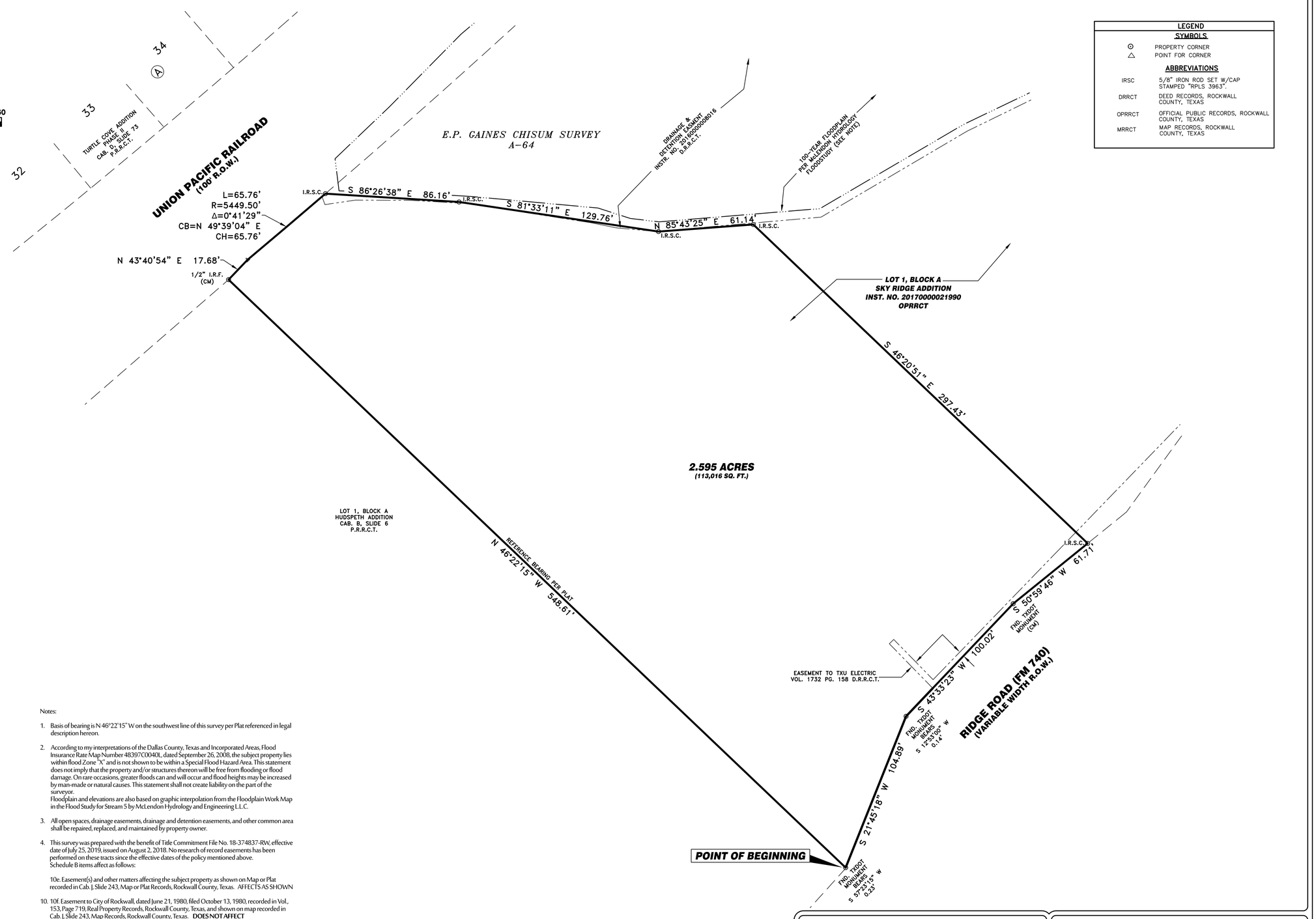
DRAWN BY: TLM
FILE: 18003-SITE SUP.DWG
SCALE: 1"=100'
PROJECT No. 18003

SHEET
A



NOT TO SCALE
COLLIN CO. MAPSCO 120Z





LEGEND

SYMBOLS

⊙	PROPERTY CORNER
△	POINT FOR CORNER

ABBREVIATIONS

IRSC	5/8" IRON ROD SET W/CAP STAMPED "RPLS 3963".
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
OPRRCT	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
MRRCT	MAP RECORDS, ROCKWALL COUNTY, TEXAS

BEING a 2.595 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being a part of Lot 1, Block A, Sky Ridge Addition, an addition to the City of Rockwall, recorded in Volume J, Page 243, Map Records, Rockwall County, Texas, and this tract being more particularly described as follows:

BEGINNING at a point for corner at the south corner of said Lot 1, Block A, Sky Ridge Addition, said corner being in the northeast boundary line of Lot 1, Block A, Hudspeth Addition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right-of-way line of Farm to Market Road 740 (Ridge Road), a variable width right-of-way from which a TXDOT Monument with an Aluminum Disk found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said Lot 1, Block A, Sky Ridge Addition, a distance of 548.61 feet to a 1/2-inch iron rod found for the west corner of said Lot 1, Block A, Sky Ridge Addition and the north corner of said Lot 1, Block A, Hudspeth Addition, said corner being in the southeast right-of-way line of the Union Pacific Railroad, a 100 ft. right-of-way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said Lot 1, Block A, Sky Ridge Addition, a distance of 17.68 feet to a point for corner at the beginning of a non-tangent curve to the left having a radius of 5449.50 feet, and a chord which bears North 49 degrees 39 minutes 04 seconds East, a distance of 65.76 feet;

THENCE Northeasterly, along the common line of said Railroad and Lot 1, Block A, Sky Ridge Addition, and with said curve to the left, through a central angle of 00 degrees 41 minutes 29 seconds, an arc distance of 65.76 feet to a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for corner;

THENCE Southeasterly, traversing across said Lot 1, Block A, Sky Ridge Addition, the following courses:

South 86 degrees 26 minutes 38 seconds East, a distance of 86.16 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

South 81 degrees 33 minutes 11 seconds East, a distance of 129.76 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

North 85 degrees 43 minutes 25 seconds East, a distance of 61.14 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;

South 46 degrees 20 minutes 51 seconds East, a distance of 297.43 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner in the northwest line of said FM 740 and the southeast line of said Lot 1, Block A, Sky Ridge Addition;

THENCE Southwesterly, along the common line of said FM 740 and said Lot 1, Block A, Sky Ridge addition, the following courses:

South 50 degrees 59 minutes 46 seconds West, a distance of 61.71 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 113,016 square feet or 2.595 acres of land.

Notes:

1. Basis of bearing is N 46°22'15" W on the southwest line of this survey per Plat referenced in legal description hereon.
2. According to my interpretations of the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0040L, dated September 26, 2008, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
   Floodplain and elevations are also based on graphic interpolation from the Floodplain Work Map in the Flood Study for Stream 5 by McLendon Hydrology and Engineering L.L.C.
3. All open spaces, drainage easements, drainage and detention easements, and other common area shall be repaired, replaced, and maintained by property owner.
4. This survey was prepared with the benefit of Title Commitment File No. 18-374837-RW, effective date of July 25, 2019, issued on August 2, 2018. No research of record easements has been performed on these tracts since the effective dates of the policy mentioned above.
   Schedule B items affect as follows:

   10e. Easement(s) and other matters affecting the subject property as shown on Map or Plat recorded in Cab. J, Slide 243, Map or Plat Records, Rockwall County, Texas. AFFECTS AS SHOWN

10. 10f. Easement to City of Rockwall, dated June 21, 1980, filed October 13, 1980, recorded in Vol., 153, Page 719, Real Property Records, Rockwall County, Texas, and shown on map recorded in Cab. J, Slide 243, Map Records, Rockwall County, Texas. **DOES NOT AFFECT**

    10g. Easement to Texas Utilities Electric Company, dated September 9, 1999, filed October 12, 1999, recorded in Vol., 1732, Paged 158, Real Property Records, Rockwall County, Texas. **AFFECTS AS SHOWN**

10. 10h. Easement to City of Rockwall, dated May 17, 2016, filed May 17, 2016, recorded as Clerk's No. 20160000008016, Real Property Records, Rockwall County, Texas, and shown on map recorded in Cab. J, Slide 243, Map Records, Rockwall County, Texas. **AFFECTS AS SHOWN**

I, Robert C. Myers, Registered Professional Land Surveyor, do hereby certify that this plat represents the results of a survey made on the ground under my supervision during the month of September, 2018, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.
FIELD WORK WAS COMPLETED ON 09-11-18.

PRELIMINARY- FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSE
RELEASED 9-12-18

ROBERT C. MYERS R.P.L.S. NO. 3963

STATE OF TEXAS · REGISTERED · ROBERT C. MYERS · 3963 · PROFESSIONAL LAND SURVEYOR

R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"
488 ARROYO COURT (214) 532-0636 Voice
SUNNYVALE, TEXAS 75182 Firm No. 10192300
Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com
TEXAS REGISTERED SURVEYORS

Client: The Jenkins Organization, Inc.

Job No.: 377B	Drawn by: MZG	Date: 09-12-18	Revised:

LAND TITLE SURVEY
OF
2.595 ACRES
OUT OF
LOT 1, BLOCK A,
SKY RIDGE ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

2.595 ACRES (DWG)

BEING a 2.595 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being a part of Lot 1, Block A, Sky Ridge Addition, an addition to the City of Rockwall, recorded in Volume J, Page 243, Map Records, Rockwall County, Texas, and this tract being more particularly described as follows:

BEGINNING at a point for corner at the south corner of said Lot 1, Block A, Sky Ridge Addition, said corner being in the northeast boundary line of Lot 1, Block A, Hudspeth Addition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right-of-way line of Farm to Market Road 740 (Ridge Road), a variable width right-of-way from which a TXDOT Monument with an Aluminum Disk found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said Lot 1, Block A, Sky Ridge Addition, a distance of 548.61 feet to a 1/2-inch iron rod found for the west corner of said Lot 1, Block A, Sky Ridge Addition and the north corner of said Lot 1, Block A, Hudspeth Addition, said corner being in the southeast right-of-way line of the Union Pacific Railroad, a 100 ft. right-of-way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said Lot 1, Block A, Sky Ridge Addition, a distance of 17.68 feet to a point for corner at the beginning of a non-tangent curve to the left having a radius of 5449.50 feet, and a chord which bears North 49 degrees 39 minutes 04 seconds East, a distance of 65.76 feet;

THENCE Northeasterly, along the common line of said Railroad and Lot 1, Block A, Sky Ridge Addition, and with said curve to the left, through a central angle of 00 degrees 41 minutes 29 seconds, an arc distance of 65.76 feet to a point for corner from which a 5/8-inch iron rod with a yellow plastic cap, stamped “RPLS 3963”, set for reference, bears South 86 degrees 26 minutes 38 seconds East, a distance of 20.00 feet;

THENCE Southeasterly, traversing across said Lot 1, Block A, Sky Ridge Addition, the following courses:

South 86 degrees 26 minutes 38 seconds East, a distance of 86.16 feet to a 5/8-inch iron rod with a yellow plastic cap stamped “RPLS 3963”, set for corner;

South 81 degrees 33 minutes 11 seconds East, a distance of 129.76 feet to a 5/8-inch iron rod with a yellow plastic cap stamped “RPLS 3963”, set for corner;

North 85 degrees 43 minutes 25 seconds East, a distance of 61.14 feet a 5/8-inch iron rod with yellow plastic cap stamped “RPLS 3963”, set for corner;

South 46 degrees 20 minutes 51 seconds East, a distance of 297.43 feet a 5/8-inch iron rod with yellow plastic cap stamped “RPLS 3963”, set for corner in the northwest line of said FM 740 and the southeast line of said Lot 1, Block A, Sky Ridge Addition;

THENCE Southwesterly, along the common line of said FM 740 and said Lot 1, Block A, Sky Ridge addition, the following courses:

South 50 degrees 59 minutes 46 seconds West, a distance of 61.71 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 113,016 square feet or 2.595 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

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 MINI-WAREHOUSE FACILITY IN A COMMERCIAL (C) DISTRICT, SITUATED ON A 2.595-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF LOT 1, BLOCK A, SKY RIDGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND DESCRIBED IN *EXHIBIT 'B'* OF THIS ORDINANCE; 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 Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky for the approval of a Specific Use Permit (SUP) to allow a *mini-warehouse facility* in a Commercial (C) District on a 2.595-acre tract of land being described as a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and being more specifically depicted in *Exhibit 'A'* and described in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated 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 [*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 *mini-warehouse facility* within a Commercial (C) District as stipulated by 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 conditions set forth in Subsection 2.1.10*, Wholesale, Distribution, and Storage,* of Section 2, *Use Standards*, of Article IV, *Permissible Uses, and* Subsection 4.5*, Commercial (C) District,* of Section 4, *Commercial District and* Subsection 6.8, *Scenic Overlay (SOV) District*, of Section 6, *Overlay Districts* of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*], as

DRAFT ORDINANCE 01.15.2019

heretofore amended and as may be amended in the future, and shall be subject to the following operational conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions shall pertain to the operation of a *mini-warehouse facility* on the subject property, and conformance to these operations is required for continued operation:

1) The development shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

2) The building elevations shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) The maximum number of storage units provided shall not exceed 400 units for the facility.

4) The maximum number of floors is limited to three (3) stories.

5) The mini-warehouse facility shall not be greater than 36-feet in height.

6) No outside storage of any kind shall be allowed (*including the outside storage of boats, recreational vehicles, trailers, and motor or self-propelled vehicles*).

7) Businesses shall not be allowed to operate within individual storage units.

8) The commercial operation of rental trucks and trailers shall be prohibited.

9) The developer shall maintain the treeline adjacent to the northwest property line.

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.

DRAFT ORDINANCE 01.15.2019

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 4TH DAY OF FEBRUARY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *January 22, 2019*

2nd Reading: *February 4, 2019*

DRAFT ORDINANCE 01.15.2019

Exhibit 'A':
Survey

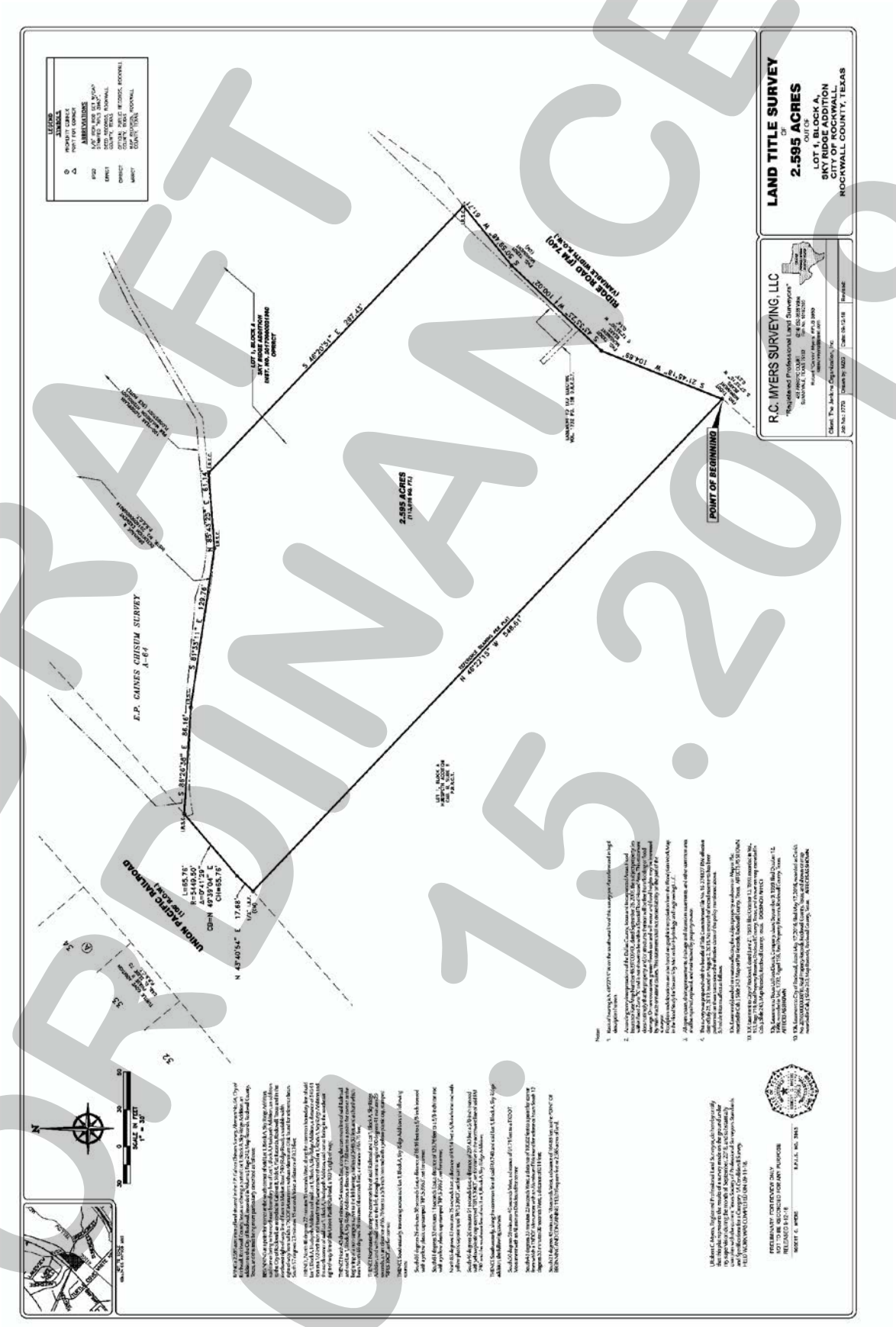
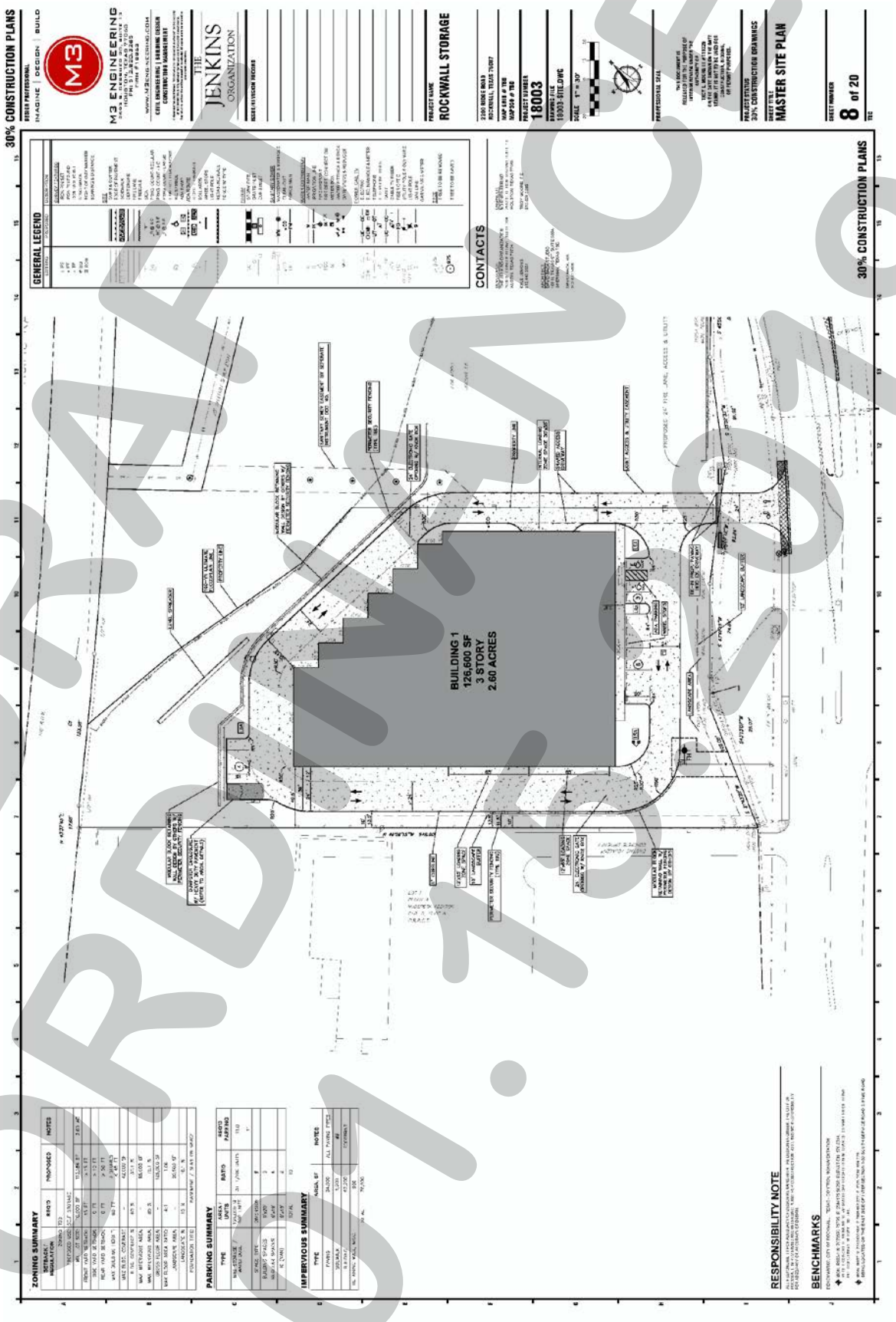

LAND TITLE SURVEY
2.595 ACRES
LOT 1, BLOCK A,
SKY RIDGE ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
R.C. MYERS SURVEYING, LLC
POINT OF BEGINNING
RIDGE ROAD (FM 740)
(VARIABLE WIDTH R.O.W.)
UNION PACIFIC RAILROAD
E.P. GAINES GHISEM SURVEY
A-64
2.595 ACRES
113,040 SQ. FT.
LOT 1, BLOCK A
SKY RIDGE ADDITION
INST. NO. 20170000031040
OWNER
LOT 2, BLOCK A
SKY RIDGE ADDITION
INST. NO. 20170000031040
OWNER
S 45°20'51" E 287.45'
N 45°40'54" E 17.68'
S 85°26'26" E 86.16'
S 61°33'11" E 129.78'
N 45°40'54" E 613.19'
S 21°45'18" W 104.65'
N 48°23'13" W 546.61'
S 45°40'54" W 613.19'
N 45°40'54" E 613.19'
S 45°40'54" W 613.19'
S 45°40'54" W 613.19'
S 45°40'54" W

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
01.15.2019

Exhibit 'C':
Concept Building Elevations



DRAFT ORDINANCE 01.15.2019

Exhibit 'C':
Concept Building Elevations



DRAFT
ORDINANCE
01.07.19

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/15/2019

APPLICANT: Tom Jones

AGENDA ITEM: **Z2018-056;** *Zoning Change (AG to C)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Tom Jones on behalf of Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

BACKGROUND INFORMATION AND PURPOSE:

The applicant is requesting a change in zoning from an Agricultural (AG) District to a Commercial (C) District for the purpose of constructing a *house of worship* on the subject property. The subject property is situated on a 6.03-acre tract of land, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, and is located east of the intersection of Justin Road and John King Boulevard.

The subject property was annexed in 1985 [*Ordinance No. 85-69*] and zoned Agricultural (AG) District. The Agricultural (AG) District is a holding district with the intent that a property will be rezoned in conformance with the Land Use Plan in the future. The applicant is requesting to rezone the subject property to Commercial (C) District for the purpose of constructing a house of worship (*i.e. Friendship Baptist Church*). According to Section 1.0, *Use of Land and Buildings*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a house of worship is permitted in an Agricultural (AG) District by Specific Use Permit (SUP) or permitted by-right in a Commercial (C) District. Rezoning the property is in conformance with the City's Future Land Use Plan.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north of the subject property is a railroad (*i.e. Union Pacific/Dallas Garland N. E.*) followed by several vacant tracts of land. Beyond this is Airport Road which is identified as a M4U (*Major Collector, four [4] lane, undivided roadway)* on the City's Master Thoroughfare Plan. Beyond this is the Rockwall Municipal Airport. These areas are zoned Agriculture (AG) District.

South*:* Directly south of the subject property is Justin Road, which is identified M4D (*Major Collector, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan. Beyond this are several vacant tracts of land zoned Light Industrial (LI) District and Commercial (C) District followed by IH-30*,* which is identified as a TxDOT roadway on the City's Master Thoroughfare Plan.

East: Directly east of the subject property are several vacant tracts of land zoned Agricultural (AG) District and Light Industrial (LI) District. Beyond this is FM-3549, which is identified as a TxDOT Roadway, which delineates the city limits of Rockwall.

West: Directly west of the subject property is a small vacant tract of land followed by S. John King Boulevard, which is identified as a P6D (*Principal Arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are two (2) manufacturing companies (*i.e. Channell Commercial Corporation and Graham Packaging Technologies*). These areas are zoned Light Industrial (LI) District.

UNIFIED DEVELOPMENT CODE:

According to the purpose statements stipulated in Subsection 4.05, *Commercial (C) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Commercial (C) District is the "…proper zoning classification for most types of commercial development (*e.g. larger shopping centers, office, retail, etc.*)…" The Unified Development Code (UDC) goes on to state "…an area should not be zoned Commercial (C) District unless it is located close to an arterial or major collector that is capable of carrying additional traffic generated by land uses in the district…" In this case, the subject property is located at the intersection of an arterial and a major collector (*i.e. S. John King Blvd and Airport Road*) and conforms to these requirements. The following is a summary of the minimum development standards for a property within a Commercial (C) District:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*10,000 SF*
Minimum Lot Width	*60-Feet*
Minimum Lot Depth	*100-Feet*
Minimum Front Yard Setback	*15-Feet*
Minimum Rear Yard Setback	*10-Feet*
Minimum Side Yard Setback	*25-Feet*
Maximum Height	*60-Feet*
Minimum Masonry Requirement	*90%*
Minimum Dwelling SF	*2,500*
Maximum Building Coverage	*60%*
Floor Area Ratio	*4:1*

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan, designates the subject property for *Special Commercial Corridor* land uses, which is intended to provide regional commercial/retail uses (*e.g. regional shopping centers, entertainment, restaurant corporate uses, etc.*). In this case this applicant's proposed use (*i.e. a house of worship*) does not appear to meet the intent of the *Special Commercial Corridor*; however, the change in zoning (*i.e. from AG to C*) conforms to the Future Land Use Plan and will not require any changes to the Future Land Use Plan.

STAFF ANALYSIS:

When analyzing the applicant's request (*i.e. to rezone the subject property for the purpose of constructing a house of worship*) the Commercial (C) District appears to be an appropriate zoning district. With that being said, a house of worship is designated as a *Quasi-Public* land use (*e.g. universities, community centers, private schools, etc*.) in the Comprehensive Plan and approval of a zoning change is discretionary to the City Council, pending a recommendation from the Planning and Zoning Commission.

NOTIFICATION:

On December 28, 2018, staff mailed 10 notices to property owners and residents within 500-feet of the subject property. There are no HOA's/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff also advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had not received any notices concerning this case.

RECOMMENDATIONS:

Should the Planning and Zoning Commission recommend approval of the change in zoning, staff would recommend the following conditions of approval:

1) Any construction or building necessary to complete this change in zoning request must conform to the requirements set forth by the UDC, the 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.

City of Rockwall

Project Plan Review History

Project Number	Z2018-056	**Owner**	ATHEY, BOBBY FRANK	**Applied**	12/14/2018 LM
Project Name	Zoning Change (AG to C)	**Applicant**	ROCKWALL FRIENDSHIP BAPTIST CHURCH	**Approved**	
Type	ZONING			**Closed**	
Subtype	REZONE			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
AIRPORT RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	2-4	NULL	2-4	0102-0000-0002-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/18/2018	12/25/2018	12/18/2018		APPROVED	
ENGINEERING	Sarah Hager	12/14/2018	12/21/2018	12/27/2018	13	APPROVED	

(12/27/2018 10:56 AM SH)
- 4% Engineering Inspection Fees.
- Impact Fees.
- Justin Road paving improvements and right-of-way dedication. 85' ROW for M4D pavement section.
- Off site right-of-way dedication required.
- Driveway spacing on Justin Rd is 200' from John King and 100' to the east.
- Median in Justin Rd. to be stamped and stained in truck full depth.
- Detention is required. "C" value for drainage is by land use.
- Minimum utility easement width is 20'.
- Install 12" water line adjacent to Justin, along John King, and connect to existing 12" line at Airport Road.
- Sewer is available along the proposed Justin road.
- No dead-end parking. Must include a loop or turnaround.
- Parking to be 20'x9'
- Drive isles to be 24' wide with 20' min radius.
- 10 ft trail along John King
- Impoundments/Retention of Water requires State Approval
- Dumpster to drain to oil/water separator or grease trap.
- Must install left turn lane on John King.
- Must construct a 10' wide trail along John King.
- TxDOT permit required.
- Must meet City Standards.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
FIRE	Ariana Hargrove	12/14/2018	12/21/2018	12/19/2018	5	APPROVED	
PLANNING	Korey Brooks	12/14/2018	12/21/2018	12/27/2018	13	COMMENTS	Comments

Z2018-056 ZONING CHANGE (AG TO C)

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This a request by Tom Jones on behalf of Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2018-056) in the lower right hand corner of all pages on future submittals.

M.4 Please review the attached draft ordinance prior to the January 15, 2019 Planning & Zoning Commission meeting.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by January 3, 2019. The Planning and Zoning Worksession for this case is January 2, 20019. The Planning and Zoning Meeting for this case is January 15, 2019 2018.

I.6 The projected City Council meeting date and subsequent approval for this request is January 21, 2019 and February 4, 2019.

PRE-APPLICATION MEETING REQUEST

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

STAFF USE ONLY
MEETING DATE: 12-6-2018
MEETING TIME: 11:00

PRE-APPLICATION MEETING INFORMATION

A Pre-Application Meeting is strongly recommended prior to submittal of a development application. These meetings are held on Thursday morning's beginning at 9:00 AM, by appointment. Representatives from Engineering, Planning, Fire, Parks (if necessary) and Building attend the meeting in an effort to assist you with your project by answering any questions you may have and explaining the development process and timelines.

Due to the number of requests for Pre-Application meetings that are received, staff cannot guarantee an appointment at the next scheduled meeting. We recommend requesting an appointment a minimum of one (1) week in advance. To best facilitate discussion during the meeting, include all conceptual drawings, site plans or other schematics with your completed request. For assistance with this form or other questions, please contact the Planning Department at (972) 771-7745 or at planning@rockwall.com.

TJ *Initial Above*

I acknowledge that a conceptual drawing or site plan must be submitted as part of this request. Appointments may not be scheduled for requests without conceptual plans.

TJ *Initial Above*

I acknowledge that neither submission of this request, nor the Pre-Application meeting, constitutes a permit or confers any permit rights under Chapter 245 of the Texas Local Government Code.

PROPERTY AND PROJECT INFORMATION [PLEASE PRINT]

Address	—		
General Location	NEC JOHN KING BLVD & JUSTIN ROAD		
Proposed Use	CHURCH	Proposed Square Footage	25,700

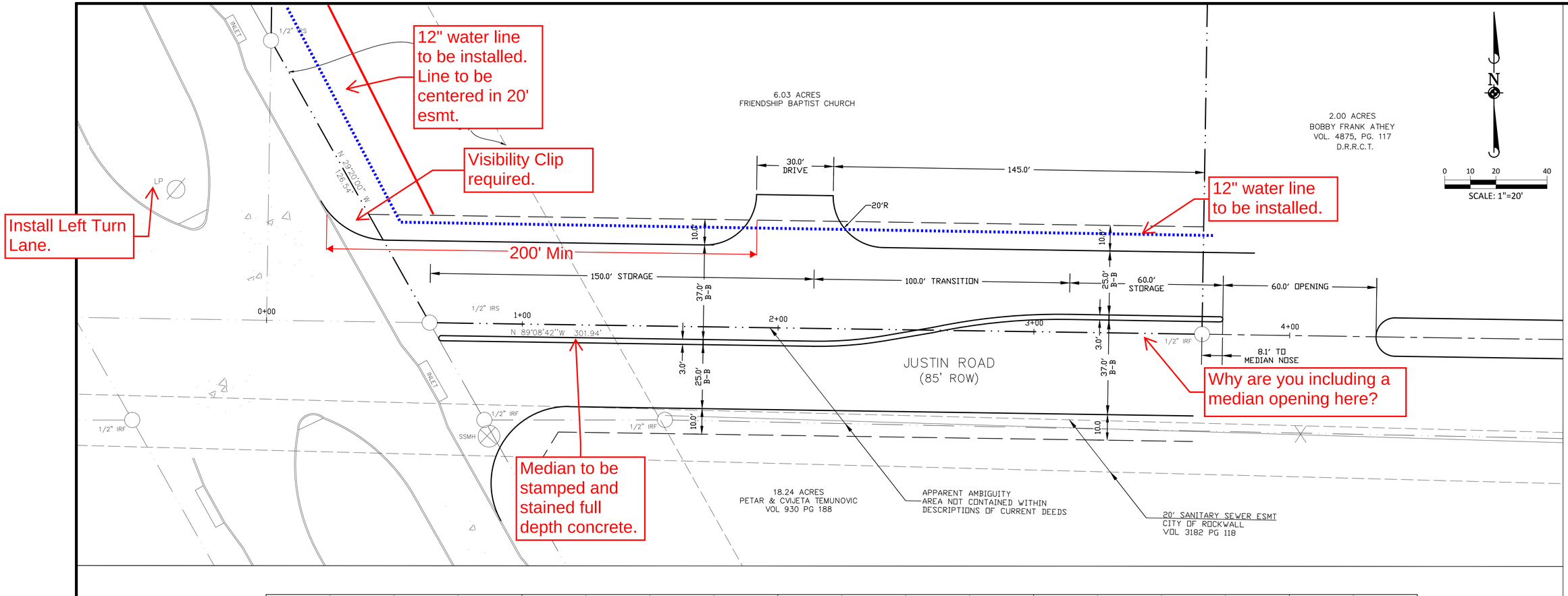
Are you proposing any alcohol sales?	[ ] Yes	[X] No
Do you intend to subdivide or combine the property with other parcels?	[ ] Yes	[X] No
Is the project expected to exceed $50,000 in cost?	[X] Yes	[ ] No

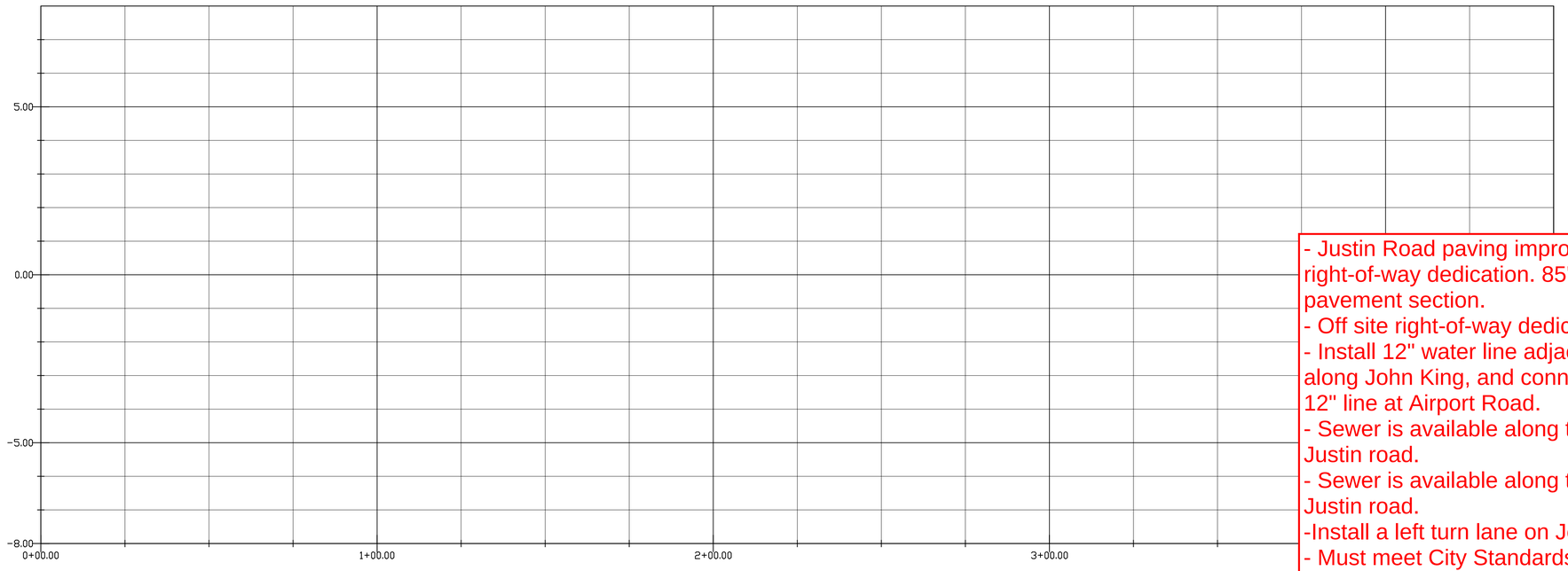
APPLICANT INFORMATION [PLEASE PRINT]

Applicant	THOMAS JONES				
Address	5815 MEADOWCREST				
City	DALLAS	State	TX	Zip	75230
Phone	214.679.1679	Email	TJONES@TOMDEN.COM		

RESOURCES FOR YOU

- ✓ For applications, checklists, departmental contacts, demographics and more, visit our website: http://www.rockwall.com/planning
- ✓ For GIS information for due diligence research, including downloadable and interactive maps (for zoning, parcel information, etc.), visit our GIS website: http://www.rockwall.com/gis





- Justin Road paving improvements and right-of-way dedication. 85' ROW for M4D pavement section.
- Off site right-of-way dedication required.
- Install 12" water line adjacent to Justin, along John King, and connect to existing 12" line at Airport Road.
- Sewer is available along the proposed Justin road.
- Sewer is available along the proposed Justin road.
-Install a left turn lane on John King Rd.
- Must meet City Standards.
- 10 ft trail along John King
- Must have TxDOT permit.

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
tjones@tomden.com
FIRM No. 19244

DRAWN BY | REVISIONS | DATE

JUSTIN ROAD EXTENSION
FRIENDSHIP BAPTIST CHURCH
PRELIMINARY ROADWAY LAYOUT

THOMAS P. JONES, P.E.
TEXAS P.E. No. 58887
ISSUED THIS DATE:
NOVEMBER 02, 2018

PROJ. MGR.: TJ
PROJ. ASSOC.: AC
DRAWN BY: AC
DATE: 11/02/2018
SCALE:

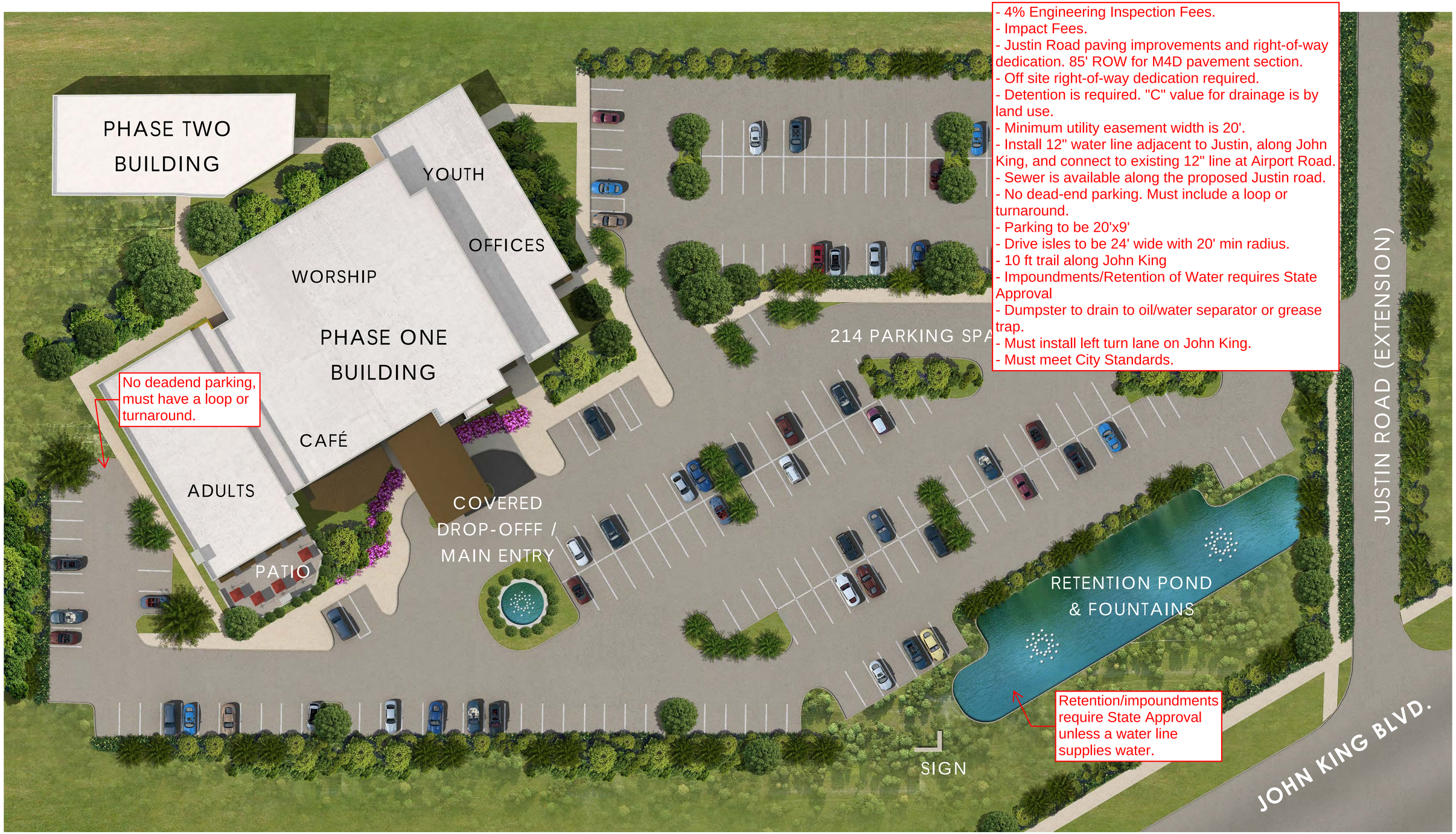
SHEET 1 OF 1



FR ROCKWALL FRIENDSHIP BAPTIST CHURCH

NEW WORSHIP CENTER

CROSSPOINTE CHURCH ARCHITECTS
designing buildings that grow churches



ROCKWALL FRIENDSHIP BAPTIST CHURCH

MASTER SITE PLAN

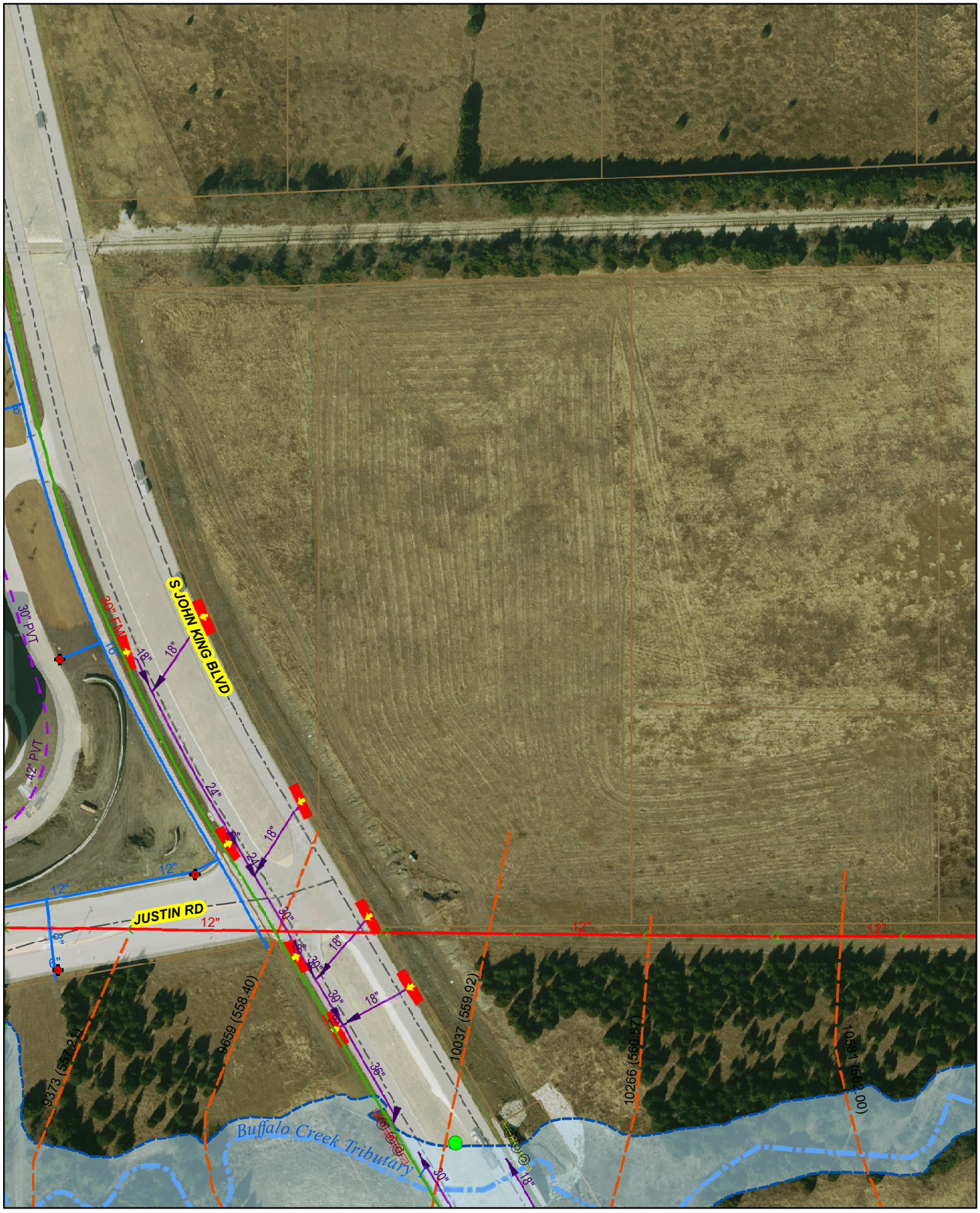
CROSSPOINTE CHURCH ARCHITECTS
designing buildings that grow churches



ROCKWALL FRIENDSHIP BAPTIST CHURCH

FLOOR PLAN

CROSSPOINTE CHURCH ARCHITECTS
designing buildings that grow churches



City of Rockwall

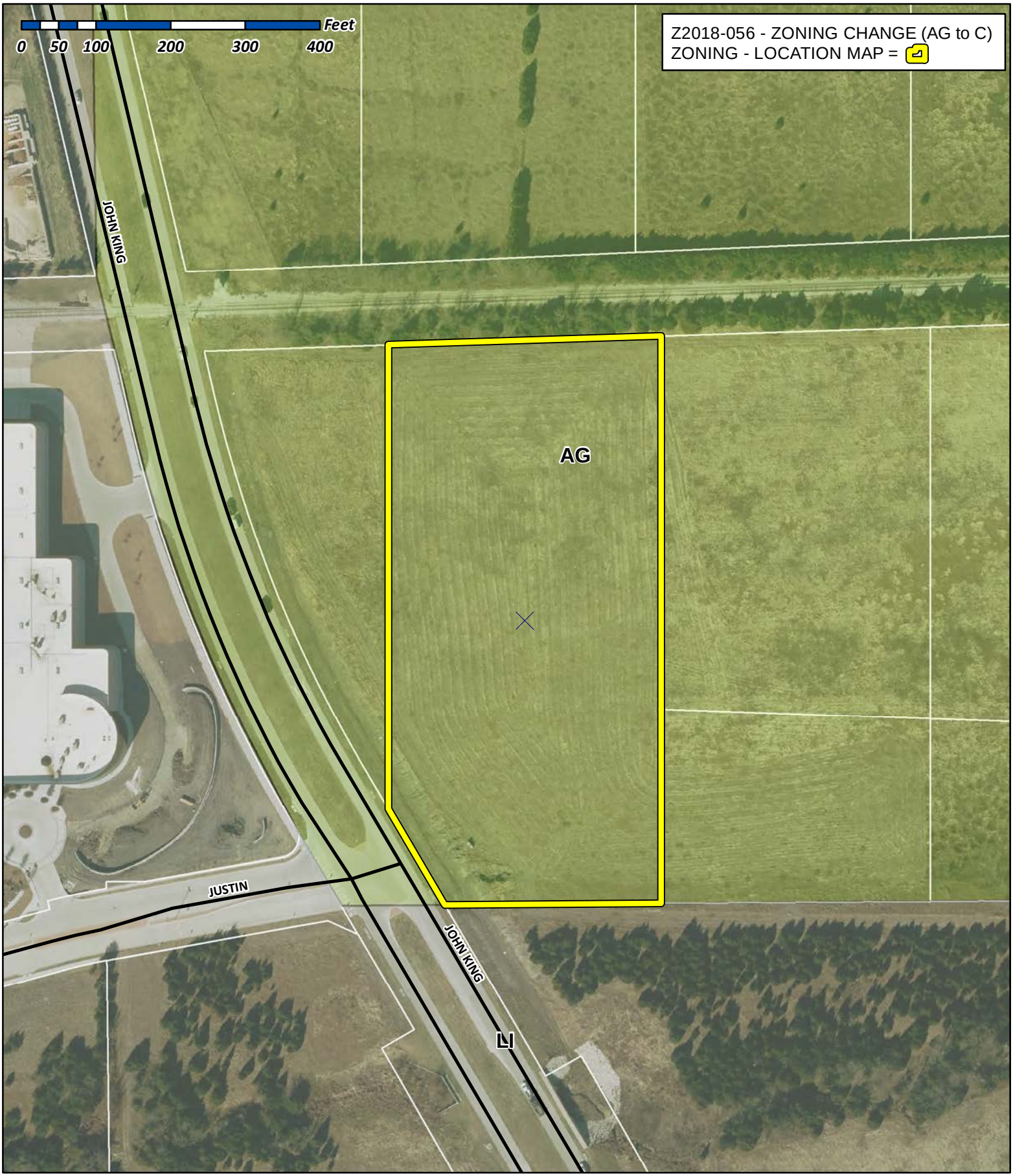
N
W E
S

0 50 100 Feet

CITY OF ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS
1 inch = 142 feet
Date: 12/3/2018

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

Approximate Utility Locations



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.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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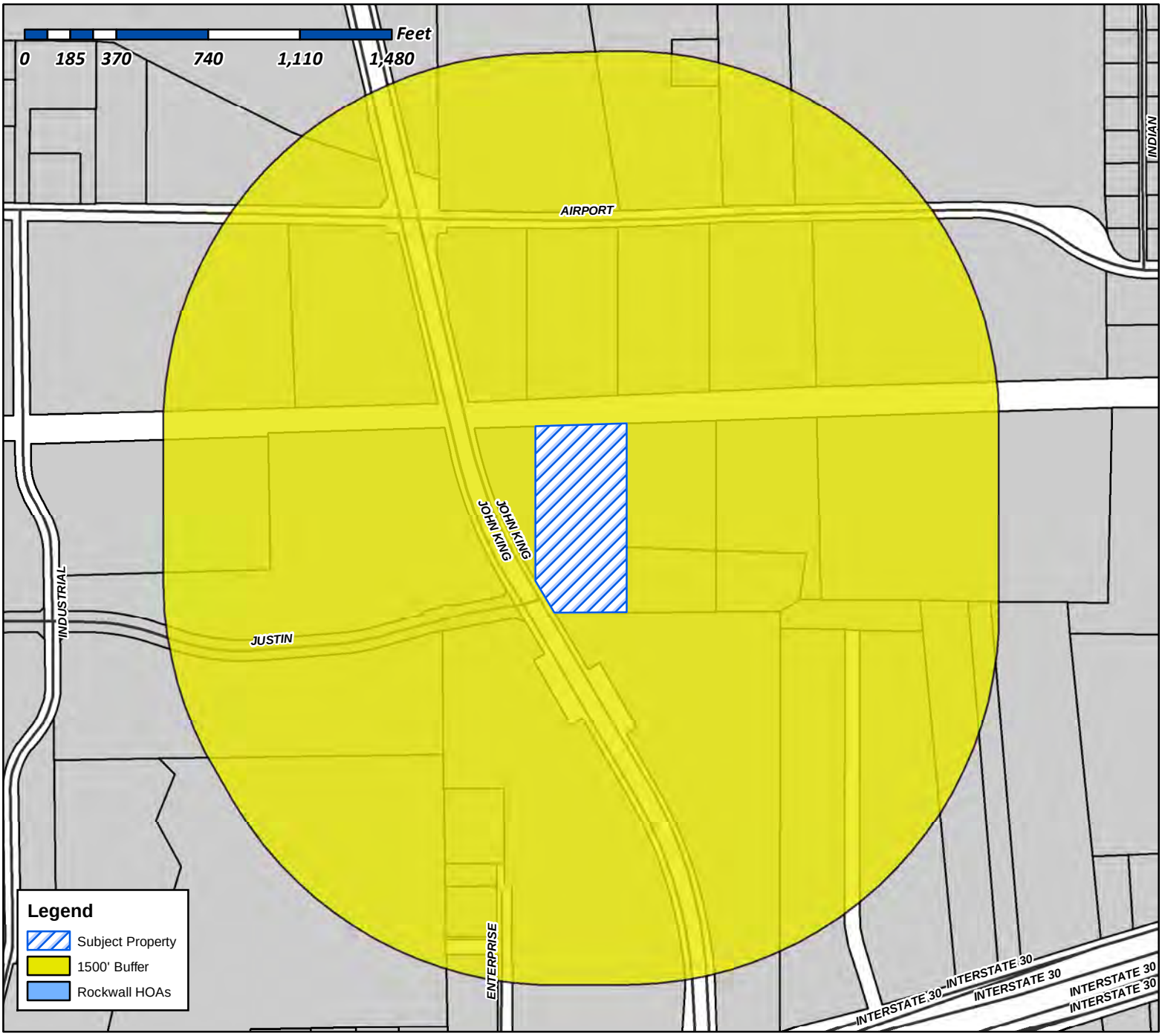
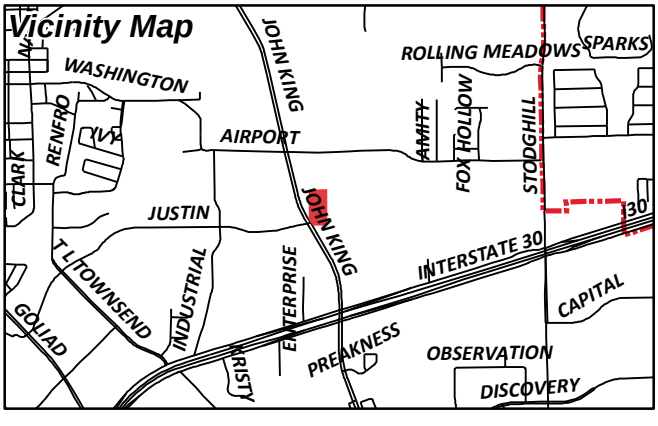


Case Number: Z2018-056
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: East of the Intersection of Justin Road and John King Blvd.

Date Created: *12/14/2018*
For Questions on this Case Call (972) 771-7745



City of Rockwall

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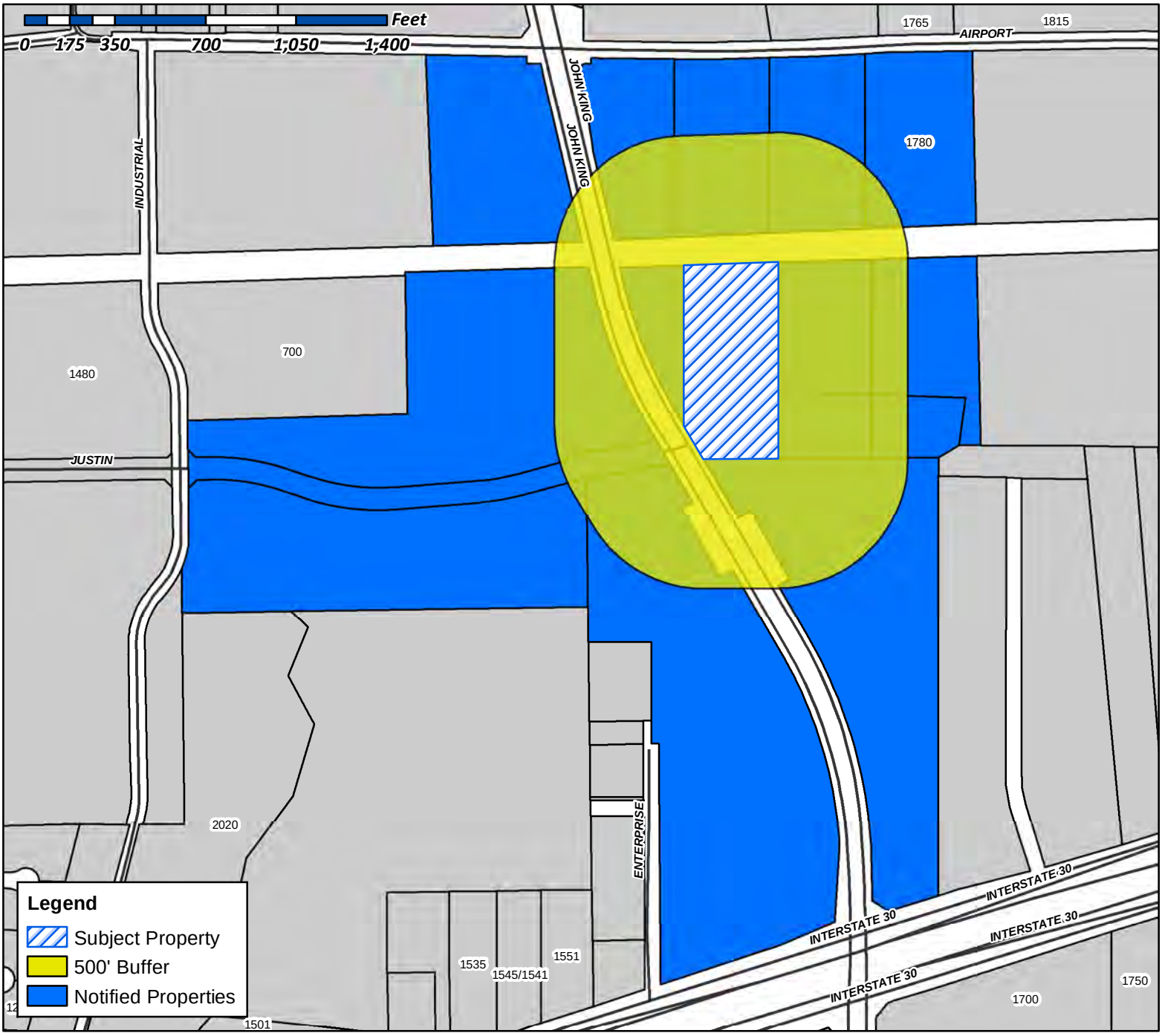

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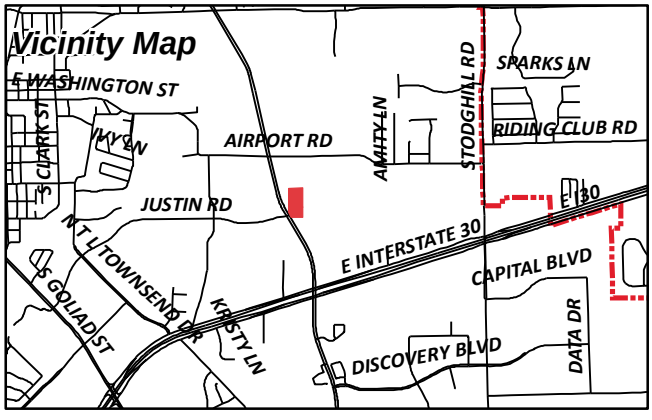
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: East of the Intersection of Justin Road and John King Blvd.

Date Created: *12/14/2018*

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



CURRENT RESIDENT
1780 AIRPORT RD
ROCKWALL, TX 75087

ATHEY JACKIE RAY
1780 AIRPORT RD
ROCKWALL, TX 75087

VALK RON
1834 S FM 551
FATE, TX 75189

WILLCAR HOLDINGS LLC
ATTN: WILLIAM H CHANNELL JR
26040 YNEZ ROAD
TEMECULA, CA 92591

TEMUNOVIC PARTNERSHIP LTD
3021 RIDGE RD SUITE A57
ROCKWALL, TX 75032

ROCKWALL FRIENDSHIP BAPTIST CHURCH
REV SHANON THOMAS, PASTOR
5651 STATE HIGHWAY 276
ROYSE CITY, TX 75189

ATHEY JO ANN
PO BOX 219
LAVON, TX 75166

ATHEY BOBBY FRANK
PO BOX 472051
GARLAND, TX 75047

ATHEY BOBBY FRANK
PO BOX 472051
GARLAND, TX 75047

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087



FR ROCKWALL FRIENDSHIP BAPTIST CHURCH

NEW WORSHIP CENTER

CROSSPOINTE CHURCH ARCHITECTS
designing buildings that grow churches



ROCKWALL FRIENDSHIP BAPTIST CHURCH

MASTER SITE PLAN

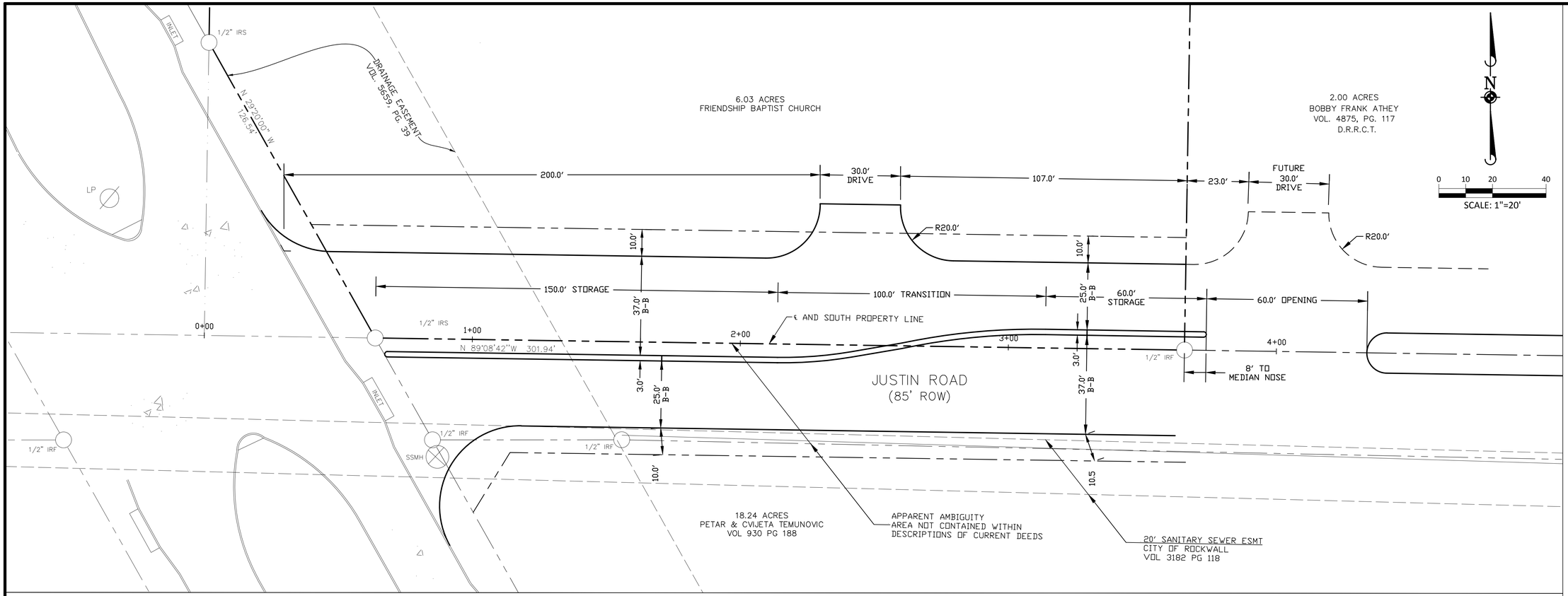
CROSSPOINTE CHURCH ARCHITECTS
designing buildings that grow churches

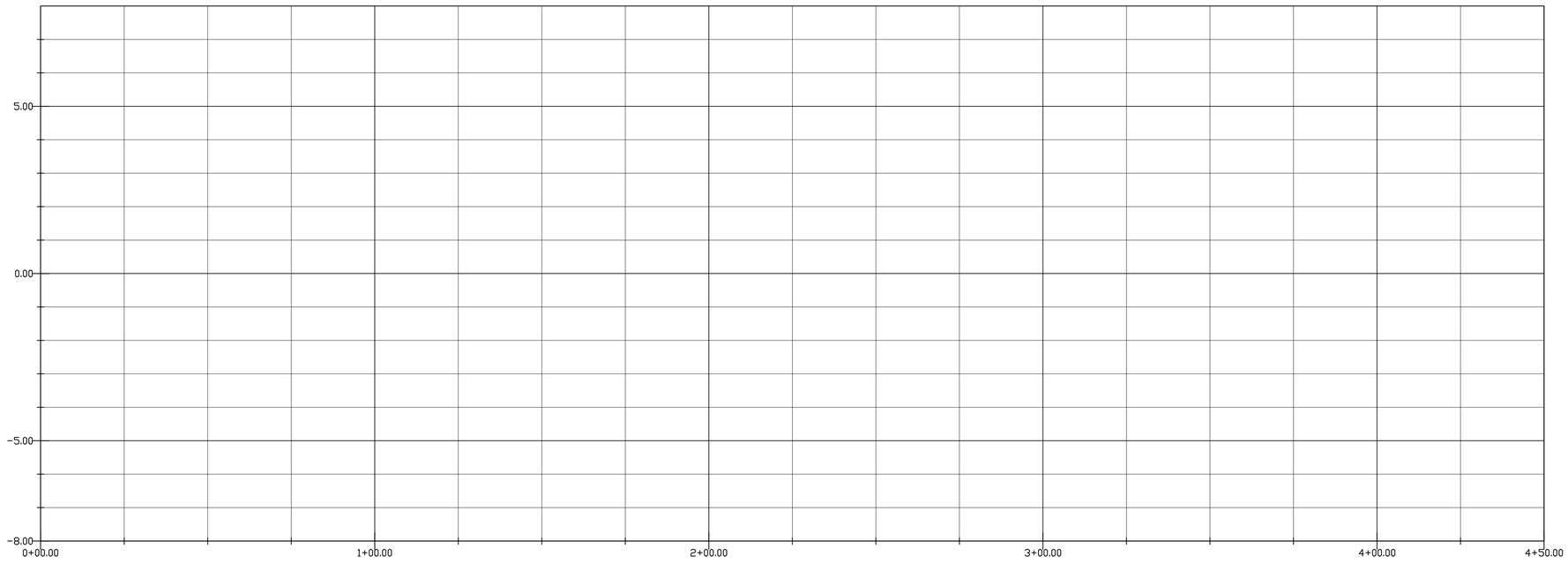


ROCKWALL FRIENDSHIP BAPTIST CHURCH

FLOOR PLAN

CROSSPOINTE CHURCH ARCHITECTS
designing buildings that grow churches





DRAWN BY | REVISIONS | DATE

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
tjones@tomden.com
FIRM No. 19244

JUSTIN ROAD EXTENSION
FRIENDSHIP BAPTIST CHURCH
PRELIMINARY ROADWAY LAYOUT

THOMAS P. JONES, P.E.
TEXAS P.E. No. 58887
ISSUED THIS DATE:
DECEMBER 10, 2018

PROJ. MGR.: TJ
PROJ. ASSOC.: AC
DRAWN BY: AC
DATE: 12/10/2018
SCALE:

SHEET
1 OF 1

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

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, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT ON A 6.03-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-4 OF THE D. HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND FURTHER DESCRIBED IN *EXHIBIT 'B'* OF THIS ORDINANCE; 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 Tom Jones on behalf of Susan Thomas of Rockwall Friendship Baptist Church for a change in zoning from an Agricultural (AG) District to a Commercial (C) District on a 6.03-acre tract of land identified as Tract 2-4 of the D. Harr Survey, Abstract No. 103, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and more fully depicted in *Exhibit 'A'* and described in *Exhibit 'B'* 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] 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, 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 of the *Subject Property* from an Agricultural (AG) District to a Commercial (C) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Commercial (C) District as stipulated in Section 1.1*, Use of Land and Buildings,* of Article IV*, Permissible Uses* and Section 4.5*, Commercial (C) District,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

DRAFT 04.15.2019

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the 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 (UDC) 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; and

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, 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF FEBRUARY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *January 22, 2019*

2nd Reading: *February 4, 2019*

DRAFT ORDINANCE 01.15.2019

Exhibit 'A'
Zoning Exhibit

Legal Description: *Tract 2-4 of the D. Harr Survey, Abstract No. 102*



DRAFT
10.15.2018

Exhibit 'B'
Legal Description

All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 120, City of Rockwall, Rockwall County, Texas, and being a part of a 50 acres tract of land as described in a Warrantydeed to F.B. Athey, as recorded in Volume 42, Page 91 of the Deed Records of Rockwall County, Texas, and being a part of Tract B2 as described in a Deed to Bobby Frank Athey, as recorded in Volume 4875, Page 117 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 south right-of-way line of M.K. & T. Railroad, said point being at the northwest corner of Tract B2, said point being N. 89 deg. 23 min. 21 sec. E, a distance of 360.54 feet from the intersection of the west boundary of said 50 acres and said railroad right-of-way;

THENCE N. 89 deg. 23 min. 21 sec. E. along said right-of-way line, a distance of 365.97 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 56 min. 05 sec. W. a distance of 732.64 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 08 min. 42 sec. W. a distance of 301.94 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the northeast right-of-way line of John King Boulevard, per Volume 5659, Page 39 of the Official Public Records of Rockwall County, Texas;

THENCE N. 29 deg. 20 min. 00 sec. W. along said right-of-way line, a distance of 126.54 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 00 deg. 55 min. 26 sec. E. a distance of 613.93 feet to the POINT OF BEGINNING and containing 262,780 square feet or 6.03 acres of land.

DRAFT ORDINANCE 01.15.2019

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/15/2019

APPLICANT: Bill Bricker, *Columbia Development Company, LLC*

AGENDA ITEM: **Z2018-057**; *Amendment to Planned Development 59 (PD-59)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Planned Development District 59 (PD-59), located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

PURPOSE & BACKGROUND:

The subject property is a 0.786-acre tract of land that is located between Washington Street and T. L. Townsend Drive and is currently part of Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses. The tract of land is currently vacant and is adjacent to Planned Development District 59 (PD-59). The applicant is requesting the approval of an amendment to Planned Development District 59 (PD-59) to incorporate the subject property and designate it for Residential-Office (RO) District land uses.

On October 18, 2004, the City Council passed *Ordinance No. 04-59*, establishing Planned Development District 59 (PD-59) as the Park Place Subdivision. In its current configuration, Park Place consists of the following Phases: [1] Phase 1, which is zoned for Neighborhood Services (NS) District land uses; [2] Phase 2, which is zoned for Single-Family 7 (SF-7) District land uses; and [3] Phase 3, which is zoned for Single-Family 7 (SF-7) and Residential-Office (RO) District (*i.e. live/work*) land uses. The applicant is proposing to establish Phase 4 by incorporating the subject property for Residential-Office (RO) District land uses and removing the Residential-Office (RO) District land uses from Phase 3 (*i.e. Phase 3 will only allow SF-7 land uses*). A concept plan has been submitted showing that the new Phase will be adjacent to the western boundary of Phase 3 and will consist of five (5) additional lots accessible via Park Place Boulevard. One (1) of the lots currently exists in Phase 3.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant tract of land within the Park Place Subdivision followed by several single-family homes. These areas are zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, Single-Family 7 (SF-7) District, and Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.

South: Directly south of the subject property is a railroad (*i.e. Union Pacific/Dallas Garland N. E.*) followed by several vacant tracts of land and the Rockwall County maintenance facility.

Beyond this is Whitmore Drive and two (2) commercial businesses (*i.e. Ensearch Bail Bonds and Back Street Salon*). These areas are zoned Commercial (C) District and Light Industrial (LI) District.

East: Directly east of the subject property are several single-family homes within the Park Place Subdivision followed by a horizontal mixed-use development containing residential, retail/office, and industrial land uses (*i.e. Park Station*) that is currently in the development phase. These areas are zoned Planned Development District 59 (PD-59) and Planned Development District 87 (PD-87).

West: Directly west of the subject property is Townsend Drive, which is identified as an M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. This is followed by the RSID bus barn. Beyond this are metal buildings followed by several single-family homes. These areas are zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses and Single-Family 7 (SF-7) District.

CHARACTERISTICS OF THE REQUEST:

The applicant has submitted a concept plan and development standards for the existing and proposed Phases of the Park Place Subdivision. The characteristics and development standards for each phase are as follows:

Phase 1: Neighborhood Services (1.8-Acres)

Phase 1 is existing and no changes are being proposed. This phase is subject to the Neighborhood Services (NS) District land uses. A summary of the density and dimensional requirements for *Phase 1* is as follows:

Minimum Lot Width [1]	60'
Minimum Lot Depth	100'
Minimum Lot Area	6,000 SF
Minimum Front Yard Setback [2]	15'
Minimum Side Yard Setback	20'
Minimum Distance Between Buildings	15'
Maximum Height	36'
Minimum Rear Yard Setback	20'
Maximum Lot Coverage	60%
Maximum Building Size	5,000 SF

General Notes:
[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

Phases 2 & 3: Single-Family 7 (53.6-Acres)

Phases 2 & 3 are existing and both phases allow single-family land uses; however, Phase 3 also allows Residential-Office (RO) District (*i.e. live/work*) land uses. The applicant is proposing to remove the Residential-Office (RO) District land uses from Phase 3, and transition it to Phase 4. This means that Phase 3 will be subject to the Single-Family 7 (SF-7) District land uses. A summary of the density and dimensional requirements for *Phases 2 & 3* are as follows:

Minimum Lot Width [1]	40'
Minimum Lot Area	4,000 SF
Minimum Average Lot Area	7,000 SF
Minimum Front Yard Setback [2] & [3]	10'
Minimum Side Yard Setback [4]	5'
Minimum Side Yard Adjacent to a Street	10
Minimum Distance Between Buildings	15'

Maximum Height [3]	36’
Minimum Rear Yard Setback [4, 5]	10’
Maximum Lot Coverage	60%

General Notes:
[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.
[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
[4]: The minimum side yard setback for an internal lot or a lot abutting open space or HOA common area is five (5) feet. For yards abutting a street, the minimum side yard setback shall be 10-feet.
[5]: Lots with double frontage shall have a minimum rear yard setback of 15 feet.

Phase 4 Residential-Office (1.3-Acres)

The proposed Phase 4 will contain approximately five (5) residential-office units and will be designed to a residential scale (*i.e. the buildings will be designed to look like the existing homes within Park Place*). Since the phase will have residential adjacency, the applicant is proposing to prohibit certain uses within Phase 4 (*e.g. assisted living facility, landfill, transit passenger facility, etc.*) and allow other uses (*e.g. general store larger than 2,000 SF, hair salon, office building more than 5,000 SF*) with a Specific Use Permit (SUP). This phase will be subject to the Residential-Office (RO) District land uses with the exception of the uses outlined in the attached ordinance. A summary of the density and dimensional requirements is as follows:

Minimum Lot Width [1]	60’
Minimum Lot Depth	100’
Minimum Lot Area	6,000 SF
Minimum Front Yard Setback [2]	10’
Minimum Side Yard Setback	5’
Minimum Distance Between Buildings	15’
Maximum Height [3]	36’
Minimum Rear Yard Setback	10’
Maximum Lot Coverage	60%

General Notes:
[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.
[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the residential-office structure.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan designates the subject property for *Medium-Density Residential* land uses, which is characterized as developments containing greater than 2½ units-per-acre, but not higher than three (3) units-per-acre unless an increased amenity is provided, in which event 3½ units-per-acre can be allowed. Should this request be approved, the designation would need to be changed to *Live/Work* land uses, which is characterized as low-intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties. Although this does not conform to the Future Land Use Plan, given the subject property’s current zoning of Heavy Commercial (HC) District, this request will bring the property closer to conformance with the Future Land Use Plan. The change of designation has been made a condition of approval.

STAFF ANALYSIS:

When looking at the applicant’s request (*i.e. to amend PD-59 to incorporate a tract of land for residential-office land uses*), the live/work units provide a transition from the single-family residential land uses east of the subject property to the light industrial and heavy commercial land uses to the west of the subject property. The incorporation of the subject property as residential-office units seems to be appropriate given its proximity to the adjacent railroad, does not appear to negatively affect the adjacent properties, and will not preclude the properties from being single-family units.

With that being said, approval of this request is discretionary to the City Council, pending a recommendation from the Planning and Zoning Commission.

NOTIFICATION:

On December 28, 2018, staff mailed 194 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received seven (7) notices in favor of this case.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to recommend approval of the applicant's request to amend Planned Development District 59 (PD-59) to incorporate a 0.786-acre tract of land for Residential-Office (RO) District land uses, staff would propose the following conditions of approval:

1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Plan. Specifically, this will change the designation of the subject property from a *Medium-Density Residential* designation to a *Live/Work* designation; and

3) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Project Number	Z2018-057	**Owner**	COLUMBIA EXTRUSION	**Applied**	12/14/2018 LM
Project Name	Amendment to PD-59	**Applicant**	COLUMBIA EXTRUSION	**Approved**	
Type	ZONING			**Closed**	
Subtype	PD			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
305 PARK PLACE	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
PARK PLACE WEST PH II ADDITION	2	X	2	4621-000X-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/18/2018	12/25/2018	12/18/2018		APPROVED	
ENGINEERING	Sarah Hager	12/14/2018	12/21/2018	12/27/2018	13	COMMENTS	

(12/27/2018 11:14 AM SH)
- Lots will need to be replatted.
- 4% engineering inspection fees.
- Impact Fees.
- Flood study and review retainer will be needed unless each lot has detention.
- No walls to be smooth concrete. Walls 3' and over must be designed by an engineer.

FIRE	Ariana Hargrove	12/14/2018	12/21/2018	12/19/2018	5	APPROVED	
PLANNING	Korey Brooks	12/14/2018	12/21/2018	12/27/2018	13	COMMENTS	Comments

Z2018-057 Amendment to PD-59

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Bill Bricker of Columbia Development Company, LLC for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Planned Development District 59 (PD-59), located between W. Washington Street and T. L. Townsend Drive.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2018-057) in the lower right hand corner of all pages on future submittals.

M.4 Please review the attached draft ordinance prior to the January 15, 2019 Planning & Zoning Commission meeting.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by January 3, 2019. The Planning and Zoning Worksession for this case is January 2, 20019. The Planning and Zoning Meeting for this case is January 15, 2019 2018.

I.6 The projected City Council meeting date and subsequent approval for this request is January 21, 2019 and February 4, 2019.

ZONING DESCRIPTION – PD 59

BEING a tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas, and being a part of Tract 31 as recorded in Volume 444, Page 102, and all of Tract 32 as recorded in Volume 444, Page 146 Deed Records, Rockwall County, Texas, and being more particularly described as follows:
BEGINNING at a 1" pipe found on the east right-of-way of Townsend Drive, said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right-of-way);
THENCE continuing along said High School Drive North 01°56'15" East a distance of 86.67 feet to a 5/8" iron pipe for corner;
THENCE departing said High School Drive North 85°34'29" East a distance of 182.10 feet to a 5/8" iron pipe for corner;
THENCE North 04°30'38" East a distance of 69.54 feet to a ½" iron pipe for corner;
THENCE North 05°42'23" West a distance of 29.95 feet to a ½" iron pipe for corner;
THENCE North 80°56'29" East a distance of 126.45 feet to a ½" iron pipe for corner;
THENCE North 86°39'04" East a distance of 110.36 feet to a ½" iron pipe for corner;
THENCE North 11°21'42" East a distance of 740.32 feet to fence post found (controlling monument) for corner;
THENCE North 76°14'03" West a distance of 207.10 feet to a fence post found in the east right-of-way of Renfro Street;
THENCE continuing along said Renfro Street North 10°13'03" East a distance of 626.53 feet to a 5/8" iron pipe for corner;
THENCE departing said Renfro Street North 89°50'10" East a distance of 420.29 feet to a 5/8" iron pipe for corner;
THENCE North 01°20'36" West a distance of 200.09 feet to a ½" iron pipe for corner;
THENCE North 00°40'16" West a distance of 87.88 feet to a ½" iron pipe for corner;
THENCE South 89°00'45" East a distance of 63.08 feet to a ½" iron pipe for corner;
THENCE South 88°34'57" East a distance of 126.36 feet to a ½" iron pipe for corner;
THENCE North 00°48'06" West a distance of 110.27 feet to a ½" iron pipe for corner in the south right-of-way line of Aluminum Plant Road;
THENCE along said Aluminum Plant Road North 89°05'46" West a distance of 194.10 feet to a point for corner;
THENCE North 21°04'24" West a distance of 414.90 feet to a point for corner;
THENCE South 58°25'54" East a distance of 761.00 feet to a point for corner;
THENCE North 89°56'03" East a distance of 308.37 feet to a point for corner;
THENCE South 07°24'46" West a distance of 602.23 feet to a point for corner;
THENCE South 04°53'33" East a distance of 317.77 feet to a point for corner;
THENCE South 09°19'54" East a distance of 1038.10 feet to a point in the said north right-of-way of M. K. & T. Railroad (100' right-of-way) for corner;
THENCE along said right-of-way South 87°55'08" West a distance of 740.83 feet to a ½" iron pipe found at the beginning of a tangent curve to the left;
THENCE in a southwesterly direction with said curve having a central angle of 17°04'03", a radius of 2914.93 feet and an arc length of 868.32 feet to a ½" pipe found for corner;
THENCE departing said right-of-way North 04°28'08" West a distance of 134.73 feet to a fence post found for corner;
THENCE South 85°56'53" West a distance of 210.88' to the POINT OF BEGINNING and containing 55.8 acres of land more or less.

ZONING DESCRIPTION – PD 52

BEGINNING at a 1" pipe found on the east right-of-way of Townsend Drive, said point being the most westerly southwest corner of said Tract 31 and being approximately 200 feet north of the north line of the M K & T Railroad (100' right-of-way);
THENCE North 86°56'53" East a distance of 210.88 feet to a fence post found for corner;
THENCE South 04°28'08" East a distance of 134.71 feet to a ½" iron pipe found for corner;
THENCE in a southwesterly direction in a curve having a central angle of 04°45'26", a radius of 2923.97 feet and an arc length of 242.78 feet to point for corner;
THENCE North 01°20'58" East a distance of 208.56 feet to the POINT OF BEGINNING and containing 0.9 acres of land more or less.

EXISTING ZONING TABULATION

NS	1.8 ACRES
SF7	54.0 ACRES
HC	0.9 ACRES
TOTAL	56.7 ACRES

- Lots will need to be replatted.
- 4% engineering inspection fees.
- Impact Fees.
- Flood study and review retainer will be needed unless each lot has detention.
- No walls to be smooth concrete. Walls 3' and over must be designed by an engineer.

Do you plan to divide these lots?

EXISTING ZONING TRACTS

PD ZONING LIMITS 58 ACRES

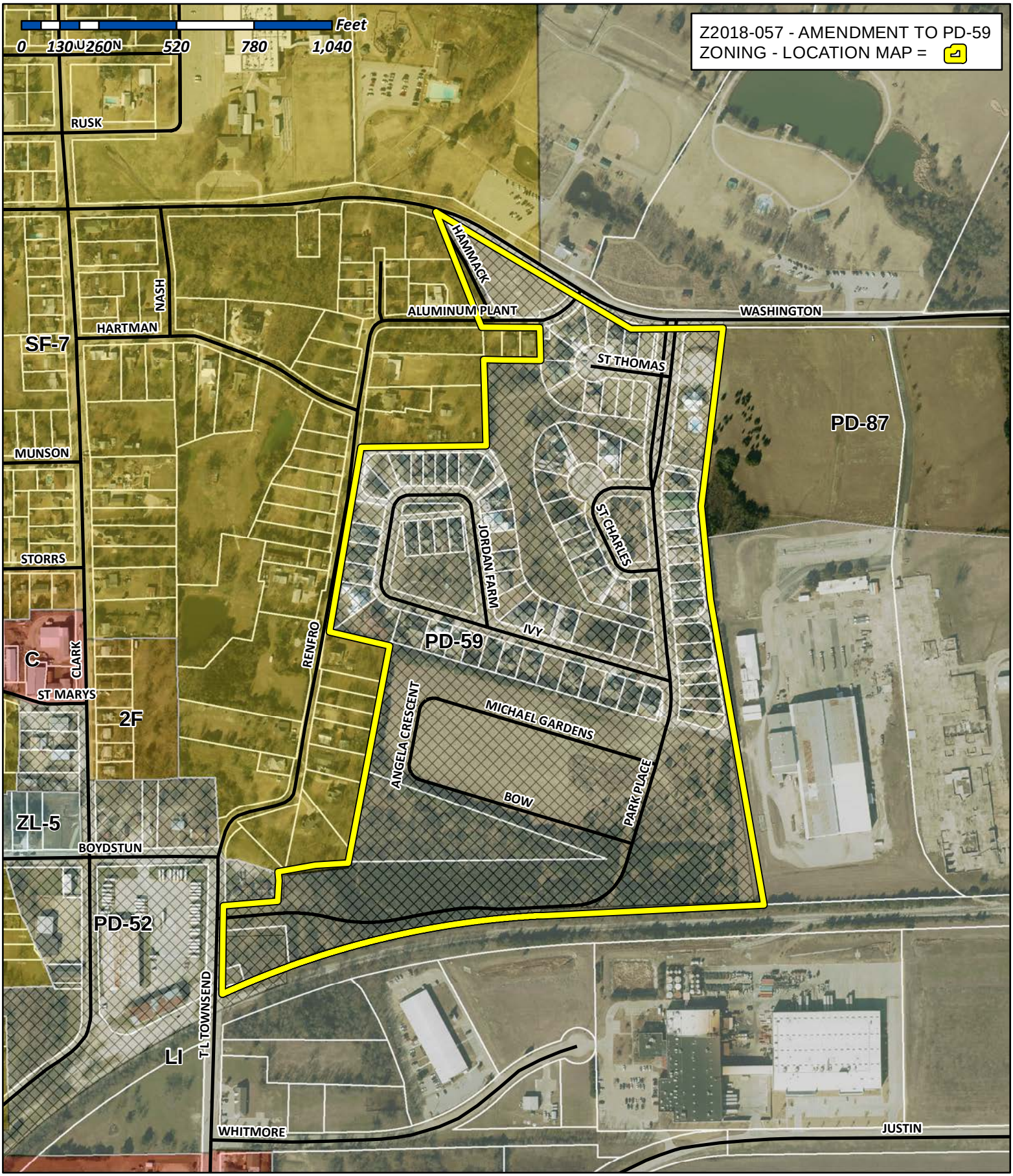
EX A

PARK PLACE

PD 59
ROCKWALL TEXAS
EXISTING ZONING PLAN

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244 tjones@tomden.com

12.11.2018



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.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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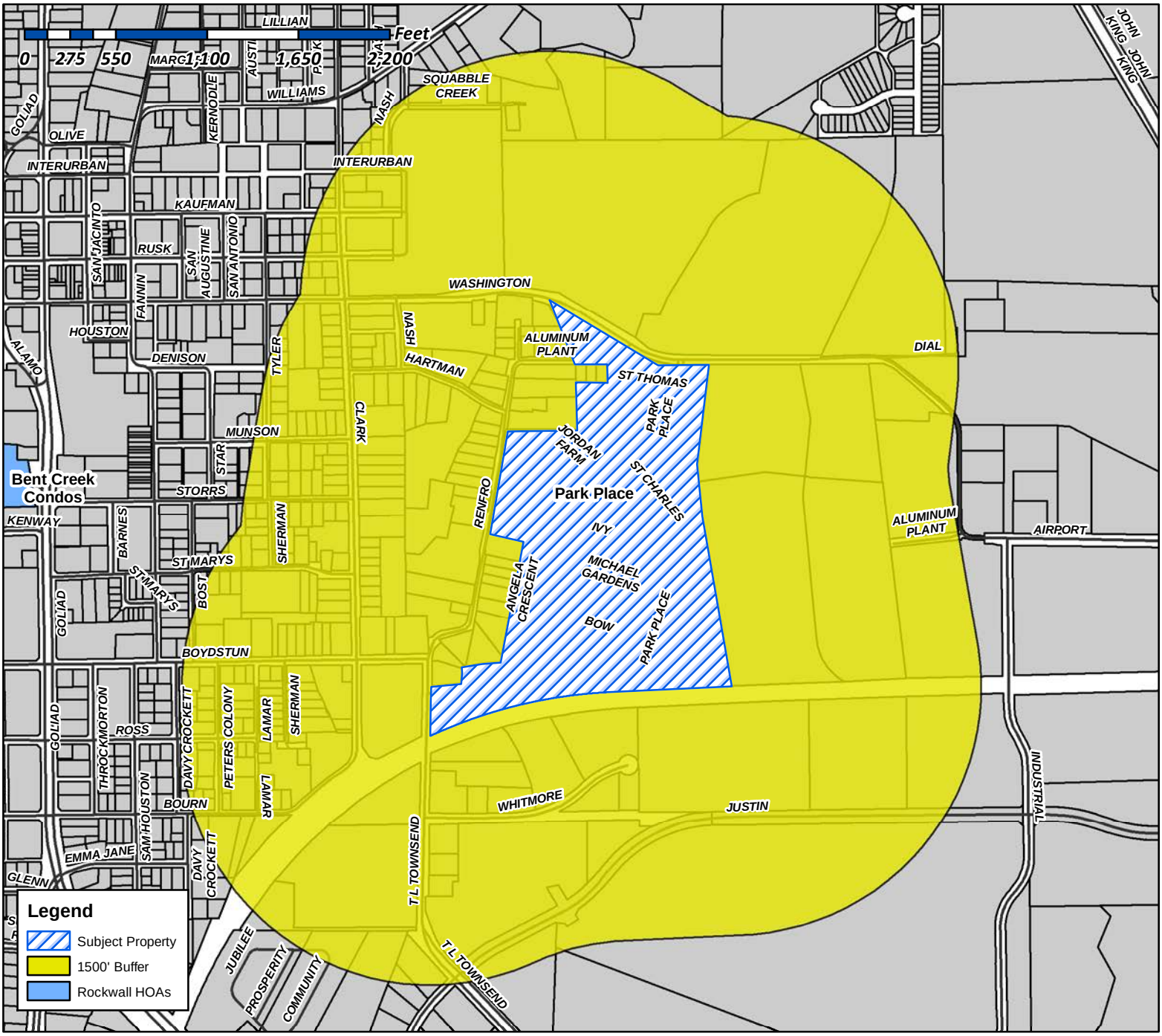
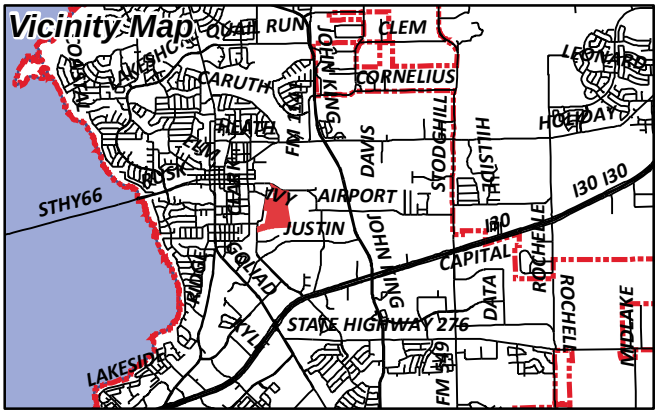


Case Number: Z2018-057
Case Name: Amendment to PD-59
Case Type: Zoning
Zoning: PD-59 & PD-57
Case Address: Between W. Washington Street and T.L. Townsend Drive

Date Created: ***12/17/2018***

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



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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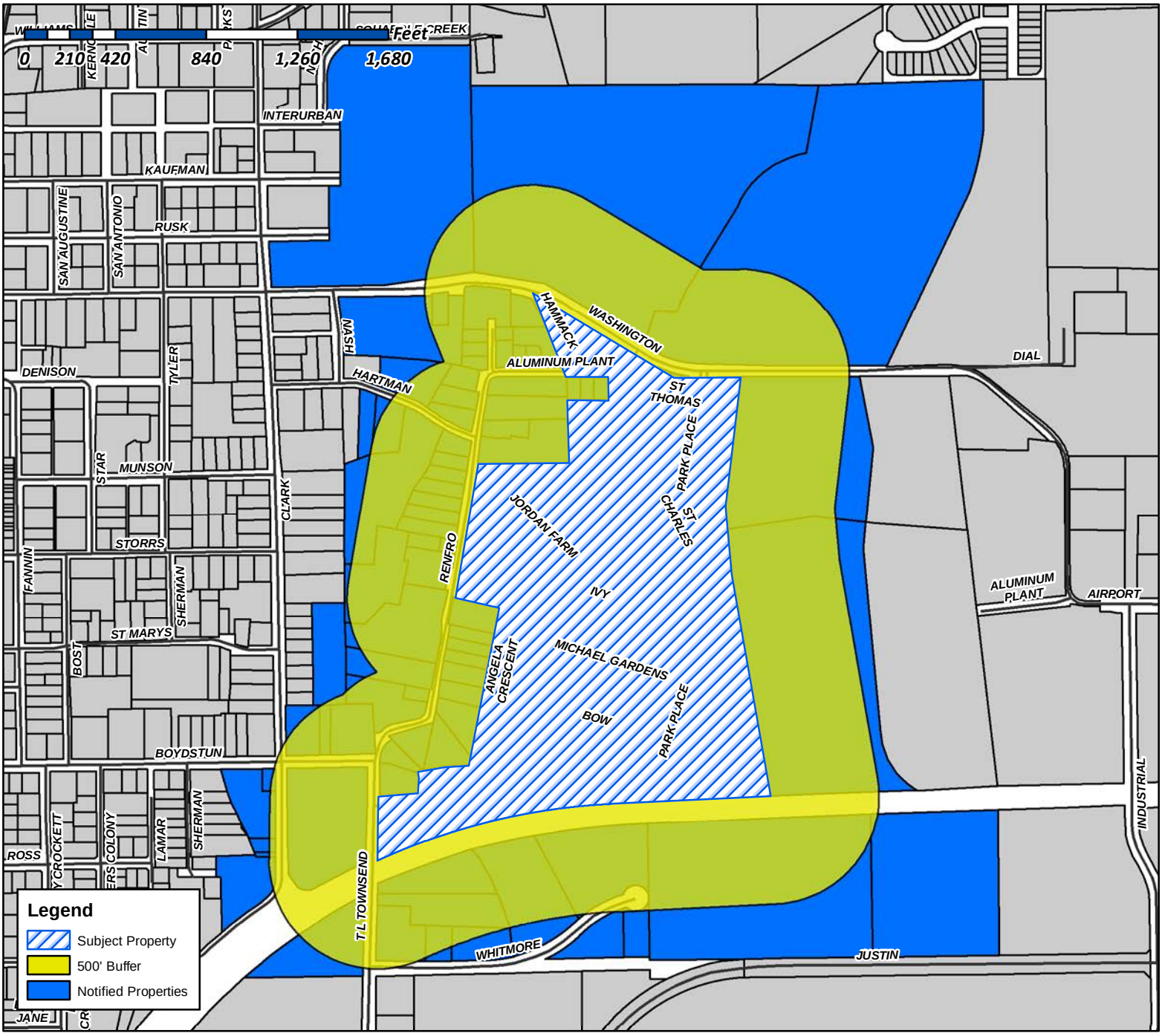

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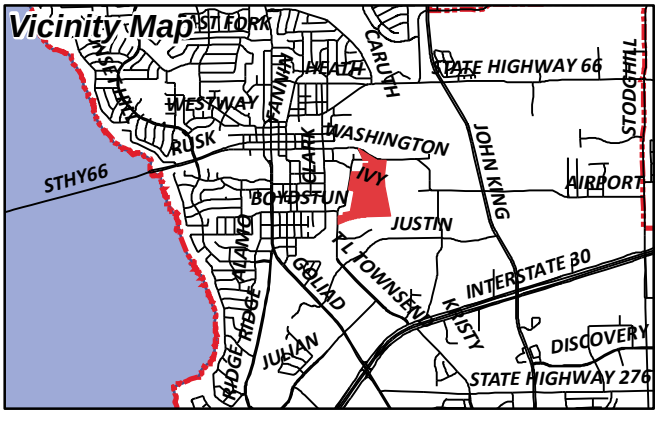

CURRENT RESIDENT
1001 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 ST CHARLES CT
ROCKWALL, TX 75087

TENNEY LYNN H III AND CHRISTINE L
1002 IVY LN
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1007 ST. CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1008 ST CHARLES CT
ROCKWALL, TX 75087

RIPP KEEGAN & NICOLA
1008 IVY LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 IVY LN
ROCKWALL, TX 75087

ROCKWALL COUNTY
C/O COUNTY TREASURER
101 E RUSK ST SUITE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 ST CHARLES CT
ROCKWALL, TX 75087

MOORE BECKY INEZ AND
CYNTHIA ANN HUDDLESTON
1014 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1015 ST CHARLES CT
ROCKWALL, TX 75087

BUCKNER DANA RENEE
1015 IVY LN
ROCKWALL, TX 75087

ARCHER ADAM AND SHAUNA
1020 IVY LANE
ROCKWALL, TX 75087

DAVID DAVID A AND CHRISTINE A
1020 SAINT CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 IVY LN
ROCKWALL, TX 75087

LEWIS WANDA C
1023 SAINT THOMAS CT
ROCKWALL, TX 75087

FECHT JARED W & JULIE
1026 IVY LN
ROCKWALL, TX 75087

YOUNG PHIL & KATHY
1026 SAINT CHARLES COURT
ROCKWALL, TX 75087

IVEY BRUCE AND TINA
1026 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1027 IVY LN
ROCKWALL, TX 75087

FOX DENNIS AND KAREN
1027 ST THOMAS CT
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

CONFIDENTIAL
1031 SAINT THOMAS COURT
ROCKWALL, TX 75087

JACKSON JOEY W AND ANITA L
1032 IVY LANE
ROCKWALL, TX 75087

FIELDS SHAY AND JONI
1032 ST CHARLES COURT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
EDWINA W EDWARDS TRUSTEE
1034 ST THOMAS CT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
EDWINA W EDWARDS TRUSTEE
1034 ST THOMAS CT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
EDWINA W EDWARDS TRUSTEE
1034 ST THOMAS CT
ROCKWALL, TX 75087

JOHNSON RICHARD ERIC AND DIANNA MUNRO
1035 SAINT THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1038 ST THOMAS CT
ROCKWALL, TX 75087

ALMQUIST DANA
1038 IVY LANE
ROCKWALL, TX 75087

BEER TERRY L AND
CYNTHIA OLSON
1039 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1040 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1042 ST THOMAS CT
ROCKWALL, TX 75087

SMITH TAMMY WILLIAMS AND RICHARD
1044 IVY LN
ROCKWALL, TX 75087

SMITH RICHARD AND TAMMY
1044 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 ST THOMAS CT
ROCKWALL, TX 75087

CONFIDENTIAL
1050 IVY LANE
ROCKWALL, TX 75087

HOULE GARY AND AYURNI NAKAMURA
114 MISCHIEF LN
ROCKWALL, TX 75032

TUCKER JANA
120 PLEASANT HILL LN
FATE, TX 75189

CURRENT RESIDENT
1200 E WASHINGTON
ROCKWALL, TX 75087

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

CURRENT RESIDENT
1250 JUSTIN RD
ROCKWALL, TX 75087

SOMMER RICHELLE AND RICHARD
131 COPTER LN
FATE, TX 75189

ARCHULETA JOSEPH AND KATHY
1403 ST THOMAS
ROCKWALL, TX 75087

CHADICK CABE
1403 WINDSOR DRIVE
MCKINNEY, TX 75070

HOGUE MIKE AND VICKY
1498 HUBBARD DR
FORNEY, TX 75126

TAH MS BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
1508 BROOKHOLLOW DRIVE
SANTA ANA, CA 92705

VRANA MARK AND
PAM VRANA
1650 JOHN KING BLVD APT 3107
ROCKWALL, TX 75032

LAKEVIEW SUMMIT PROPERTIES LLC
1870 HILLCROFT DR
ROCKWALL, TX 75087

CURRENT RESIDENT
202 HAMMACK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
202 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
203 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
204 RENFRO ST
ROCKWALL, TX 75087

CANNEDY ELIZABETH R AND RANDY D
206 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
207 S NASH ST
ROCKWALL, TX 75087

POWELL SEAN DAVID
208 DWYER CT
ROCKWALL, TX 75032

RIJU LTD PARTNERSHIP, A TEXAS LTD
PARTNERSHIP
210 GLENN AVE
ROCKWALL, TX 75087

P & P ENTERPRISES
230 MYERS RD
HEATH, TX 75032

SHERMAN JOCELYN D
233 WILLINGHAM DR
COPPELL, TX 75019

JOE & DAVID TACOS LTD
2455 RIDGE RD #135
ROCKWALL, TX 75087

LIGHTFOOT MARSHALL & CYNTHIA
256 WINDY LN
ROCKWALL, TX 75087

PIGEON MICHAEL AND COLLEEN
2603 W 10TH ST
DALLAS, TX 75211

CORDOSO FRANCISCO
2848 TANGLEGLEN DR
ROCKWALL, TX 75032

CURRENT RESIDENT
301 RENFRO ST
ROCKWALL, TX 75087

GLASS JO KAY HARRIS
301 MEADOWDALE
ROCKWALL, TX 75087

CHERRY JOHN T
303 RENFRO STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
305 PARK PLACE
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

PRATER SAMUEL LEE AND LAUREN NICOLE
305 RENFRO ST
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI
309 GLENN AVE
ROCKWALL, TX 75087

COX GERALD GLEN & ROSALBA
3150 HAYS LN
ROCKWALL, TX 75087

BUCHANAN DAVID
365 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

STRADTMANN TROY H
366 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
369 JORDAN FARM CIR
ROCKWALL, TX 75087

CLINE DAVID W AND INA L
373 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

CURRENT RESIDENT
374 RENFRO ST
ROCKWALL, TX 75087

JOHNSON JENNIFER
377 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

CURRENT RESIDENT
381 JORDAN FARM CIR
ROCKWALL, TX 75087

HALL JESSIE MARIE AND
JAMIE KATE HALL
382 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
385 JORDAN FARM CIR
ROCKWALL, TX 75087

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

CAVAZOS BRUNO III AND STACI
389 JORDAN FARM CIR
ROCKWALL, TX 75087

PEURIFOY REBECCA
393 JORDAN FARM CIR
ROCKWALL, TX 75087

BIETENDORF GUY A AND CYNTHIA K
BIETENDORF
397 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

CURRENT RESIDENT
400 RENFRO ST
ROCKWALL, TX 75087

CLARK JERRY W & PAMELA
401 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
402 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
404 RENFRO ST
ROCKWALL, TX 75087

FREDERICK MARSHA
405 JORDAN FARM CIR
ROCKWALL, TX 75087

BARRON GARY S AND DELL S
405 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
406 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
408 JORDAN FARM CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
408 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
410 RENFRO ST
ROCKWALL, TX 75087

KESSLAR MARILYNN
411 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

JONES KENNETH AND CINDY
411 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
412 RENFRO ST
ROCKWALL, TX 75087

FLYNT GARY & NANCY
414 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

CURRENT RESIDENT
417 JORDAN FARM CIR
ROCKWALL, TX 75087

COLBERT PHILIP AND MARGIE
417 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
420 JORDAN FARM CIR
ROCKWALL, TX 75087

HOWARD DALE E AND JOYCE
420 JORDAN FARM CIRLCE
ROCKWALL, TX 75087

RADNEY STEPHEN P AND MARTHA M
423 JORDAN FARM CIR
ROCKWALL, TX 75087

STANLEY STEVE AND ROBIN
423 PARK PLACE BLVD
ROCKWALL, TX 75087

STANLEY STEVEN B AND ROBIN
423 PARK PLACE BLVD
ROCKWALL, TX 75087

DALLAS-GARLAND & NORTHEASTERN RAILROAD
C/O GENESEE & WYOMING RAILROAD
425 E SOUTHLAKE BLVD #100
SOUTHLAKE, TX 76092

WALKER ANTHONY W AND JENNIFER
426 JORDAN FARM CIR
ROCKWALL, TX 75087

RADNEY FAMILY TRUST
STEPHEN P AND MARTHA RADNEY
429 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

MORGAN WILBUR J AND NANCY F
429 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
434 JORDAN FARM CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
435 JORDAN FARM CIR
ROCKWALL, TX 75087

ROLLINS DANNY & JONNA
4505 LAKE HILL DR
ROWLETT, TX 75089

KRAEMER TERESA A
4525 COLE AVENUE #1105
DALLAS, TX 75205

CURRENT RESIDENT
500 RENFRO ST
ROCKWALL, TX 75087

LOVOI JOSEPH J SR AND VELMA J
501 PARK PLACE BLVD
ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C
506 RENFRO STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
507 RENFRO ST
ROCKWALL, TX 75087

RASMUSSEN MICHAEL AND DELILA RASMUSSEN
507 PARK PLACE BLVD
ROCKWALL, TX 75087

GARCIA MELISSA P AND
JOE DOWELL LOFTIS JR AKA JOE DOWELL LOFTIS
513 PARK PLACE BLVD
ROCKWALL, TX 75087

HOGUE ALLEN
513 RIDGEVIEW DR
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75032

CURRENT RESIDENT
523 PARK PLACE BLVD
ROCKWALL, TX 75087

PROPER GROUP, LLC
5250 TX-78 SUITE 750-299
SACHSE, TX 75048

CURRENT RESIDENT
535 PARK PLACE BLVD
ROCKWALL, TX 75087

HENRY PATRICIA A
541 PARK PLACE BLVD
ROCKWALL, TX 75087

DUKE JERI L
5911 PINEY BIRCH COURT
KINGWOOD, TX 77345

CURRENT RESIDENT
601 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
601 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
601 RENFRO ST
ROCKWALL, TX 75087

HOGUE MARVIN E & JOYCE M
LIFE ESTATE
602 RENFRO ST
ROCKWALL, TX 75087

CONWAY MICHAEL AND JEAN
603 S GOLIAD ST
ROCKWALL, TX 75087

CALDWELL KEVIN L & LINDA D
605 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
606 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
607 PARK PLACE BLVD
ROCKWALL, TX 75087

GOOD EARTH FUNDING INC
607 HIGHLAND COLONY PKWY SUITE 200
RIDGELAND, MS 39157

GOOD EARTH FUNDING INC
607 HIGHLAND COLONY PKWY SUITE 200
RIDGELAND, MS 39157

HARRINGTON DEBORAH
607 RENFRO ST
ROCKWALL, TX 75087

RUFF DAVE & ANNE
6105 LAKESHORE DR
ROWLETT, TX 75089

RUFF DAVID & ANNE
6105 LAKESHORE DR
ROWLETT, TX 75089

CURRENT RESIDENT
613 PARK PLACE BLVD
ROCKWALL, TX 75087

ABBOTT TODD & WHITNEY
619 RENFRO ST
ROCKWALL, TX 75087

ABBOTT TODD & WHITNEY
619 RENFRO STREET
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC
% DOUGLAS A KAUFMANN
627 SORITA CIR
HEATH, TX 75032

CURRENT RESIDENT
702 S CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
703 TOWNSEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
703 E BOYSTUN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
705 E BOYDSTUN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
706 S CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
707 TOWNSEND
ROCKWALL, TX 75087

CURRENT RESIDENT
707 S CLARK
ROCKWALL, TX 75087

CURRENT RESIDENT
709 E BOYDSTUN AVE
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
720 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
724 E WASHINGTON ST
ROCKWALL, TX 75087

DANIEL MICHAEL D
801 ALUMINUM PLANT RD
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL
DISTRICT PUBLIC FACILITY CORP
801 E WASHINGTON ST
ROCKWALL, TX 75087

WISE ALICE
803 ALUMINUM PLANT ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
805 ALUMINUM PLANT RD
ROCKWALL, TX 75087

VARNER ROBERT R JR &
GLEN COX
815 TL TOWNSEND
ROCKWALL, TX 75087

POOL STOP INC
838 STEGER TOWN RD
ROCKWALL, TX 75032

WOOD WILLIAM AND SANDIE
8718 CLEARLAKE DR
ROWLETT, TX 75088

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
886 IVY LN
ROCKWALL, TX 75087

OGDEN DONNA AND WENDELL
891 IVY LN
ROCKWALL, TX 75087

HARRILL EVELYN
892 IVY LN
ROCKWALL, TX 75087

RAGSDALE ELIZABETH J LIFE ESTATE
LISA JANE BAKER & DONALD KIRK RAGSDALE
895 IVY LN
ROCKWALL, TX 75087

MASON MARSHA
901 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
902 ALUMINUM PLANT RD
ROCKWALL, TX 75087

WILLMON WENDY LYNN
904 ALUMINUM PLANT RD
ROCKWALL, TX 75087

CURRENT RESIDENT
905 IVY LN
ROCKWALL, TX 75087

STATON CARL E & BOBBIE JANE
906 ALUMINUM PLANT RD
ROCKWALL, TX 75087

BENEDETTO MATT
907 W HOLIDAY RD
ROCKWALL, TX 75087

MOORE CONNIE JO
908 COUNTRY CLUB DR
HEATH, TX 75032

BUCHANAN BARRY D & MELISSA M
908 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
914 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
915 WHITMORE
ROCKWALL, TX 75087

CURRENT RESIDENT
920 WHITEMORE
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO
930 WHITMORE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
930/1250 JUSTIN RD
ROCKWALL, TX 75087

RUSHING JOE L & DONNA S
9414 SHEARER ST
ROWLETT, TX 75088

MARTIN CHARLES TED & RHONDA K
995 ST CHARLES CT
ROCKWALL, TX 75087

HITT FLOYD ESTATE
DOROTHY SUE HITT MATTHIES AND
LYNDEL RAY TIPTON JR INDEPENDENT CO
EXECUTORS 7836 YAMINI DR
DALLAS, TX 75230

COX STEPHEN
M/R
, TX

CCO TRANSFERS LLC
ATTN; PROPERTY TAX DEPT
P.O. BOX 7467
CHARLOTTE, NC 28241

CCO TRANSFERS LLC
ATTN; PROPERTY TAX DEPT
P.O. BOX 7467
CHARLOTTE, NC 28241

PODINA HERB AND LAURA
PO BOX 1586
ROCKWALL, TX 75087

ALLISON DEANNA JO
PO BOX 1624
ROCKWALL, TX 75087

MISHLER MICHAEL L AND RHONDA
PO BOX 38
ROCKWALL, TX 75087

DAVIS SHAUNTE AND JACOB
PO BOX 462311
GARLAND, TX 75046

HOWELL RONALD L AND MICHELE L
PO BOX 761
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-057: Amendment to PD-59

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Planned Development District 59 (PD-59), located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 1/15/2019 at 6:00 p.m.,** and the City Council will hold a public hearing on **Tuesday, 1/22/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **1/22/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-057: Amendment to PD-59

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

I am a current resident of Park Place. I believe this request by Bill Bricker & Columbia should be granted as Bill has done a great job developing Park Place.

Name: Shay A. Fields

Address: 1032 St. Charles Ct – Rockwall

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2018-057: Amendment to PD-59

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

I am familar with the details of the zoning change request and am in favor of it. It is a good change for the neighborhoods of Park Place.

Barry Buchanan

Name: BARRY BUCHANAN

Address: 908 IVY LN, Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2018-057: Amendment to PD-59

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Planned Development District 59 (PD-59), located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 1/15/2019 at 6:00 p.m.,** and the City Council will hold a public hearing on **Tuesday, 1/22/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **1/22/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-057: Amendment to PD-59

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Dennis Fox

Address: 1627 St Thomas Ct Rockwall 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Michael Rasmussen

To: planning@rockwall.com
Subject: Subject: Case No Z2018-057 PZ 1/15 City Council 1/22

Expires: Thursday, January 17, 2019 12:00 AM

Korey Brooks planning@rockwall.com
Rockwall Planning and Zoning Dept
385 S. Goliad Street
Rockwall, TX 75087

Subject: Case No Z2018-057 PZ 1/15 City Council 1/22
Request to consider Bill Bricker of Columbia Development amendment to add .786 acre tract of land.....

I am in agreement to the proposed change adding additional acreage and RO (Residential Office) designation to new addition. However in addition it should be noted that Mr. Bricker has indicated simultaneously removing the existing 20 lots currently designated as LW (See Item A Below)
I do not see this language in the zoning notice.

A) "At the same time we will remove the LW from the 20 lots in the current Ph III, so that at no time in the future can the use be office or commercial related."

Original Request Sent to HOA From Mr. Bricker
3) "Our case is simple. I want to bring this acre of HC land into Park Place as Residential Office (RO) use. It will be combined with one lot on the south side of Park Place Blvd to create a total of 5 lots. RO zoning is the new name which is a more restrictive designation for LW and is the same as the zoning for the North Goliad district. This RO area along Goliad is looking nice, and has some very compatible uses with surrounding residential homes. In bringing them into the HOA, we will control the architecture and the buildings will look to be Park Place homes."

Respectfully,
Michael Rasmussen
507 Park Place Blvd
Rockwall TX 75087

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EMAIL: PLANNING@ROCKWALL.COM

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Case No. Z2018-057: Amendment to PD-59

Please place a check mark on the appropriate line below: – See Attached Letter

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Director of Planning & Zoning

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Case No. Z2018-057: Amendment to PD-59

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

GREAT PLAN!

Name: JOHN WARPOOL, OWNER

Address: 606 RENFRO, ROCKWALL, TX 75087

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Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

GREAT PLAN!

Name: JOHN WARDELL, RESIDENT

Address: 880 IVY, ROCKWALL, TX, 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Ryan Miller, AICP
Director of Planning & Zoning

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Case No. Z2018-057: Amendment to PD-59

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Improves the subdivision.

Name: Mike Mishler
Address: 1009 Foy Ln. Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Case No. Z2018-057: Amendment to PD-59

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Good use of an awkward piece of land - Probably would have difficulty w/ other uses because of shape, size, & proximity to railroad tracks

Name: Mike & JEAN CONWAY

Address: 435 JORDAN FARM CIRCLE

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Columbia
Development
Company, L.L.C.

305 Park Place Blvd.
Rockwall, Texas 75087
Tel 972.722.2439
Cell 214.801.6157
bill@parkplacerockwall.com

December 28, 2018

City of Rockwall
385 S. Goliad St
Rockwall, TX 75087

Columbia Development Company, LLC is requesting a zoning case to amend and add some desired uses for Park Place West. There are two driving thoughts behind this request.

One, to bring a tract of land currently zoned as PD-52 which is generally Heavy Commercial (HC) into the PD_59 of Park Place. This will allow restricting uses to be more compatible with Park Place residents and residential development and at the same time allow controlled live/work units as well as some commercial use. These lots would be part of the HOA and be subject to HOA approval as far as the designs.

The second is to remove the Area 3 commercial use from PD-59 on up to 19 lots leaving them as residential lots only. Original planning for Ph III included this "Live/Work" component as this was a popular idea. As time has passed and the demand for Park Place residential lots is strong enough, I feel the Live/Work use would be incompatible with the balance of the community.

By rezoning the area we will eliminate potential unwanted use of some of the lots now and in the future while adding a viable and useful area zoned for services to the neighborhood and community.

Sincerely;

C.W. Bricker
President

ZONING DESCRIPTION – PD 59

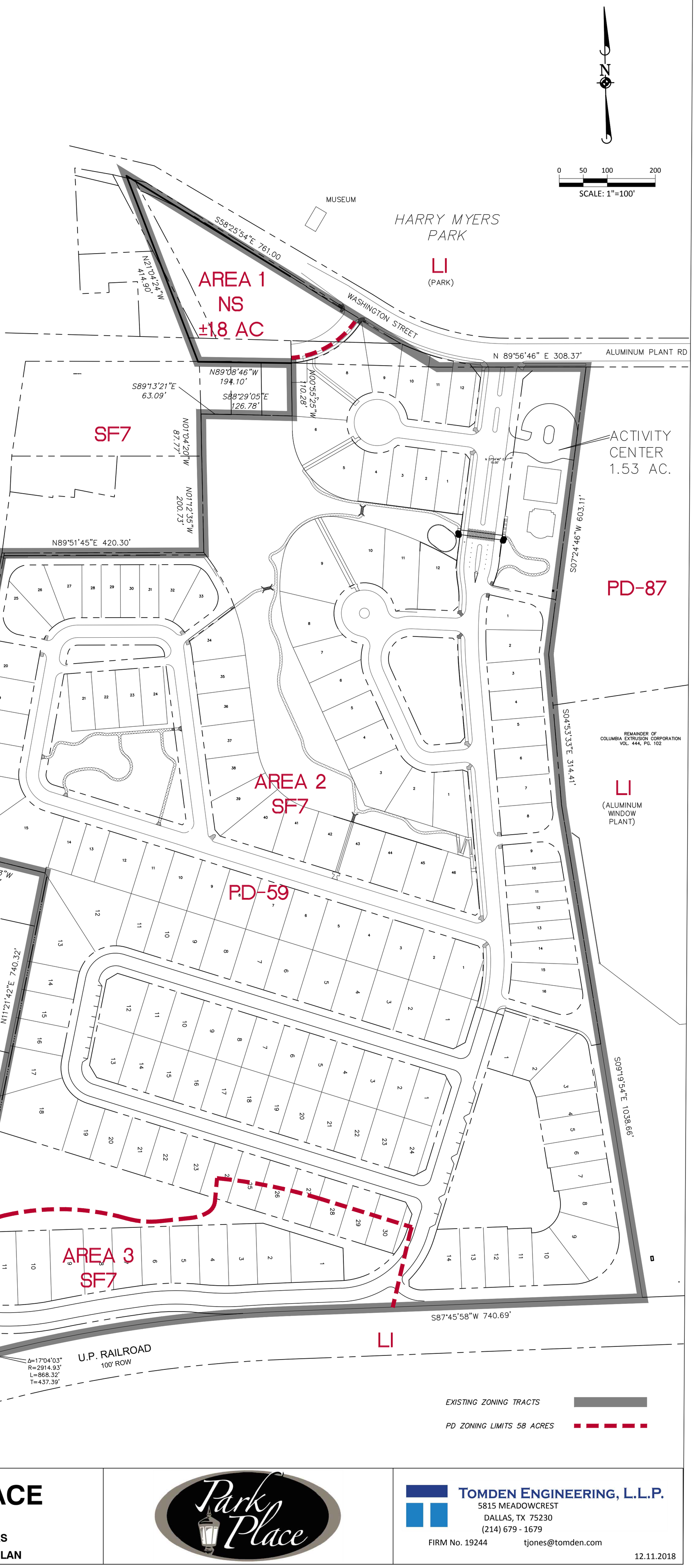
BEING a tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas, and being a part of Tract 31 as recorded in Volume 444, Page 102, and all of Tract 32 as recorded in Volume 444, Page 146 Deed Records, Rockwall County, Texas, and being more particularly described as follows:
BEGINNING at a 1" pipe found on the east right–of–way of Townsend Drive, said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right–of–way);
THENCE continuing along said High School Drive North 01°56'15" East a distance of 86.67 feet to a 5/8" iron pipe for corner;
THENCE departing said High School Drive North 85°34'29" East a distance of 182.10 feet to a 5/8" iron pipe for corner;
THENCE North 04°30'38" East a distance of 69.54 feet to a ½" iron pipe for corner;
THENCE North 05°42'23" West a distance of 29.95 feet to a ½" iron pipe for corner;
THENCE North 80°56'29" East a distance of 126.45 feet to a ½" iron pipe for corner;
THENCE North 86°39'04" East a distance of 110.36 feet to a ½" iron pipe for corner;
THENCE North 11°21'42" East a distance of 740.32 feet to fence post found (controlling monument) for corner;
THENCE North 76°14'03" West a distance of 207.10 feet to a fence post found in the east right–of–way of Renfro Street;
THENCE continuing along said Renfro Street North 10°13'03" East a distance of 626.53 feet to a 5/8" iron pipe for corner;
THENCE departing said Renfro Street North 89°50'10" East a distance of 420.29 feet to a 5/8" iron pipe for corner;
THENCE North 01°20'36" West a distance of 200.09 feet to a ½" iron pipe for corner;
THENCE North 00°40'16" West a distance of 87.88 feet to a ½" iron pipe for corner;
THENCE South 89°00'45" East a distance of 63.08 feet to a ½" iron pipe for corner;
THENCE South 88°34'57" East a distance of 126.36 feet to a ½" iron pipe for corner;
THENCE North 00°48'06" West a distance of 110.27 feet to a ½" iron pipe for corner in the south right–of–way line of Aluminum Plant Road;
THENCE along said Aluminum Plant Road North 89°08'46" West a distance of 194.10 feet to a point for corner;
THENCE North 21°04'24" West a distance of 414.90 feet to a point for corner;
THENCE South 58°25'54" East a distance of 761.00 feet to a point for corner;
THENCE North 89°56'03" East a distance of 308.37 feet to a point for corner;
THENCE South 07°24'46" West a distance of 602.23 feet to a point for corner;
THENCE South 04°53'33" East a distance of 317.77 feet to a point for corner;
THENCE South 09°19'54" East a distance of 1038.10 feet to a point in the said north right–of–way of M. K. & T. Railroad (100' right–of–way) for corner;
THENCE along said right–of–way South 87°55'08" West a distance of 740.83 feet to a ½" iron pipe found at the beginning of a tangent curve to the left:
THENCE in a southwesterly direction with said curve having a central angle of 17°04'03", a radius of 2914.93 feet and an arc length of 868.32 feet to a ½" pipe found for corner;
THENCE departing said right–of–way North 04°28'08" West a distance of 134.73 feet to a fence post found for corner;
THENCE South 85°56'53" West a distance of 210.88' to the POINT OF BEGINNING and containing 55.8 acres of land more or less.

ZONING DESCRIPTION – PD 52

BEGINNING at a 1" pipe found on the east right–of–way of Townsend Drive, said point being the most westerly southwest corner of said Tract 31 and being approximately 200 feet north of the north line of the M K & T Railroad (100' right–of–way);
THENCE North 85°56'53 "East a distance of 210.88 feet to a fence post found for corner;
THENCE South 04°28'08" East a distance of 134.71 feet to a ½" iron pipe found for corner;
THENCE in a southwesterly direction in a curve having a central angle of 04°45'26", a radius of 2923.97 feet and an arc length of 242.78 feet to point for corner;
THENCE North 01°20'58" East a distance of 208.56 feet to the POINT OF BEGINNING and containing 0.9 acres of land more or less.

EXISTING ZONING TABULATION

NS	*1.8 ACRES*
SF7	*54.0 ACRES*
HC	*0.9 ACRES*
TOTAL	*56.7 ACRES*



EX A

PARK PLACE

PD 59

ROCKWALL TEXAS

EXISTING ZONING PLAN

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244 tjones@tomden.com

12.11.2018

ZONING DESCRIPTION – REVISED PD 59

BEING a tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas, and being a part of Tract 31 as recorded in Volume 444, Page 102, and all of Tract 32 as recorded in Volume 444, Page 146 Deed Records, Rockwall County, Texas, and being more particularly described as follows:

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THENCE North 04°30'38" East a distance of 69.54 feet to a ½" iron pipe for corner;

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THENCE North 00°48'06" West a distance of 110.27 feet to a ½" iron pipe for corner in the south right–of–way line of Aluminum Plant Road;

THENCE along said Aluminum Plant Road North 89°08'46" West a distance of 194.10 feet to a point for corner;

THENCE North 21°04'24" West a distance of 414.90 feet to a point for corner;

THENCE South 58°25'54" East a distance of 761.00 feet to a point for corner;

THENCE North 89°56'03" East a distance of 308.37 feet to a point for corner;

THENCE South 07°24'46" West a distance of 602.23 feet to a point for corner;

THENCE South 04°53'33" East a distance of 317.77 feet to a point for corner;

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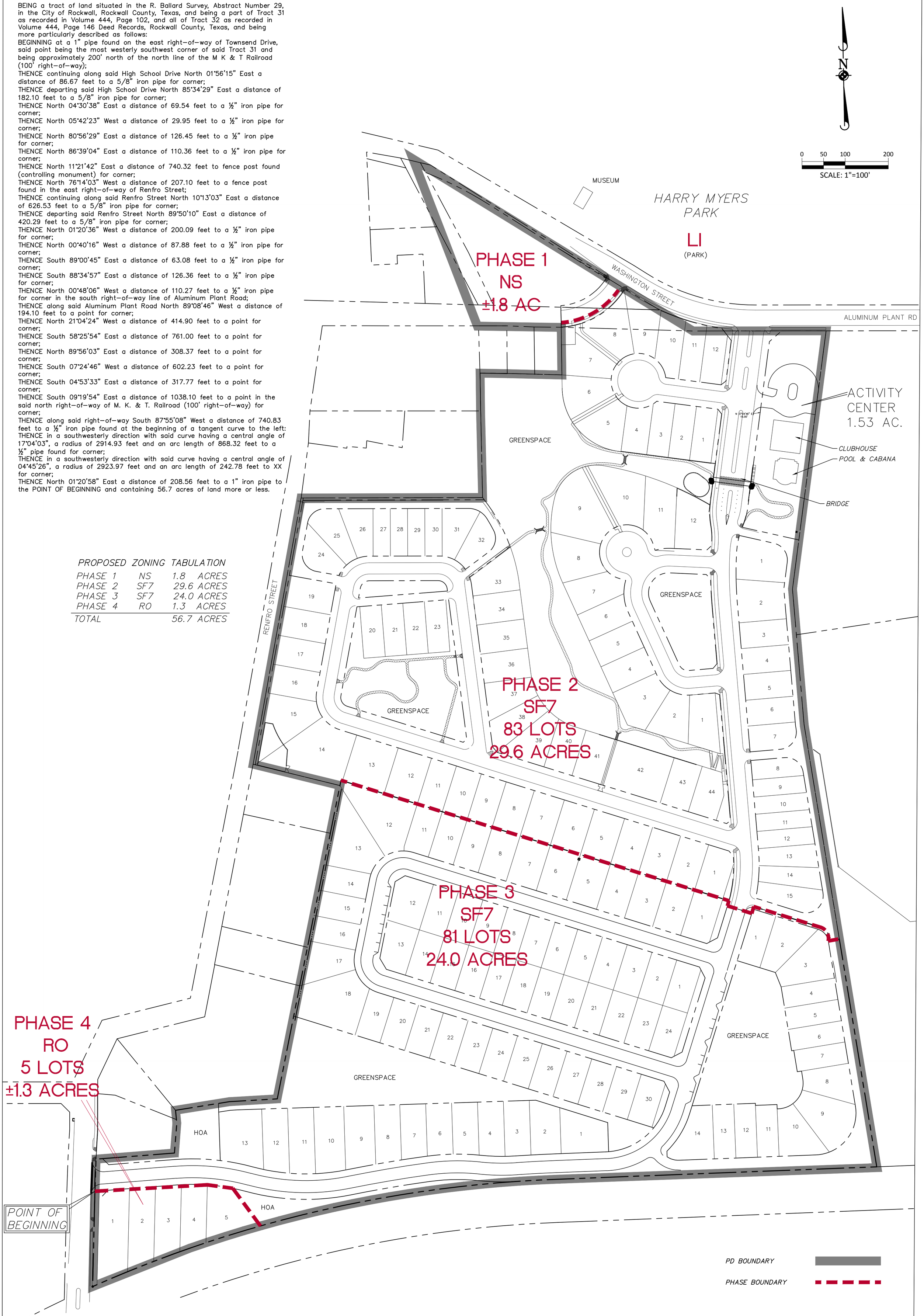
THENCE in a southwesterly direction with said curve having a central angle of 17°04'03", a radius of 2914.93 feet and an arc length of 868.32 feet to a ½" pipe found for corner;

THENCE in a southwesterly direction with said curve having a central angle of 04°45'26", a radius of 2923.97 feet and an arc length of 242.78 feet to XX for corner;

THENCE North 01°20'58" East a distance of 208.56 feet to a 1" iron pipe to the POINT OF BEGINNING and containing 56.7 acres of land more or less.

PROPOSED	*ZONING*	*TABULATION*
PHASE 1	*NS*	*1.8 ACRES*
PHASE 2	*SF7*	*29.6 ACRES*
PHASE 3	*SF7*	*24.0 ACRES*
PHASE 4	*RO*	*1.3 ACRES*
TOTAL		*56.7 ACRES*



EX B

PARK PLACE

PD 59

ROCKWALL TEXAS

CONCEPT PLAN

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244 tjones@tomden.com

12.11.2018

ZONING DESCRIPTION – REVISED PD 59

BEING a tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas, and being a part of Tract 31 as recorded in Volume 444, Page 102, and all of Tract 32 as recorded in Volume 444, Page 146 Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1" pipe found on the east right–of–way of Townsend Drive, said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right–of–way);

THENCE continuing along said High School Drive North 01°56'15" East a distance of 86.67 feet to a 5/8" iron pipe for corner;

THENCE departing said High School Drive North 85°34'29" East a distance of 182.10 feet to a 5/8" iron pipe for corner;

THENCE North 04°30'38" East a distance of 69.54 feet to a ½" iron pipe for corner;

THENCE North 05°42'23" West a distance of 29.95 feet to a ½" iron pipe for corner;

THENCE North 80°56'29" East a distance of 126.45 feet to a ½" iron pipe for corner;

THENCE North 86°39'04" East a distance of 110.36 feet to a ½" iron pipe for corner;

THENCE North 11°21'42" East a distance of 740.32 feet to fence post found (controlling monument) for corner;

THENCE North 76°14'03" West a distance of 207.10 feet to a fence post found in the east right–of–way of Renfro Street;

THENCE continuing along said Renfro Street North 10°13'03" East a distance of 626.53 feet to a 5/8" iron pipe for corner;

THENCE departing said Renfro Street North 89°50'10" East a distance of 420.29 feet to a 5/8" iron pipe for corner;

THENCE North 01°20'36" West a distance of 200.09 feet to a ½" iron pipe for corner;

THENCE North 00°40'16" West a distance of 87.88 feet to a ½" iron pipe for corner;

THENCE South 89°00'45" East a distance of 63.08 feet to a ½" iron pipe for corner;

THENCE South 88°34'57" East a distance of 126.36 feet to a ½" iron pipe for corner;

THENCE North 00°48'06" West a distance of 110.27 feet to a ½" iron pipe for corner in the south right–of–way line of Aluminum Plant Road;

THENCE along said Aluminum Plant Road North 89°08'46" West a distance of 194.10 feet to a point for corner;

THENCE North 21°04'24" West a distance of 414.90 feet to a point for corner;

THENCE South 58°25'54" East a distance of 761.00 feet to a point for corner;

THENCE North 89°56'03" East a distance of 308.37 feet to a point for corner;

THENCE South 07°24'46" West a distance of 602.23 feet to a point for corner;

THENCE South 04°53'33" East a distance of 317.77 feet to a point for corner;

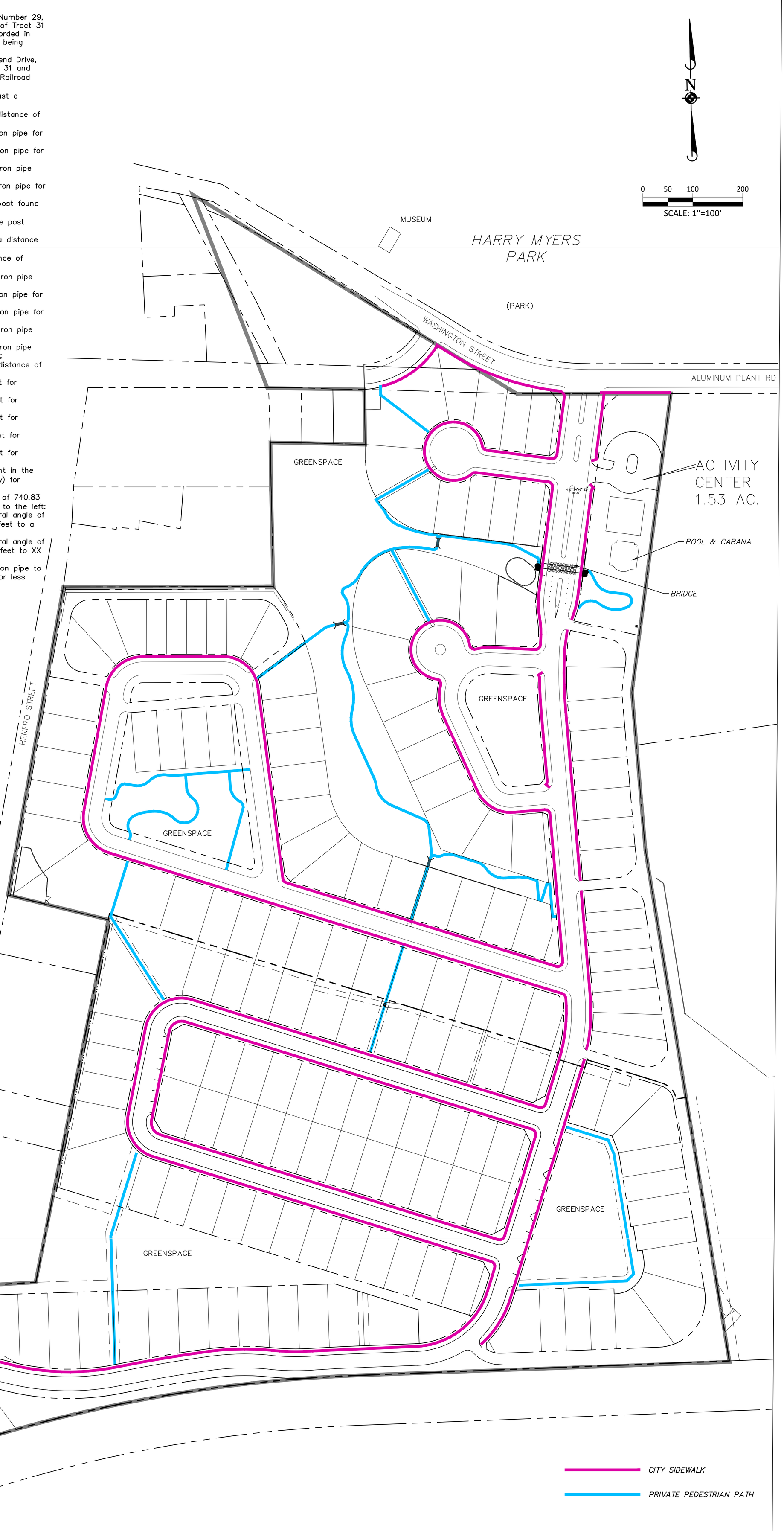
THENCE South 09°19'54" East a distance of 1038.10 feet to a point in the said north right–of–way of M. K. & T. Railroad (100' right–of–way) for corner;

THENCE along said right–of–way South 87°55'08" West a distance of 740.83 feet to a ½" iron pipe found at the beginning of a tangent curve to the left:

THENCE in a southwesterly direction with said curve having a central angle of 17°04'03", a radius of 2914.93 feet and an arc length of 868.32 feet to a ½" pipe found for corner;

THENCE in a southwesterly direction with said curve having a central angle of 04°45'26", a radius of 2923.97 feet and an arc length of 242.78 feet to XX for corner;

THENCE North 01°20'58" East a distance of 208.56 feet to a 1" iron pipe to the POINT OF BEGINNING and containing 56.7 acres of land more or less.



EX C

PARK PLACE

PD 59

ROCKWALL TEXAS

PEDESTRIAN PLAN

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244 tjones@tomden.com

12.11.2018

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

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, AS HERETOFORE AMENDED, SO AS TO AMEND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) [ORDINANCE NO.'s 04-59 AND -6-51] AND PLANNED DEVELOPMENT DISTRICT 52 (PD-52) [ORDINANCE NO. 16-45] FOR THE PURPOSE OF INCORPORATING A 0.789-ACRE TRACT OF LAND FOR RESIDENTAL-OFFICE (RO) DISTRICT LAND USES BEING A 56.586-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 52 (PD-52) AND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 by the applicant Bill Bricker of Columbia Development Company, LLC, for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses, being a 56.586-acre tract of land identified as a portion of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) [*Ordinance No. 16-45*] and Planned Development District 59 (PD-59) [*Ordinance No.'s 04-59 and 06-51*], located between W. Washington Street and T. L. Townsend Drive and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 59 (PD-59) [*Ordinance No.'s 04-59 and 06-51*], Planned Development District 52 (PD-52) [*Ordinance No. 16-45*], and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 04-59 and 06-51*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 3. That development of the *Subject Property* shall be in accordance with the *Planned Development Concept Plan*, contained in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall be in accordance with the *Development Standards*, described in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by

DRAFT 04.15.19

reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That 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, 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 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. 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 4TH DAY OF FEBRUARY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *January 22, 2019*

2nd Reading: *February 4, 2019*

DRAFT ORDINANCE 01.15.19

Exhibit 'A':
Legal Description

BEING a tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas, and being a part of Tract 31, as recorded in Volume 444, Page 102, and all of Tract 32 as recorded in Volume 444, Page 146 Deed Records, Rockwall County, Texas, and being more particularly described as follows:

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THENCE continuing along said High School Drive North 01°56'15" East a distance of 86.67 feet to a 5/8" iron pipe for corner;

THENCE deporting said High School Drive North 85°34'29" East a distance of 182.10 feet to a 5/8" iron pipe for corner;

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THENCE In a southwesterly direction with sold curve having a central angle of 04°45'26", a radius of 2923.97 feet and an arc length of 242.78 feet to XX for corner;

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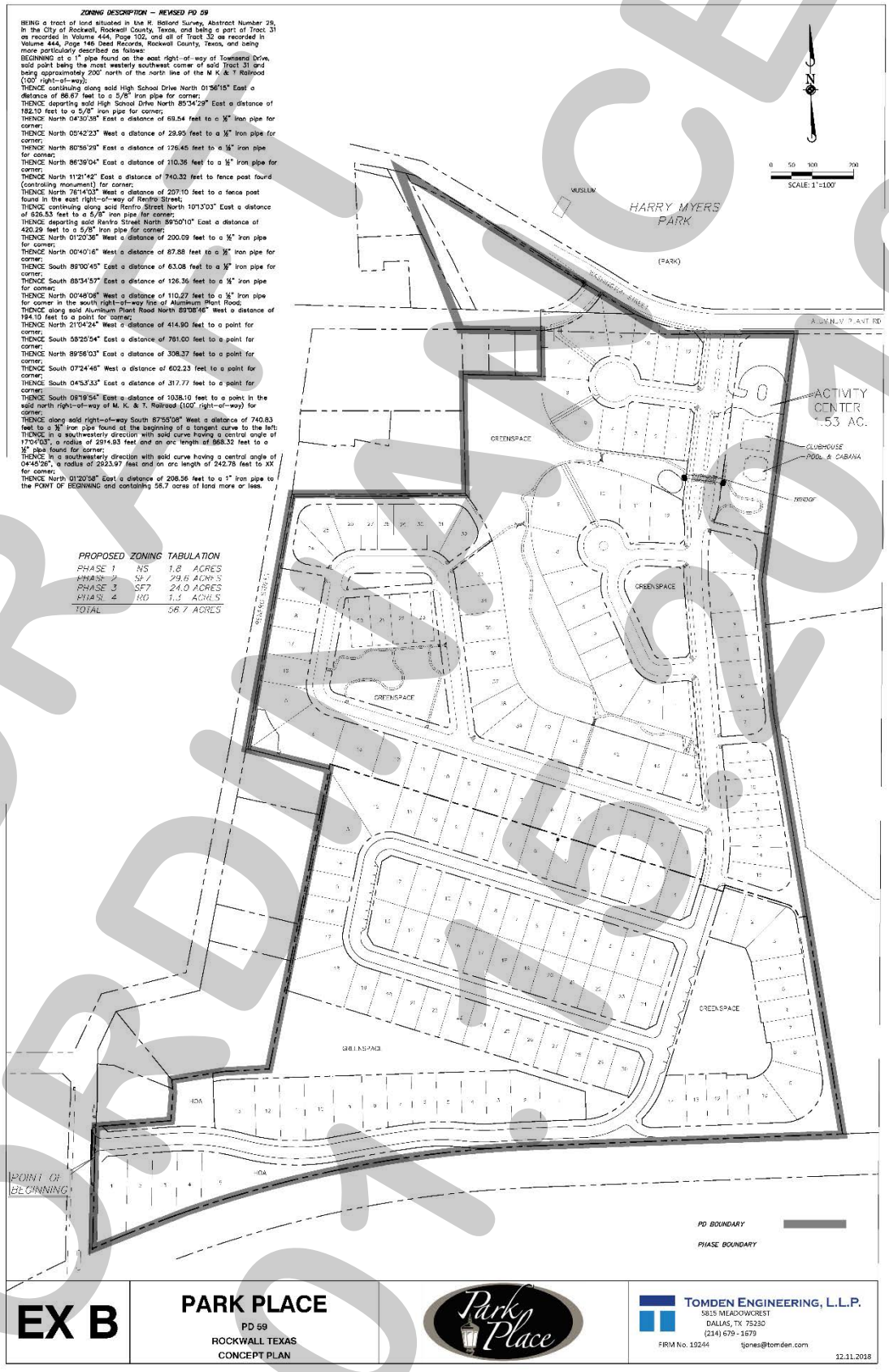
DRAFT ORDINANCE 01.15.2019

Exhibit 'B':
Survey



DRAFT NOTICE ORDINANCE 01.07.19

Exhibit 'C':
Area Map

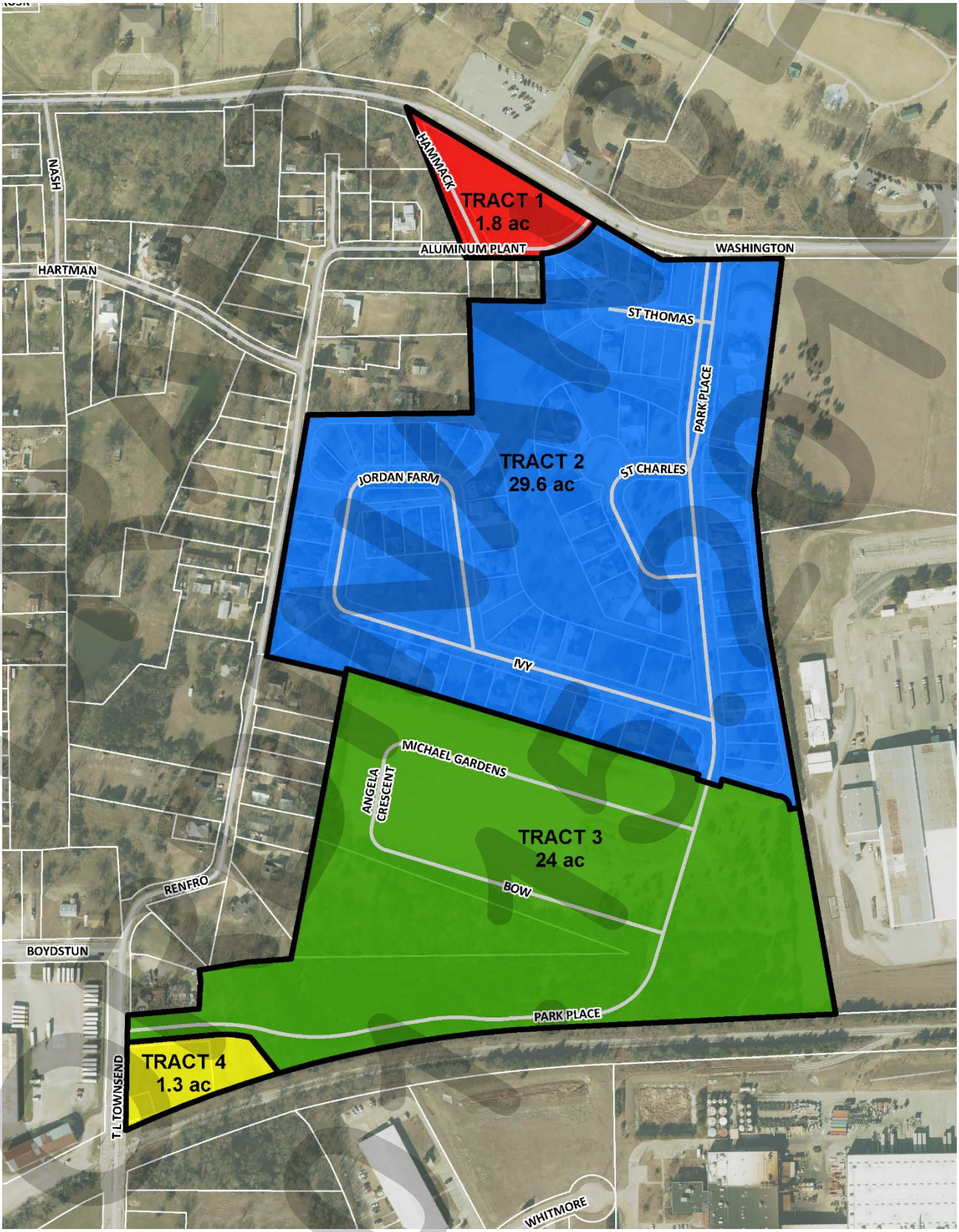


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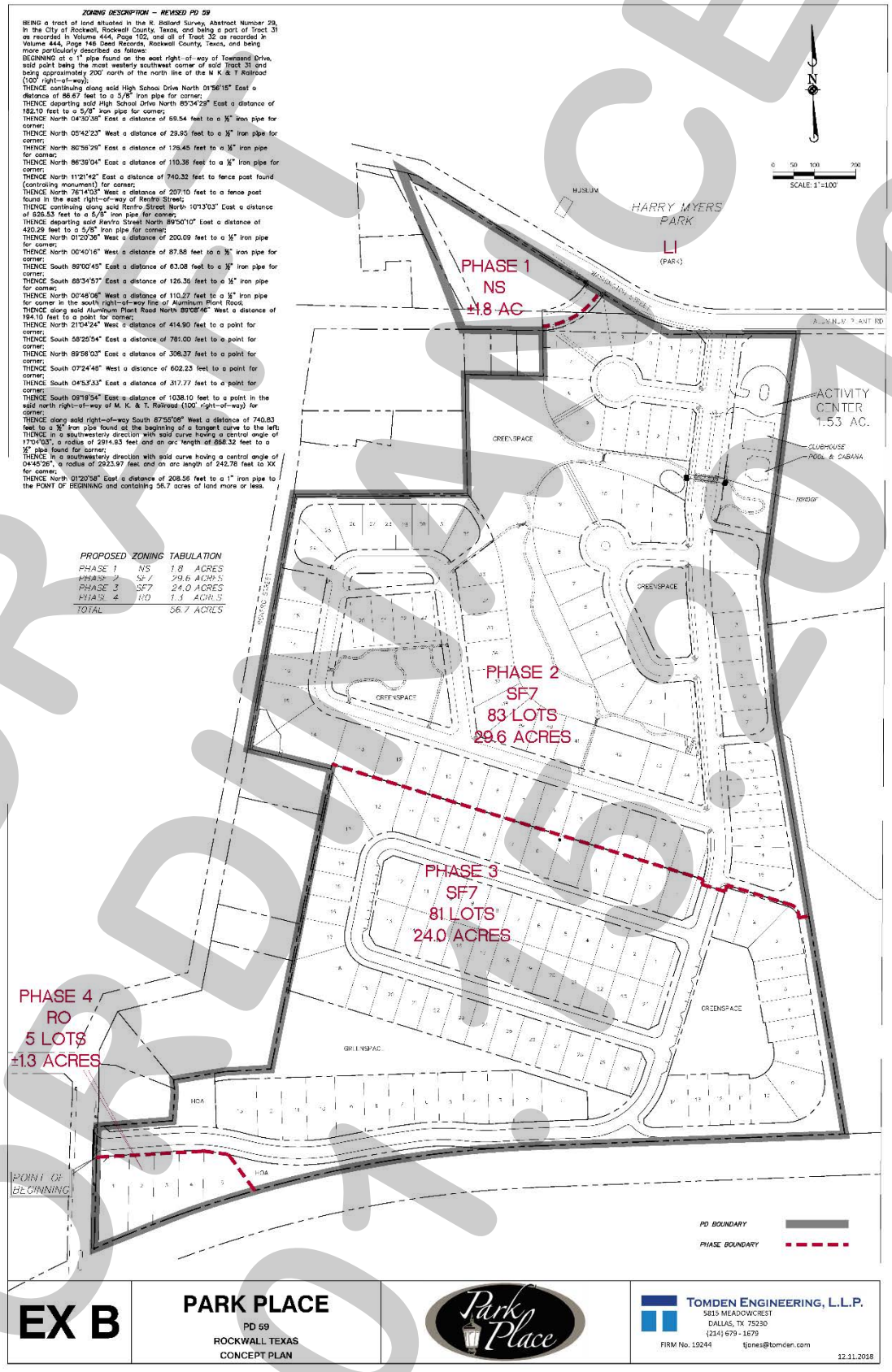
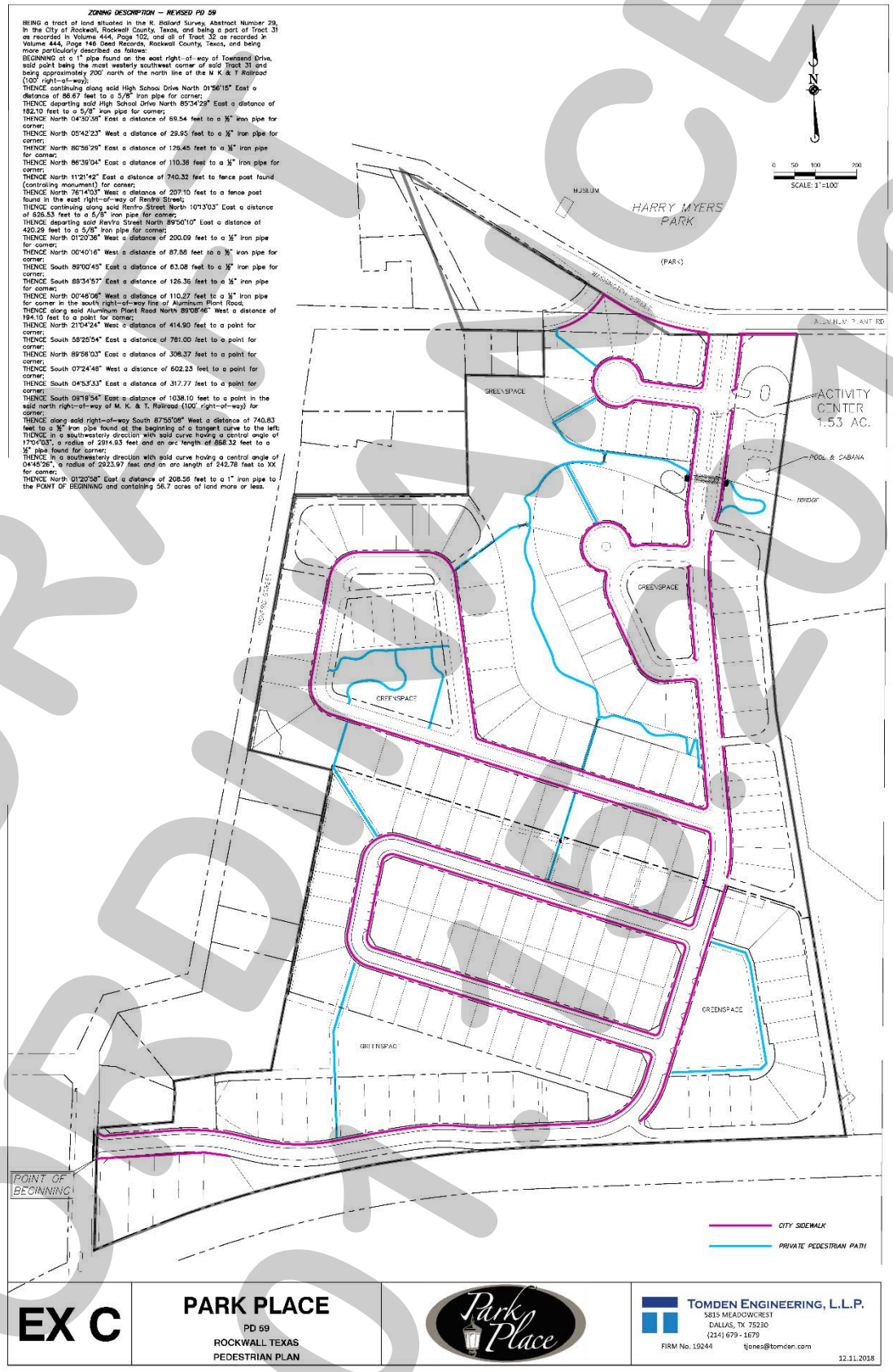
Exhibit 'D':
Concept Plan



DRAFT
ORDINANCE
01.15.19

Exhibit 'E':
Hardscape Plan



DRAFT NOT FOR ORDINANCE 01.07.19

Exhibit 'F':
PD Development Standards

Phases 1-4 (56.586-Acres): Development Standards for all Phases

(1) *Streetscape Standards.* The following aspects of development shall be reviewed in conjunction with a preliminary plat and/or site plan:

(a) *Street Lighting.* Street lighting shall be compatible with neo-traditional design methods, the Old Town Rockwall Historic District guidelines, and any proposed guidelines for the City's Downtown Plan.

(b) *Street Signage and Traffic Control.* Signage and traffic control methods shall be compatible with neo-traditional design and complement the surrounding historic areas of the City.

(c) *Street Sections*. A PD Development Plan shall include any alternative street and alley cross-sections, paving methods, use of street trees, and other proposed engineering details.

(2) *Private Parks and Open Space.* Details for private parks and open space as indicated in *Exhibit 'B'* shall be subject to the following requirements and approved as part of the preliminary plat and/or site plan:

(a) A site/landscape plan for all open space, pocket parks, the community center, and trail systems. The development plan and/or preliminary plat shall also be reviewed by the City's Parks and Recreation Board.

(b) All city-required trails and public sidewalks shall be constructed with concrete and meet all City standards.

(c) Drainage area trails, which shall be maintained by the HOA, may be constructed with asphalt.

(d) The developer shall install a screening fence adjacent to the railroad along the south boundary of the subject property. The exact location, construction material(s), and height of the screening fence shall be reviewed and approved as part of the required site plan.

(3) *Hardscape.* Hardscape plans--depicted in *Exhibit 'E'*--indicating the location of all sidewalks and trails shall be reviewed and approved with the preliminary plat and/or final plat.

(4) *Fence Standards.* All fences shall be required to be wrought iron or tubular steel and vinyl shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height unless situated in the front yard. Front yard fences shall meet the following requirements:

(a) No front yard fences shall be located within a public right-of-way;

(b) The maximum height for a front yard fence is 42-inches (*i.e. 3 ½ feet*); and

(c) All front yard fences shall be open or *picket-style* fencing constructed of wrought iron, tubular steel, or vinyl.

Phase 1: Neighborhood Services (1.8-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Phase 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Neighborhood Services (NS) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance*

DRAFT ORDINANCE 01-19

(2) *No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

(3) *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, *Phase 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards for the Neighborhood Services (NS) District as stipulated in Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. All lots shall conform to the standards depicted in *Table 1*, which are as follows:

Table 1: Density and Dimensional Requirements

Minimum Lot Width [1]	60'
Minimum Lot Depth	100'
Minimum Lot Area	6,000 SF
Minimum Front Yard Setback [2]	15'
Minimum Side Yard Setback	20'
Minimum Distance Between Buildings	15'
Maximum Height	36'
Minimum Rear Yard Setback	20'
Maximum Lot Coverage	60%
Maximum Building Size	5,000 SF

General Notes:
[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

(4) *Building Standards.* All development shall be subject to site plan and Architectural Review Board (ARB) review and shall adhere to the following building standards:

(a) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or similar cementitious products may be used for up to *100%* of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.

(b) *Roof Design Requirements.* All structures having a footprint of 6,000 SF or less shall be constructed with a pitched roof system.

(c) *Architectural Requirements.* All units shall be architecturally finished on all sides of the building that are visible from a public right-of-way or open space. This should include the detailing and features. This will be reviewed by the Architectural Review Board (ARB) for conformance.

(5) *Landscape Buffer.* A minimum 10-foot landscape buffer shall be required along all street frontages. The buffer shall include a minimum of one (1) tree per 30 linear feet.

(6) *Signage.* Permanent, free-standing signage for Phase 1 shall be limited to one (1) monument not exceeding five (5) feet in height or a maximum of 60 SF in area.

(7) *Lighting.* In addition to the outdoor lighting requirements stipulated in Article VII, Environmental Performance, of the Unified Development Code (UDC), no light pole, pole base, or combination thereof shall exceed 20-feet in height. All lighting fixtures shall focus downward and be contained on the subject property

DRAFT ORDINANCE 04.15.19

Exhibit 'F':
PD Development Standards

Phases 2 & 3: Single-Family 7 (53.6-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Phases 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Single-Family 7 (SF-7) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

(2) *Density and Dimensional Requirements.* Any development on *Phases 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for properties in a Single-Family 7 (SF-7) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

Table 2: SF-7 Lot Dimensional Requirements

Minimum Lot Width [1]	40'
Minimum Lot Area	4,000 SF
Minimum Average Lot Area	7,000 SF
Minimum Front Yard Setback [2] & [3]	10'
Minimum Side Yard Setback [4]	5'
Minimum Side Yard Adjacent to a Street	10
Minimum Distance Between Buildings	15'
Maximum Height [3]	36'
Minimum Rear Yard Setback [4, 5]	10'
Maximum Lot Coverage	60%

General Notes:
[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.
[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
[4]: The minimum side yard setback for an internal lot or a lot abutting open space or HOA common area is five (5) feet. For yards abutting a street, the minimum side yard setback shall be 10-feet.
[5]: Lots with double frontage shall have a minimum rear yard setback of 15 feet.

(3) *Building Standards.* Housing type and construction shall generally conform to the *Architectural Styles* depicted in *Exhibit 'G'* of this ordinance; however, all development shall adhere to the following building standards:

(a) *Masonry Requirements.* The minimum masonry requirement for all exterior façades (*excluding walls on a porch, patio, courtyard, or breezeway*) greater than 100 SF shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or similar cementitious products may be used for up to *100%* of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.

(b) *Anti-Monotony.* An anti-monotony standard shall not allow the same structure—in terms of materials and elevation--any closer than five (5) houses apart on either side of the street.

(c) *Common Areas and Open Space.* All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance and filed prior to approval of the final plat(s)

DRAFT ORDINANCE 04.15.2019

(d) *Guest Quarters/Secondary Living Unit.* A guest quarters/secondary living unit shall be permitted by-right within Phases 2 & 3 and subject to the following conditions:

(i) Such quarters must be ancillary to the primary use;

(ii) The area of such quarters shall not exceed 30% of the area of the main structure;

(iii) The area of such quarters shall also conform to the maximum lot coverage for the overall lot;

(iv) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the *Subdivision Ordinance*; and

(v) Such quarters shall be designed for temporary occupancy or as a secondary living unit. These structures are not to be used as rental accommodations.

(4) *Access.* Lots with rear yards that abut Renfro Street shall not have access from Renfro Street.

Phase 4: Residential-Office (1.3-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development District Ordinance, *Phase 4* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Residential-Office (RO) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be expressly prohibited on the *Phase 4*:

- ☑ Accessory Building
- ☑ Bed and Breakfast
- ☑ Convent or Monastery
- ☑ Daycare (7 or more children)
- ☑ Residential Care Facility
- ☑ Assisted Living Facility
- ☑ Convalescent Care Facility/Nursing Home
- ☑ Congregate Care Facility
- ☑ General Retail Store*
- ☑ Group or Community Home
- ☑ Halfway House
- ☑ Library, Art Gallery, or Museum (Public)
- ☑ Restaurant, Less Than 2,000 SF w/o Drive-Thru
- ☑ Railroad Yard or Shop
- ☑ Studio-Art, Photography, or Music
- ☑ Shoe and Boot Repair and Sales
- ☑ Transit Passenger Facility
- ☑ Antenna, Accessory
- ☑ Antenna, Commercial
- ☑ Antenna, Amateur Radio
- ☑ Antenna, Dish
- ☑ Wireless Communication Tower
- ☑ Utilities (Non-Municipally Owned or Controlled), Including Sanitary Landfill and Wastewater Treatment
- ☑ Municipally Owned or Controlled Facilities, Utilities, and Use

DRAFT ORDINANCE 01.15.19

*General Retail Store less than 2,000 SF shall be allowed by-right. General Retail Stores larger than 2,000 SF shall require a Specific Use Permit

The following land uses shall be permitted by Specific Use Permit (SUP) on the *Phase 4*:

- ☑ General Retail Store*
- ☑ Hair Salon, Manicurist
- ☑ Office Building, 5,000 SF or More
- ☑ Solar Energy Collector Panels and Systems

*General Retail Store less than 2,000 SF shall be allowed by-right. General Retail Stores larger than 2,000 SF shall require a Specific Use Permit

(2) *Density and Dimensional Requirements.* Any development on *Phase 4* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for properties in a Residential-Office (RO) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, all development shall adhere to the following building standards:

Table 3. Density and Dimensional Requirements

Minimum Lot Width [1]	60'
Minimum Lot Depth	100'
Minimum Lot Area	6,000 SF
Minimum Front Yard Setback [2]	10'
Minimum Side Yard Setback	5'
Minimum Distance Between Buildings	15'
Maximum Height [3]	36'
Minimum Rear Yard Setback	10'
Maximum Lot Coverage	60%

General Notes:
[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.
[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the residential-office structure.

(3) *Building Standards. Building Standards.* Housing type and construction shall generally conform to the *Architectural Styles* depicted in *Exhibit 'G'* of this ordinance; however, all development shall adhere to the following building standards:

(a) *Masonry Requirements.* The minimum masonry requirement for all exterior façades (*excluding walls on a porch, patio, courtyard, or breezeway*) greater than 100 SF shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or similar cementitious products may be used for up to *100%* of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.

(b) *Anti-Monotony.* An anti-monotony standard shall not allow the same structure—in terms of materials and elevation--any closer than five (5) houses apart on either side of the street.

(c) *Common Areas and Open Space.* All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's

DRAFT ORDINANCE 01-19

Association, which shall be created subject to the requirements of the City's Subdivision Ordinance and filed prior to approval of the final plat(s).

(d) *Guest Quarters/Secondary Living Unit.* A guest quarters/secondary living unit shall be permitted by-right within Phases 2 & 3 and subject to the following conditions:

(i) Such quarters must be ancillary to the primary use;

(ii) The area of such quarters shall not exceed 30% of the area of the main structure;

(iii) The area of such quarters shall also conform to the maximum lot coverage for the overall lot; and

(iv) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the *Subdivision Ordinance*.

(v) Such quarters shall be designed for temporary occupancy or as a secondary living unit. These structures are not to be used as rental accommodations.

(4) *Access.* Lots with rear yards that abut Renfro Street shall not have access from Renfro Street.

(5) *Parking Requirements*. Parking requirements for Phase 4 shall be all follows:

(a) Two (2) parking spaces per lot for single-family uses.

(b) One (1) additional space per 500 SF for non-residential uses as permitted by this ordinance. Off-site common or shared parking agreements shall be considered for Phase 4, subject the review of the proposed parking area(s) with the required development plan.

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Exhibit 'G':
Conceptual Architectural Styles



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ORDINANCE
10.2019

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/15/2019

APPLICANT: Tim McCallum

AGENDA ITEM: **Z2018-058;** *SUP for a Craft Winery and Commercial Amusement/ Recreation (Outdoor)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Tim McCallum of He Wines She Dines, LLC on behalf of Buffalo Creek Business Park, LTD for the approval of a Specific Use Permit (SUP) for a *Craft Winery* and *Commercial Amusement/Recreation (Outdoor)* on a 7.2-acre tract of land identified as Tracts 20-01 & 20-7 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 203 County Line Road, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant, Tim McCallum, has submitted a request for a Specific Use Permit (SUP) to allow a *Craft Winery* and *Commercial Amusement/Recreation* (*Outdoor*) facility to be located within a Commercial (C) District. Currently, the subject property -- *at 203 County Line Road* -- is being operated as a warehouse and shipping facility for the applicant's wine club (*i.e. no retail sales*). The applicant has stated that they would like the opportunity to expand this use to a *Craft Winery* for the purpose of allowing wine to be mixed, produced and sold on-site. With this request, the applicant has submitted a floor plan showing the proposed *Craft Winery* layout, which will be situated in a 1,250 SF building. Of this area, 500 SF of the building [*i.e. 40% of total SF*] will be dedicated for the retail sales and tasting component of the on-site manufactured product. The remaining 750 SF will be used for wine display racks, an overhead storage area, blending tanks, and wine barrels. Additionally, the applicant has provided a concept plan for the *Commercial Amusement/Recreation (Outdoor)* use [*i.e. outdoor venue*], which will be located outdoors in front of the facility. The applicant has indicated to staff that this area will be used on a limited and infrequent basis. In addition, Mr. McCallum has submitted a letter indicating that the use of the outdoor venue will only take place on a scheduled basis, Thursday through Monday (*i.e. nights, weekends, and occasionally on Mondays and holidays*). The outdoor venue will include a seating area, space for food vendors, and space for live music [*e.g. acoustic guitar*].

According to Section 1.1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), both the *Craft Winery* and *Commercial Amusement/Recreation (Outdoor)* land uses require approval of a Specific Use Permit (SUP) in a Commercial (C) District. Additionally, Section 2.1.6, of Article IV, *Permissible Uses*, of the UDC, defines a *Craft Winery* as being a small scale manufacturing and retail operation that is subject to the following conditions: (1) the total building area (*i.e. area under roof*) is less than 12,000 SF, and (2) the total floor area dedicated to the direct sale of the on-site manufactured product does not exceed a maximum of 40% of the total floor area. The section also goes on to list the permitted accessory uses as:

(a) a tasting room to dispense product manufactured on site for on premise consumption,
(b) a meeting/banquet facility,

(c) a restaurant, and/or
(d) the retail sales of on-site manufactured product for off-premise consumption.

Included in the attached packet is the applicant's letter outlining the proposed business plan, a concept plan depicting the outdoor venue, a floor plan for the *Craft Winery*, and a draft ordinance containing regulations for the proposed land uses. Based on staff's review, the applicant's request does appear to be in conformance with these requirements; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

ADJACENT LAND USES AND ACCESS:

The subject property is generally situated north of the intersection of Horizon Road [*FM-3097*] and County Line Road, and is addressed as 203 County Line Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 14.374-acre tract of land, restricted as open space and drainage per the requirements of Planned Development District 75 (PD-75).

South: Directly south of the subject property is a continuation of the Buffalo Creek Business Park, LTD, which represents a 6.841-acre portion of a larger 9.84-acre tract of land identified as Tracts 20, 20-05, and 20-06 of the W. W. Ford Survey, Abstract No. 80. Currently on this property are several non-residential structures, which are occupied (*i.e. multi-tenant strip centers and individual standing buildings*). All of these properties are zoned Commercial (C) District.

East: Directly east of the subject property is a continuation of Buffalo Creek Business Park, LTD, which represents a 1.00-acre portion of a larger 9.84-acre tract of land identified as Tracts 20-03 of the W. W. Ford Survey, Abstract No. 80. This property is currently occupied with a non-residential structure, and is zoned Commercial (C) District.

West: Directly west of the subject property and beyond the Buffalo Creek Business Park, LTD is Horizon Road [*FM-3097*], which is identified as an TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, roadway*) on the City's Master Thoroughfare Plan. Beyond this thoroughfare is a 39.347-acre tract of land identified as Tract 93-01, of the E. Teal Survey, Abstract No. 207 and is zoned Agricultural (AG) District. The Buffalo Creek Business Park, LTD is zoned Commercial (C) District.

NOTIFICATION:

On January 2, 2019, staff mailed 63 notices to property owners and residents within 500-feet of the subject property. Staff did not send a neighborhood notification as there were no Home Owners Associations (HOA's) participating in the Neighborhood Notification Program within 1500-feet of the subject property. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices regarding the applicant's request.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to recommend approval of the applicant's request, staff would offer the following conditions of approval:

1) The operation of the *Craft Winery* and *Commercial Amusement/Recreation (Outdoor)* on the subject property shall be subject to the following operational conditions, which are contained in the SUP ordinance:

A. *Craft Winery:*

1) The maximum square footage of the building used for a winery shall not exceed 12,000 SF in total building area, and is depicted in *Exhibit 'C'* of the draft ordinance.

2) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building, and is depicted in *Exhibit 'D'* of the draft ordinance.

3) The hours open to the public for this facility shall be limited to Sunday through Saturday, 11:00 AM to 12:00 AM.

B. *Commercial Amusement/Recreation (Outdoor)*

1) The operation of a *Commercial Amusement/Recreation* (O*utdoor*) use shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

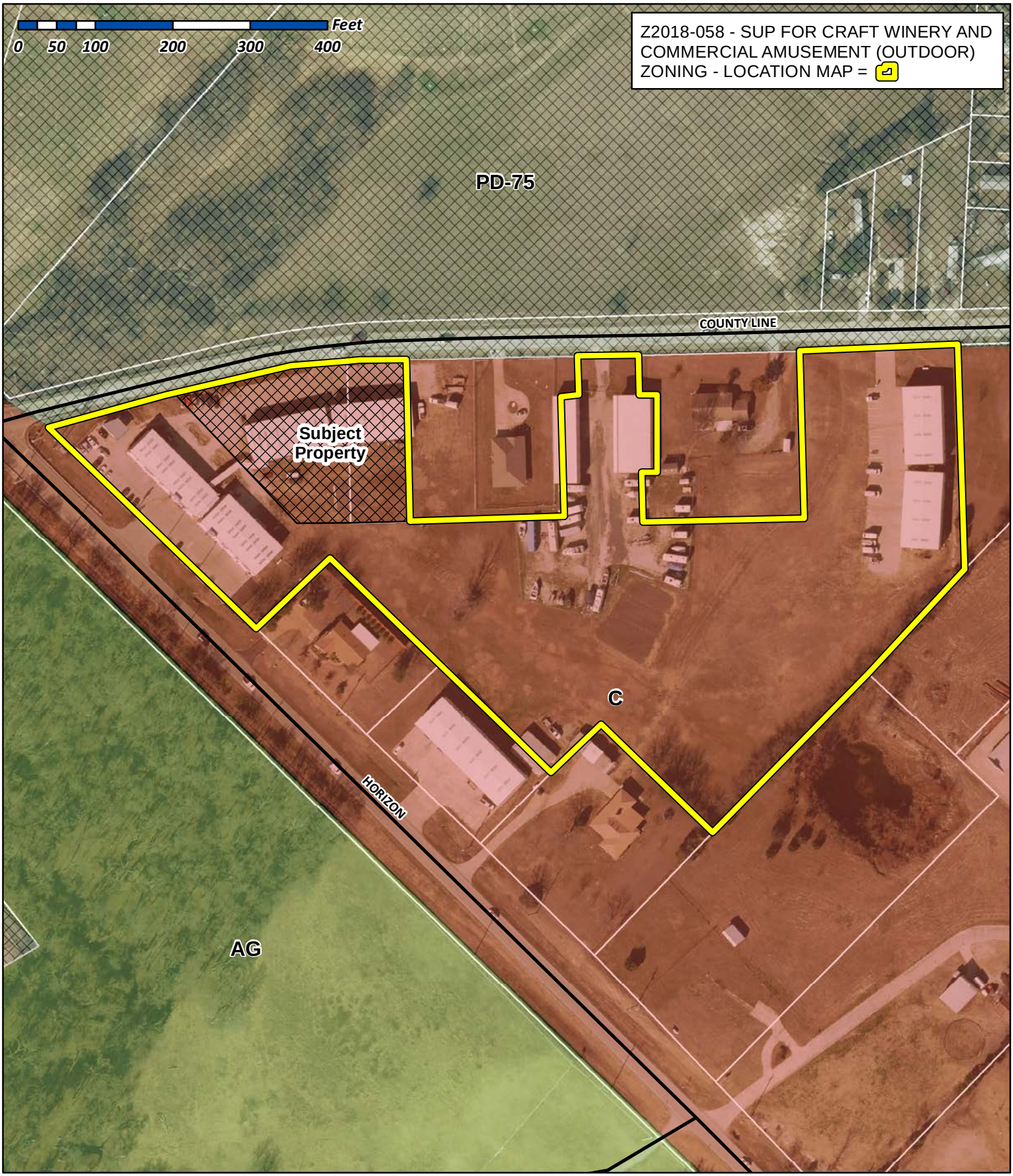
2) The *Subject Property* may be used for all permitted accessory uses as well as the use of an *outdoor venue* that may include live music and food truck vendors as depicted in *Exhibit 'B'* of this ordinance. The use of temporary tents or similar uses must be made of fire retardant materials and meet the City's fire codes.

3) The hours of operation associated with the O*utdoor Venue* for this facility shall be limited to Thursday through Monday, 11:00 AM to 12:00 AM.

4) There shall be no outside storage of equipment, furniture, or other materials associated with the operation of this business or from any outdoor gatherings on the *Subject Property*.

5) No parking associated with the uses permitted on the *Subject Property* shall be permitted along County Line Road or Horizon Road [*FM-3097*].

2) Any construction or building necessary to complete this request must conform to the requirements set forth by the *UDC*, the *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.



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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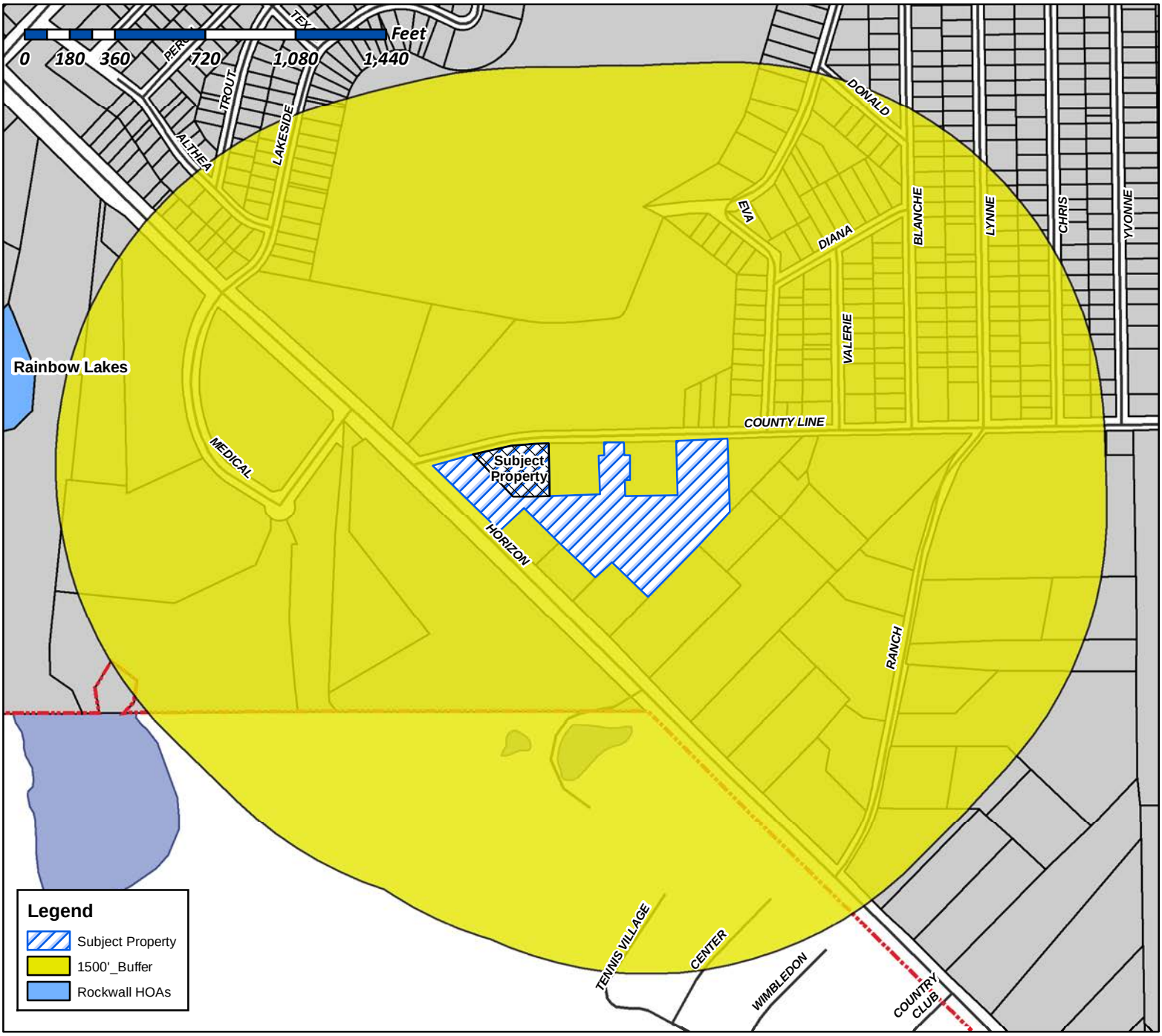
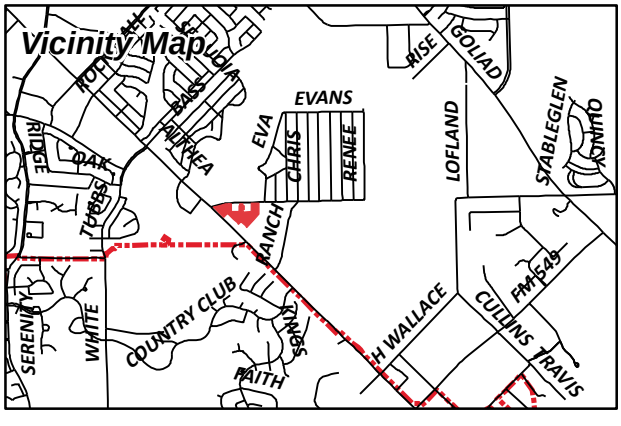


Case Number: Z2018-058
Case Name: SUP for a Craft Winery and Commercial Amusement (Outdoor)
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 203 County Line Road

Date Created: ***12/18/2018***

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



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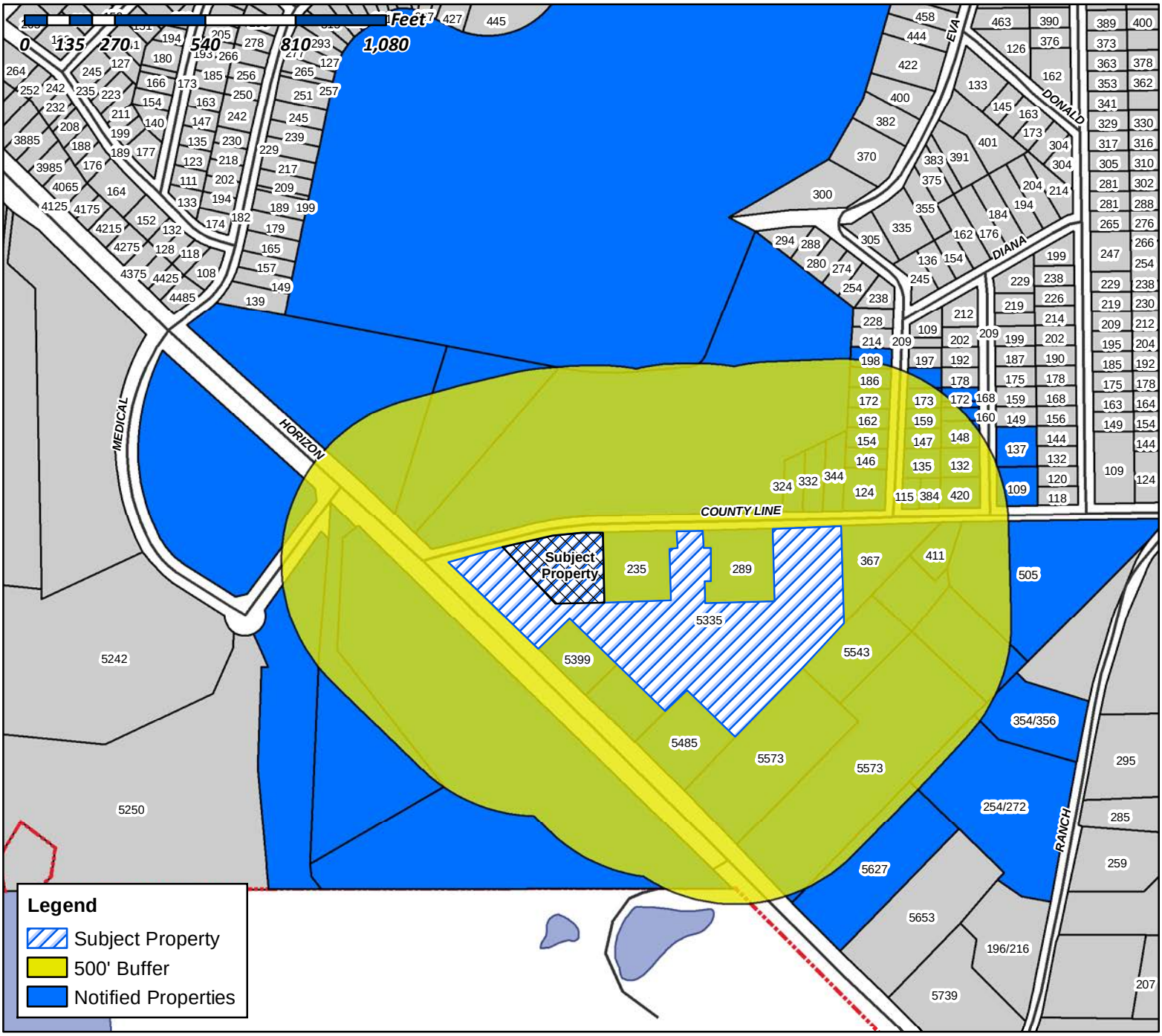

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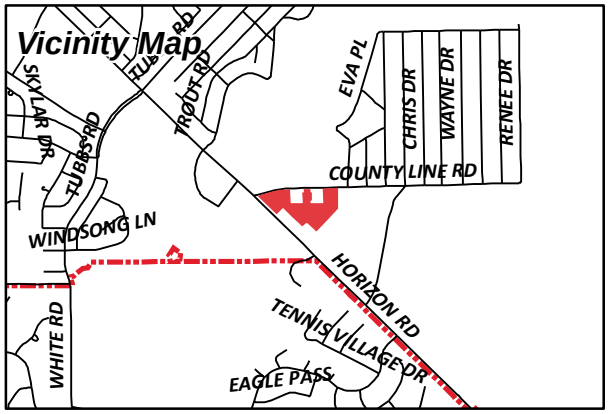


WOLFORD BILLY E & KATHY
103 EAGLE NEST
MABANK, TX 75156

SILVA BERTHA
1041 E FM 552
ROCKWALL, TX 75087

SALAS ALBERTO R & ADELA A
109 VALERIE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
115 EVA PL
ROCKWALL, TX 75032

GRIZZEL ROYCE LEE JR
124 EVA PLACE
ROCKWALL, TX 75032

PAVON MARISOL
132 VALERIE PL
ROCKWALL, TX 75032

MONTELONGO MOISES
135 EVA PLACE
ROCKWALL, TX 75032

MOONEY GERALD M & JEWELL F REV LIV TR
137 VALERIE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
146 EVA
ROCKWALL, TX 75032

CURRENT RESIDENT
147 EVA PL
ROCKWALL, TX 75032

VALDEZ MARY ESTHER
148 VALERIE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
154 EVA PL
ROCKWALL, TX 75032

MORALES RAMIRO JR
159 EVA PLACE
ROCKWALL, TX 75032

DURAN ROCIO
160 VALERIE PL
ROCKWALL, TX 75032

DEL RIO ALBERTO & MONICA
162 EVA PL
ROCKWALL, TX 75032

CURRENT RESIDENT
168 VALERIE PL
ROCKWALL, TX 75032

LOZANO ISIDRO
1705 HIGH MEADOW DR
GARLAND, TX 75040

CURRENT RESIDENT
172 EVA PL
ROCKWALL, TX 75032

CURRENT RESIDENT
172 VALERIE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
173 EVA PL
ROCKWALL, TX 75032

5543 FM3097 LLC
1809 BRISTOL LANE
ROCKWALL, TX 75032

SILVA MARIA
186 EVA PL
ROCKWALL, TX 75032

ORTEGA RUBEN
187 EVA PL
ROCKWALL, TX 75032

BARRON BENICIO
195 ROSEMARIE DR
LEBANON, OH 45036

CONTRERAS MANUEL AND MARIA G
198 EVA PL
ROCKWALL, TX 75032

BUFFALO CREEK BUSINESS PARK LTD
2324 EAST I 30
ROYSE CITY, TX 75189

BUFFALO CREEK BUSINESS PARK LTD
2324 W INTERSTATE 30
ROYSE CITY, TX 75189

CURRENT RESIDENT
235 COUNTY LINE RD
ROCKWALL, TX 75032

PATRIOT PAWS SERVICE DOGS
254 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
254/272 RANCH TRL
ROCKWALL, TX 75032

KELLY EDDY D & SHARON RENEE REV LIV TR
289 COUNTY LINE RD
ROCKWALL, TX 75032

JIMENEZ TERESA HERNANDEZ &
321 PANOLA CT
ROYSE CITY, TX 75189

CURRENT RESIDENT
324 COUNTY LINE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
332 COUNTY LINE RD
ROCKWALL, TX 75032

SILVA JUAN C
332 E LINDA LN
ROYSE CITY, TX 75189

CURRENT RESIDENT
344 COUNTY LINE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
354/356 RANCH TRL
ROCKWALL, TX 75032

RAMIREZ RAUL & TERESA
358 TROUT ST
ROCKWALL, TX 75032

RAMIREZ RAUL
358 TROUT ST
ROCKWALL, TX 75032

CURRENT RESIDENT
367 COUNTY LINE RD
ROCKWALL, TX 75032

RAMIREZ PETRA & JOSE ARTURO
384 COUNTY LINE RD
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC
405 CHATHAM ST
SUNNYVALE, TX 75182

CURRENT RESIDENT
411 COUNTY LINE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
420 COUNTY LINE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
505 COUNTY LINE RD
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC
505 COUNTY LINE RD
ROCKWALL, TX 75032

LEJ PARTNERS LTD
5100 ELDORADO PKWY 0
MCKINNEY, TX 75070

MARKSQUARED INVESTMENTS LLC
517 COYOTE RD
SOUTHLAKE, TX 76092

CURRENT RESIDENT
5335 FM3097
ROCKWALL, TX 75032

KELLY REX ALLEN
5399 FM 3097
ROCKWALL, TX 75032

KELLY A R
5485 FM 3097
ROCKWALL, TX 75032

RANGELL JUAN JOSE
554 WILLOW RIDGE CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
5543 FM3097
ROCKWALL, TX 75032

MATTHEWS GERALD W & DONNA C
5550 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
5573 FM3097
ROCKWALL, TX 75032

ALONZO JOSE O
5627 HORIZON RD
ROCKWALL, TX 75032

JWS LAND LTD
5900 S LAKE FOREST DR 0
MCKINNEY, TX 75070

GAMEZ DAVID
614 E BOYDSTUN ST
ROCKWALL, TX 75087

JERRY KISICK CUSTOM HOMES INC
6505 W PARK BLVD 0
PLANO, TX 75093

FINCHER LINDA
916 BROWNFIELD
MESQUITE, TX 75150

NORTH TEXAS MUNICIPAL WATER DIST
P O BOX 2408
WYLIE, TX 75098

PEOPLES BILLY
P O BOX 35
ROCKWALL, TX 75087

NORTH TEXAS MUNICIPAL WATER DIST
PO BOX 2408
WYLIE, TX 75098

he WINES she DINES

TASTY REVIEWS FROM BOTH PERSPECTIVES

To Whom It May Concern:

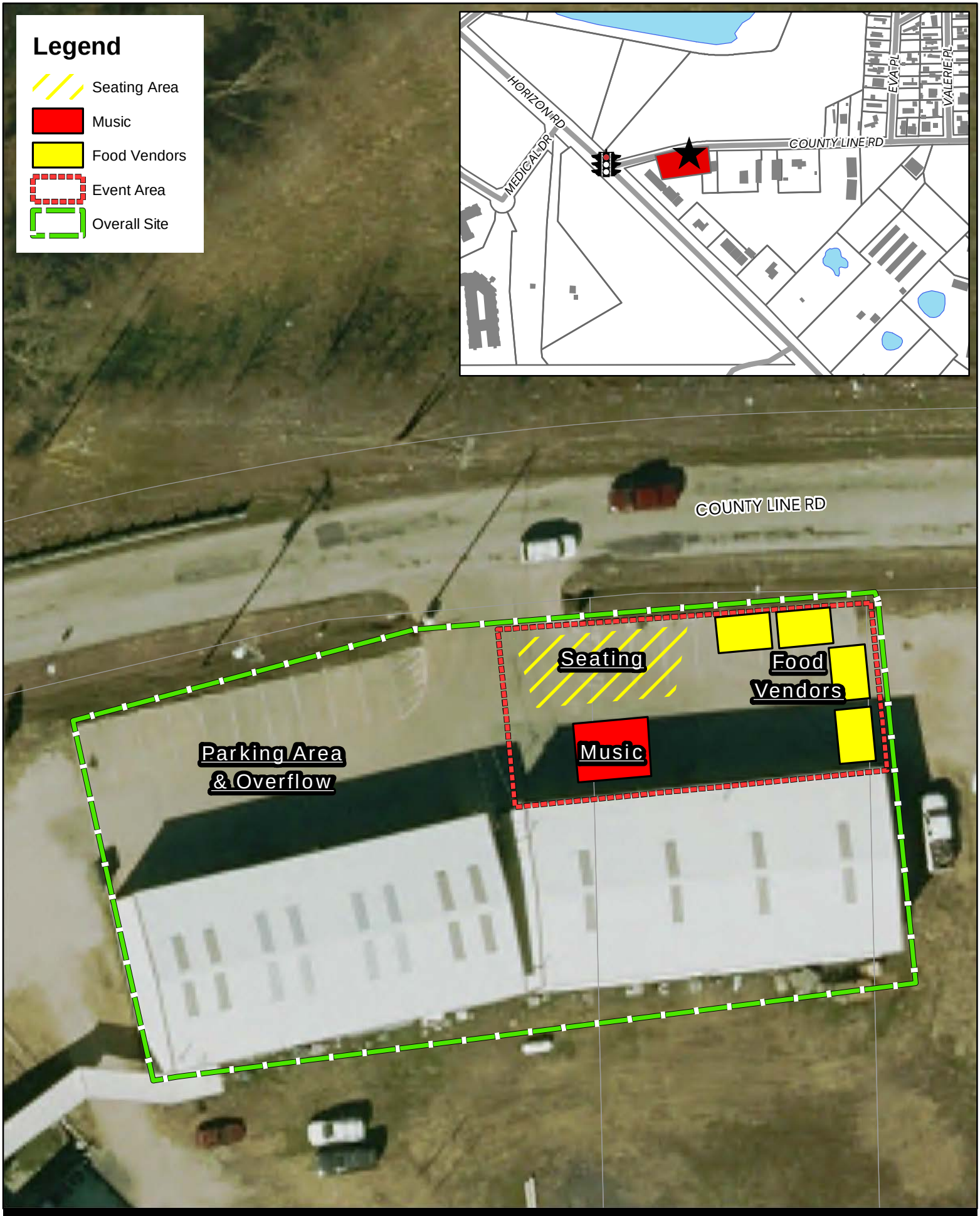
He Wines She Dines began as a food review and blog website in 2014. We are a husband and wife team that travels the world looking for the best places to eat, drink and enjoy time together! After garnering thousands of followers, we had so many people asking us about wines to drink, what to buy, and how to order, that we decided we would start a wine club. Pursuing that effort, we quickly realized we needed to be a winery to ship product to our followers. With that in mind, we got our federal winery permit and import license and begin working with wineries in California and France to produce amazing wines to bring to Rockwall. We began operating in the Fall of 2016 at 203 County Line Rd, Rockwall, TX 75032. Until the Fall of 2018, we had never been open to the public. We are predominately an online business that sells to individual members through an e-commerce business model and directly to restaurants. To date, 100% of our production has been done in either Lodi, California or Champagne, France. Additionally, we buy wines from other distributors and wineries to offer a diverse mix of high-quality wines to our members.

In October of 2018, we began hosting a series of periodic "warehouse sales and tastings". During these periodic Saturday events we have been open for limited hours(12-5pm) for patrons to come, try and purchase our wines at lower than retail prices. We have only hosted 3 events this year and they have been very well received.

Moving forward we need a SUP for two primary reasons. First, we are preparing to begin limited production runs, barrel storage and some blending operations at our facility. A new SUP is required for this. Second, we want to expand our ability to have tastings and host events at our facility. These events would be limited in scope, but would potentially include live music, food trucks and seating areas for patrons to enjoy our wines. During these events, the guest area would be contained with a temporary barrier. We may use temporary tents or other covers, umbrellas, etc. for sun and rain protection. We plan to keep a conservative schedule but would like for these events to be held on nights, weekends and holidays ranging from Thursdays-Sundays with occasional Mondays or key National holidays. Our maximum operating hours would be between 11am-12am. No equipment, furniture or materials would be stored outside of the facility.

Thank you for your consideration and Cheers!

Tim and Jennifer McCallum
He Wines She Dines



City of Rockwall

N

Date: 12/19/2018

0 40 Feet

GEOGRAPHIC INFORMATION SYSTEMS

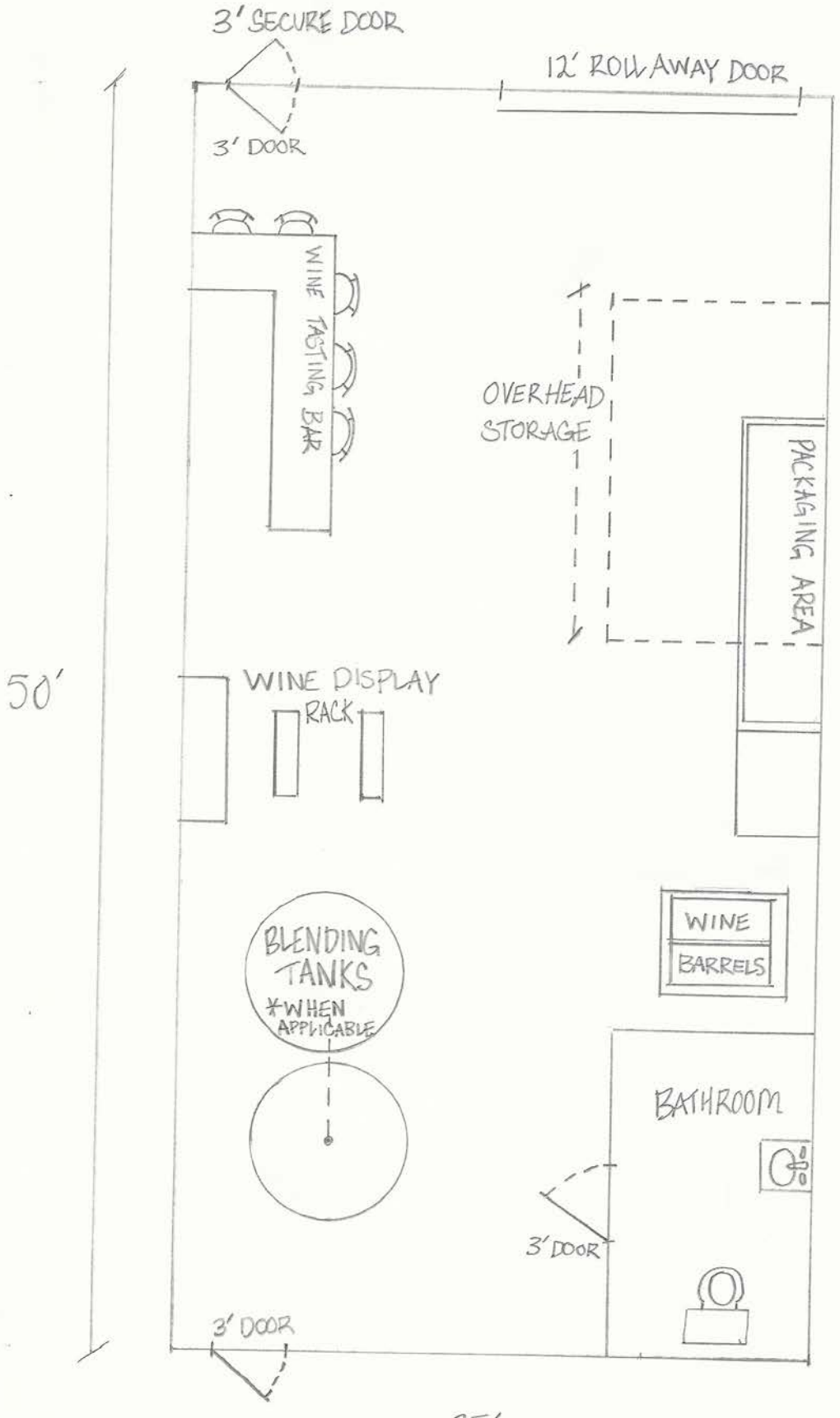
Z2018-058

COUNTY LINE RD.

HE WINES SHE DINES, LLC

203 COUNTY LINE RD.
ROCKWALL TX, 75032

Sqft: 1,250

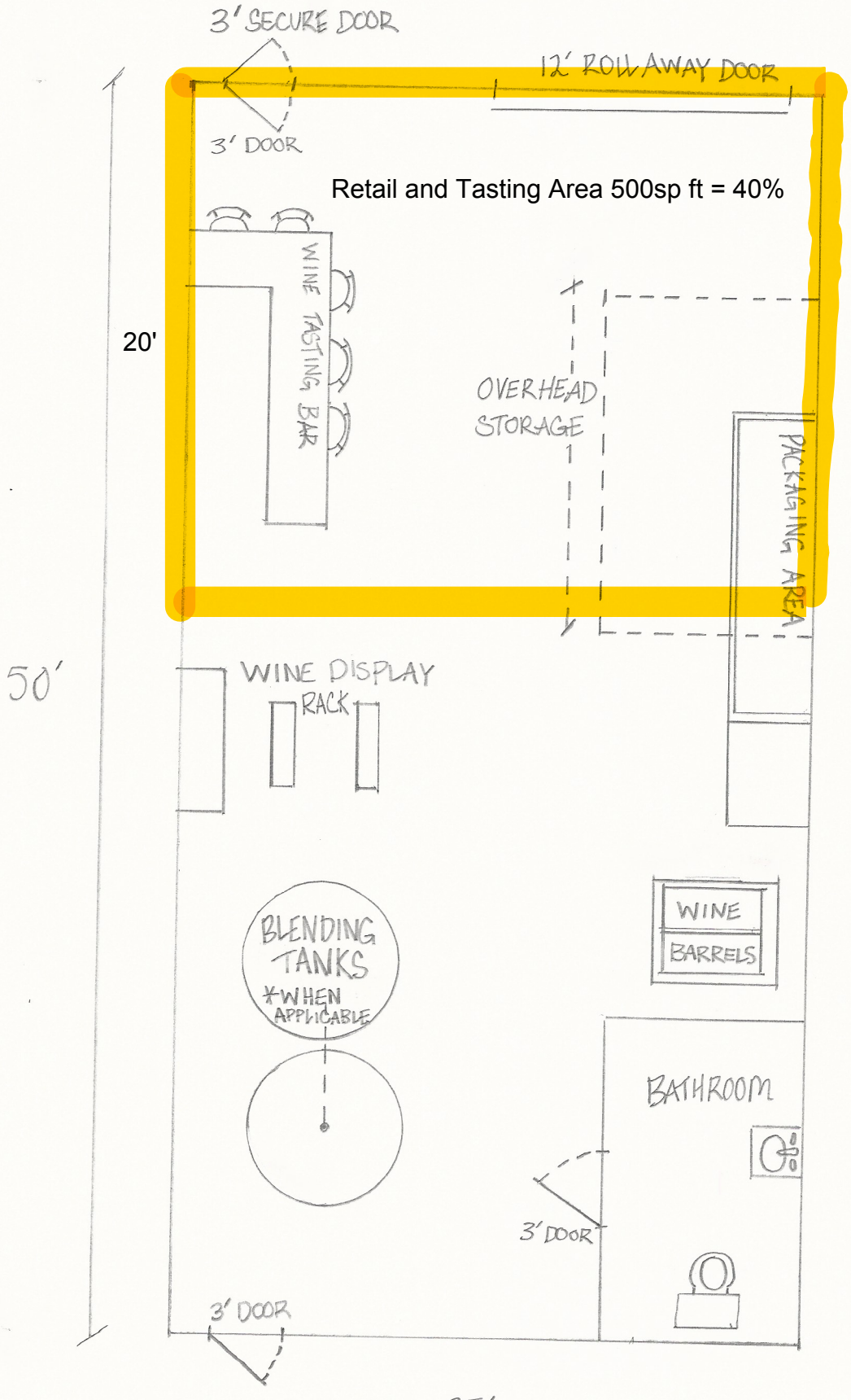


COUNTY LINE RD.

HE WINES SHE DINES, LLC

203 COUNTY LINE RD.
ROCKWALL TX, 75032

Sqft: 1,250



CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

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) TO ALLOW FOR A *CRAFT WINERY* AND *COMERCIAL AMUSEMENT/RECREATION (OUTDOOR)* ON A 7.2-ACRE TRACT OF LAND, ADDRESSED AS 203 COUNTY LINE ROAD AND BEING IDENTIFIED AS TRACTS 20-01 & 20-07 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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 Tim McCallum of He Wines She Dines, LLC for the approval of a Specific Use Permit (SUP) for a *Craft Winery* and *Commercial Amusement/Recreation (Outdoor)* for the purpose of establishing a *Craft Winery* in conjunction with an outdoor venue on a 7.2-acre Tract of land, zoned Commercial (C) District, being identified as Tract 20-01 & 20-07 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, addressed as 203 County Line Road, 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 [*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 [*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 the establishment of a *Craft Winery* and *Commercial Amusement/Recreation (Outdoor)* as stipulated by Article *IV, Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 1.1, Land Use Schedule,* of *Article IV, Permissible Uses,* and *Section 4.5, Commercial (C) District,* of *Article V, District Development Standards,* of the Unified

DRAFT 2019

Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my 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 a *Craft Winery* and *Commercial Amusement/Recreation (Outdoor)* use on the *Subject Property* and conformance to these requirements is necessary for continued operations:

A. *Craft Winery:*

1) The maximum square footage of the building used for a winery shall not exceed 12,000 SF in total building area, and is depicted in *Exhibit 'C'* of the draft ordinance;

2) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building, and is depicted in *Exhibit 'D'* of the draft ordinance; and,

3) The hours open to the public for this facility shall be limited to Sunday through Saturday, 11:00 AM to 12:00 AM.

B. *Commercial Amusement/Recreation (Outdoor)*

1) The development and operation of a *commercial amusement/recreation* (*outdoor*) use shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;

2) The *Subject Property* may be used for all permitted accessory uses as well as the use of an *outdoor venue* that may include live music and food truck vendors as depicted in *Exhibit 'B'* of this ordinance. The use of temporary tents or similar uses must be made of fire retardant materials and meet the City's fire codes;

3) The hours of operation associated with the *outdoor venue* for this facility shall be limited to Thursday through Monday, 11:00 AM to 12:00 AM;

4) There shall be no outside storage of equipment, furniture, or other materials associated with the operation of this business or from any outdoor gatherings on the *Subject Property*; and,

5) No parking associated with the uses permitted on the *Subject Property* shall be permitted along County Line Road or Horizon Road [FM-3097].

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

DRAFT ORDINANCE 04.15.2019

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 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 4TH DAY OF FEBRUARY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

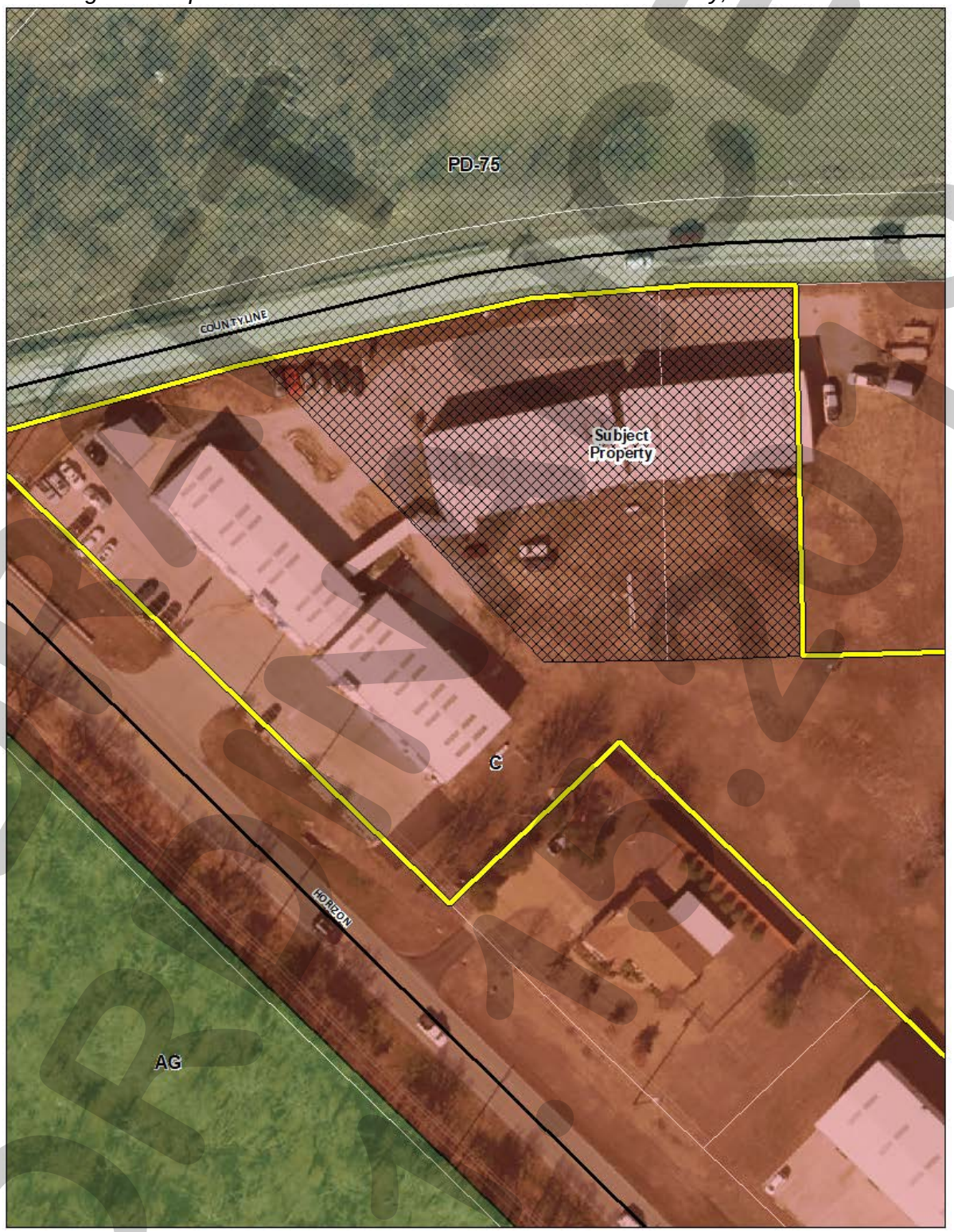
1st Reading: *January 22, 2019*

2nd Reading: *February 4, 2019*

DRAFT ORDINANCE 01.15.2019

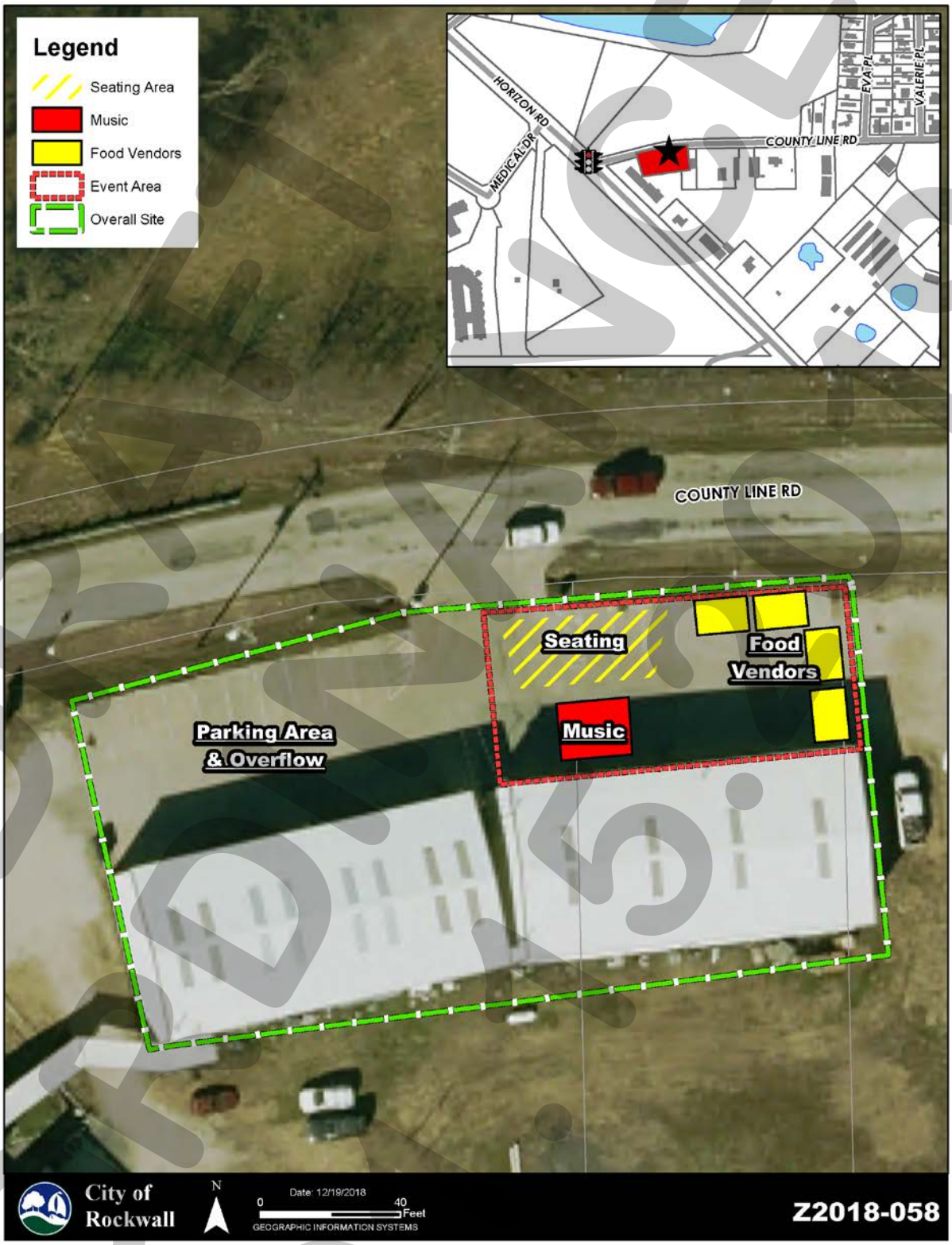
Exhibit 'A':

Legal Description: Tracts 20-01 & 20-7 of the W.W. Ford Survey, Abstract No. 80



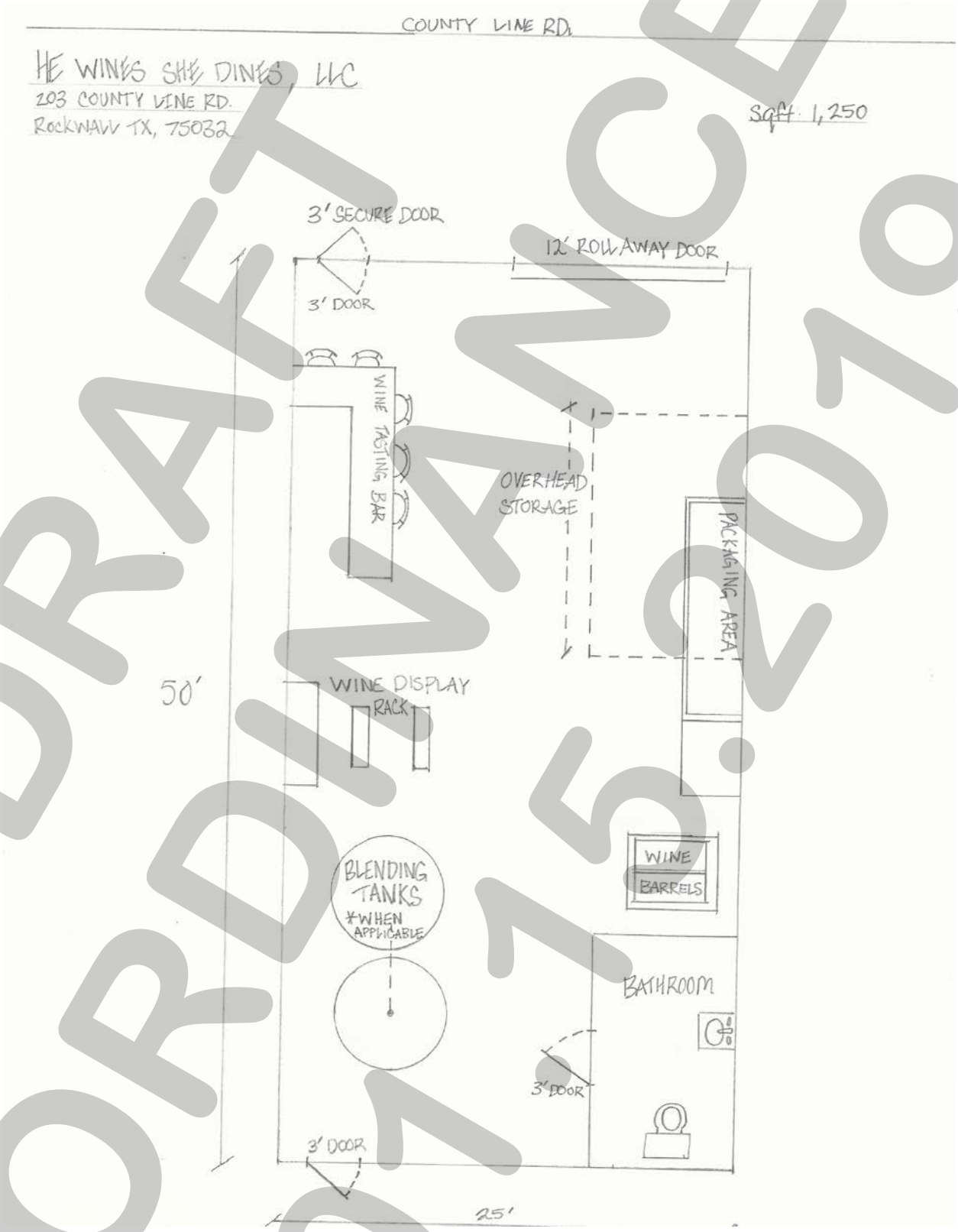
DRAFT
ORDINANCE

Exhibit 'B':
Concept Plan



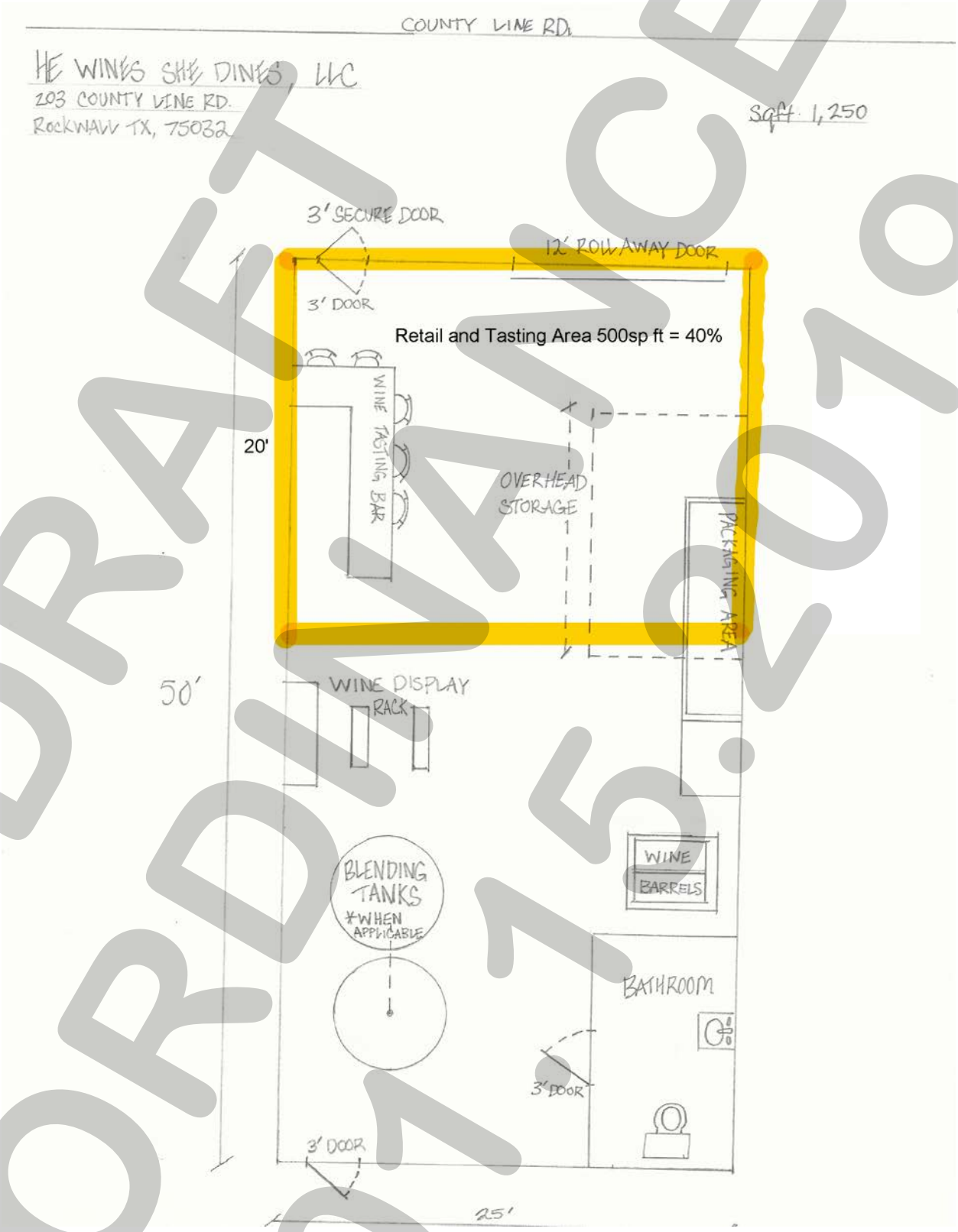
DRAFT
ORDINANCE

Exhibit 'C':
Floor Plan



DRAFT ORDINANCE 01.15.2019

Exhibit 'D':
Retail and Tasting Area Plan



DRAFT ORDINANCE 01.15.2019

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/15/2019

APPLICANT: Heather Cullins

AGENDA ITEM: **Z2018-059;** *Zoning Change (SFE-2.0 to SFE-1.5)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Heather Cullins for the approval of a zoning change from a Single-Family Estate 2.0 (SFE-2.0) District to Single Family Estate 1.5 (SFE-1.5) District on a 3.03-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 1085 Dalton Road, and take any action necessary.

BACKGROUND INFORMATION AND PURPOSE:

The applicant is requesting a change in zoning from a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District for the purpose of subdividing the subject property. The subject property is situated on a 3.03-acre tract of land, zoned Single-Family Estate 2.0 (SFE-2.0) District, and is addressed as 1085 Dalton Road.

The subject property was annexed in 1983 [*Ordinance No. 83-57*] and was part of a larger tract of land. In 2018, the previous property owner requested to rezone the subject property from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District [*Z2017-045*] and platted [*P2017-049*] the tract of land. As part of this case, the previous property owner stated the purpose of platting the property was to create two (2) lots (*i.e. Lots 1 & 2, Hodgdon Addition*) to construct a single-family home on Lot 1. The applicant purchased the subject property (*i.e. Lot 1*) in 2018 for the purpose of constructing a single-family home. According to the applicant, after purchasing the subject property, another property was discovered and the plan to construct a single-family home on the subject property was abandoned. The applicant as also stated there have been inquiries about purchasing the subject property; however, the size of the lot (*i.e. 3.05-acres*) was too large, and potential buyers only wanted half or a portion of the lot. Based on this, the applicant is requesting to re-zone the subject property with the intent of subdividing the tract of land into two (2) ~1½-acre lots. Currently, floodplain traverses the property and should any improvements impact the floodplain, a flood study could be required.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north of the subject property is Dalton Road, which is identified as a M4U (*Major Collector, four [4] lane, undivided roadway)*. Beyond this is a tract of vacant land that is zoned Agriculture (AG) District.

South: Directly south of the subject property is a single-family residential subdivision [*i.e. Promenade Harbor*] zoned Single-Family 10 (SF-10) District. Beyond this is Asbourne Drive which is identified as a *Minor Collector*.

East: Directly east of the subject property is a single-family residential subdivision [*i.e. The Shores*] zoned Planned Development District 3 (PD-3). Beyond this is a large tract of land that is zoned Agricultural (AG) District.

West: Directly west of the subject property is a single-family residential subdivision [*i.e. Promenade Harbor*] zoned Single-Family 10 (SF-10) District. Beyond this is a large tract of land [*i.e. the Takeline*] that is outside of the City Limits.

UNIFIED DEVELOPMENT CODE:

According to the purpose statements stipulated in Subsection 3.02, *Single-Family Estate 1.5 (SFE-1.5) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family Estate 1.5 (SFE-1.5) District is the "…proper zoning classification for rural, estate lots that are a minimum of 1½-acres. Since the subject property is 3.03-acres, it conforms to the requirements of the Single-Family Estate 1.5 (SFE-1.5) District development standards. The following is a summary of the minimum development standards for a property within a Single-Family 1.5 (SFE-1.5) District:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*65,340 SF*
Minimum Lot Width	*150-Feet*
Minimum Lot Depth	*250-Feet*
Minimum Front Yard Setback	*50-Feet*
Minimum Rear Yard Setback	*10-Feet*
Minimum Side Yard Setback	*25-Feet*
Maximum Height	*36-Feet*
Minimum Masonry Requirement	*80%*
Minimum Dwelling SF	*2,500*
Maximum Building Coverage	*35%*
Minimum Length of Driveway	*20-Feet*

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan, designates the subject property for ***Low Density Residential*** land uses, which is defined as developments with two (2) units per acre or less. The applicant's request is in conformance with this designation and will not require any changes to the Future Land Use Map.

STAFF ANALYSIS:

When analyzing the applicant's request (*i.e. to rezone the subject property for the purpose of subdividing the tract of land*) and the size of the subject property (*i.e. three [3]-acres*), the Single-Family Estate 1.5 (SFE-1.5) District appears to be an appropriate zoning district. Although the subject property could be divided into two (2) smaller estate lots (*i.e. two [2] 1½ - acre lots*) if this zoning change is approved, this request would not change the *Low Density Residential (LDR)* land use designation on the property. With that being said, approval of a zoning change is discretionary for the City Council, pending a recommendation by the Planning and Zoning Commission.

NOTIFICATION:

On December 28, 2018, staff mailed 68 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Promenade Harbor and the Shores/Ray Hubbard Homeowner's Associations (HOA's) which are the only HOA's/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff also advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had not received any notices concerning this case.

RECOMMENDATIONS:

Should the Planning and Zoning Commission recommend approval of the change in zoning, staff would recommend the following conditions of approval:

1) Any construction or building necessary to complete this change in zoning request must conform to the requirements set forth by the UDC, the 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.

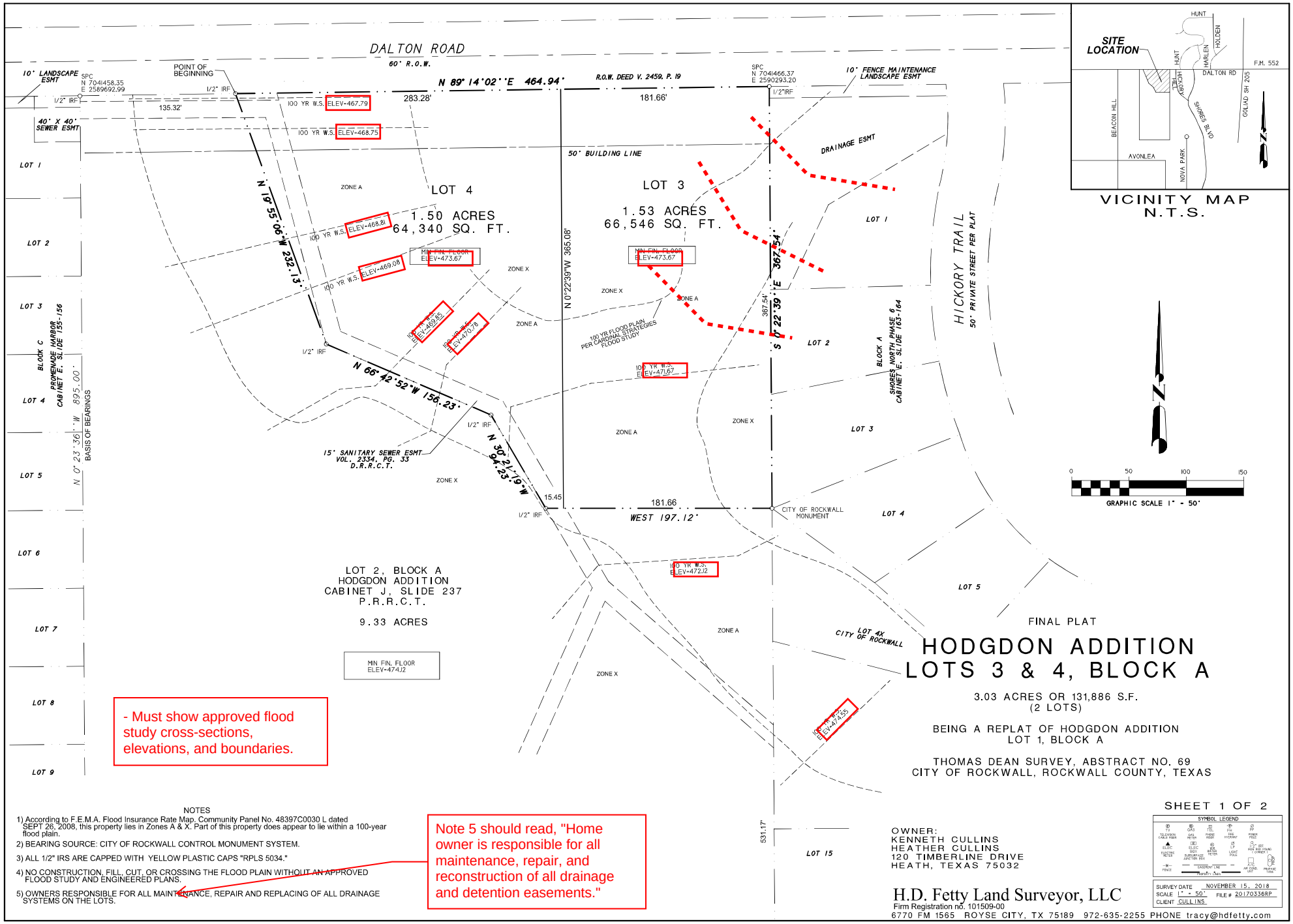
City of Rockwall

Project Plan Review History

Project Number	Z2018-059	**Owner**	HEATHER CULLINS	**Applied**	12/17/2018 LM
Project Name	Zoning Change (SFE 2.0-SFE-1.5)	**Applicant**	HEATHER CULLINS	**Approved**	
Type	ZONING			**Closed**	
Subtype	REZONE			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**				
	,				**Zoning**
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/18/2018	12/25/2018	12/18/2018		APPROVED	Flood Plain
ENGINEERING	Sarah Hager	12/17/2018	12/24/2018	12/27/2018	10	COMMENTS	
(12/27/2018 11:06 AM SH) - Must show approved flood study cross-sections, elevations, and boundaries. - Note 5 should read, "Home owner is responsible for all maintenance, repair, and reconstruction of all drainage and detention easements."							
FIRE	Ariana Hargrove	12/17/2018	12/24/2018	12/19/2018	2	APPROVED	
PLANNING	Korey Brooks	12/17/2018	12/24/2018	12/27/2018	10	COMMENTS	Comments
Z2018-056 ZONING CHANGE (AG TO C) Please address the following comments (M= Mandatory Comments; I = Informational Comments). I.1 a request by Heather Cullins for the approval of a zoning change from a Single-Family Estate 2.0 (SFE-2.0) District to Single Family Estate 1.5 (SFE-1.5) District on a 3.03-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 1085 Dalton Road I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (Z2018-059) in the lower right hand corner of all pages on future submittals. M.4 Please review the attached draft ordinance prior to the January 15, 2019 Planning & Zoning Commission meeting. I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by January 3, 2019. The Planning and Zoning Worksession for this case is January 2, 20019. The Planning and Zoning Meeting for this case is January 15, 2019 2018. I.6 The projected City Council meeting date and subsequent approval for this request is January 21, 2019 and February 4, 2019.							



- Must show approved flood study cross-sections, elevations, and boundaries.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated SEPT. 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) NO CONSTRUCTION, FILL, CUT, OR CROSSING THE FLOOD PLAIN WITHOUT AN APPROVED FLOOD STUDY AND ENGINEERED PLANS.

5) OWNERS RESPONSIBLE FOR ALL MAINTENANCE, REPAIR AND REPLACING OF ALL DRAINAGE SYSTEMS ON THE LOTS.

Note 5 should read, "Home owner is responsible for all maintenance, repair, and reconstruction of all drainage and detention easements."

FINAL PLAT

HODGDON ADDITION
LOTS 3 & 4, BLOCK A

3.03 ACRES OR 131,886 S.F.
(2 LOTS)

BEING A REPLAT OF HODGDON ADDITION
LOT 1, BLOCK A

THOMAS DEAN SURVEY, ABSTRACT NO. 69
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

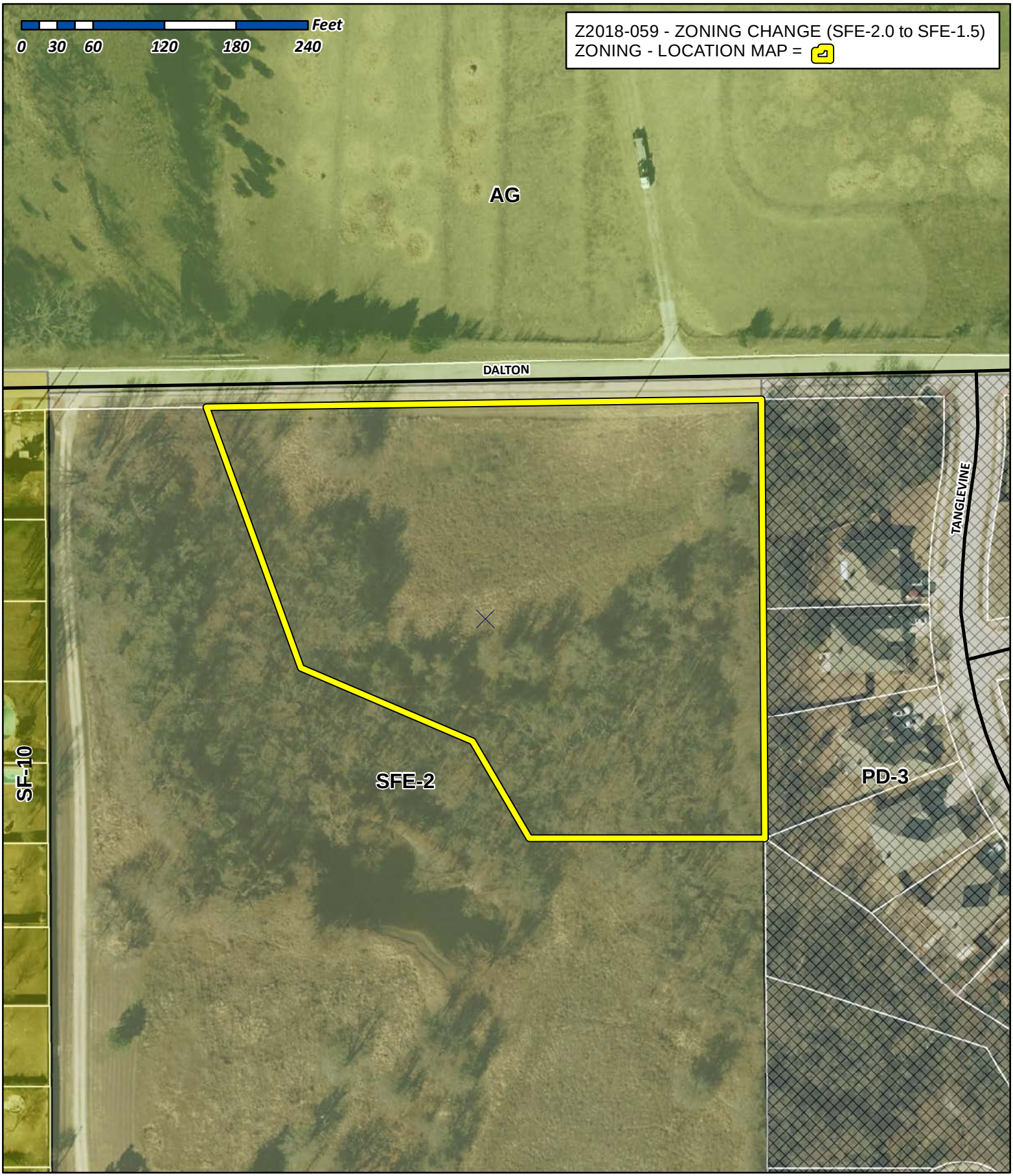
OWNER:
KENNETH CULLINS
HEATHER CULLINS
120 TIMBERLINE DRIVE
HEATH, TEXAS 75032

SYMBOL LEGEND

SURVEY DATE NOVEMBER 15, 2018
SCALE 1" = 50' FILE # 20170336RP
CLIENT CULLINS

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE P2018



City of Rockwall

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

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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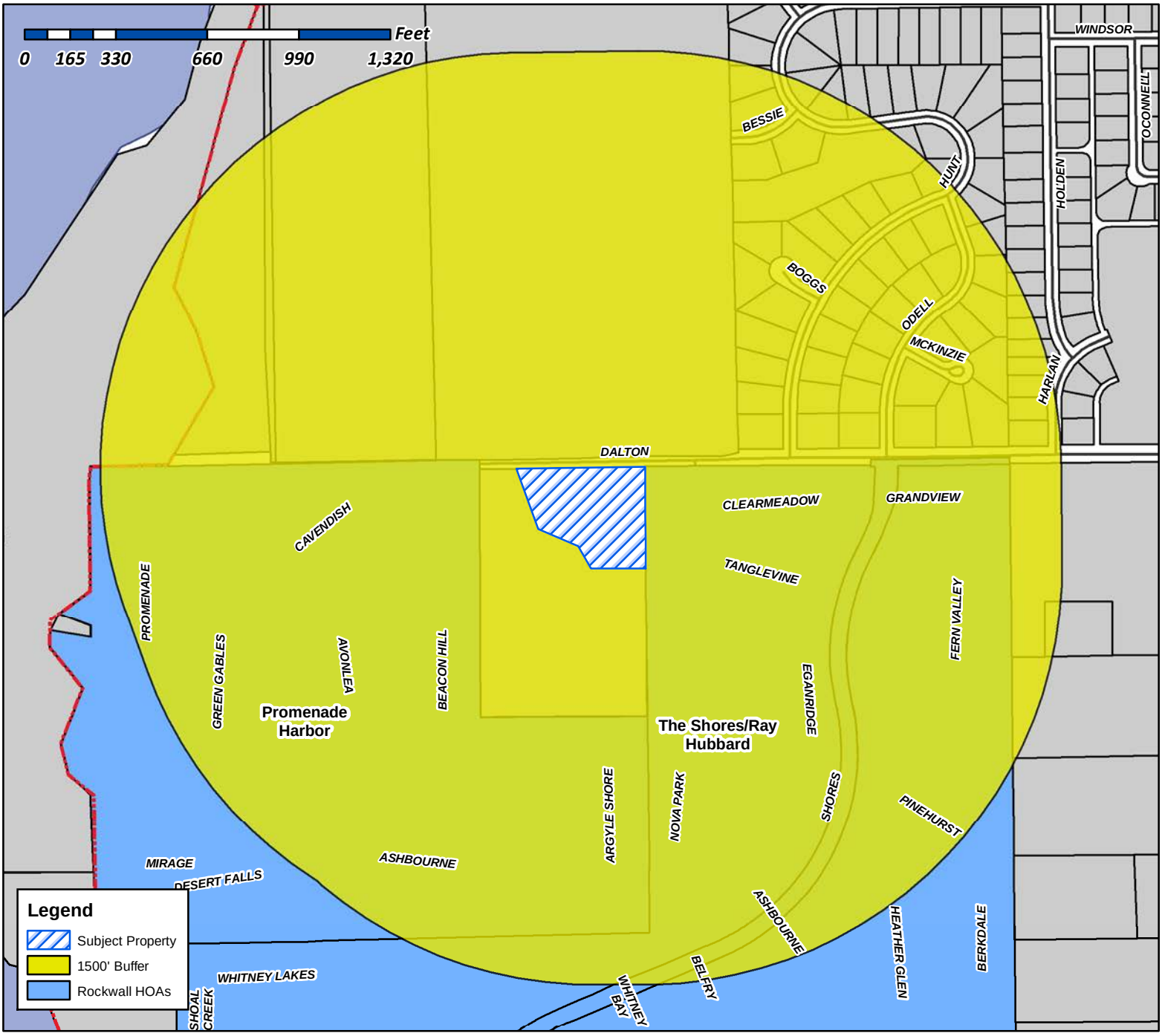
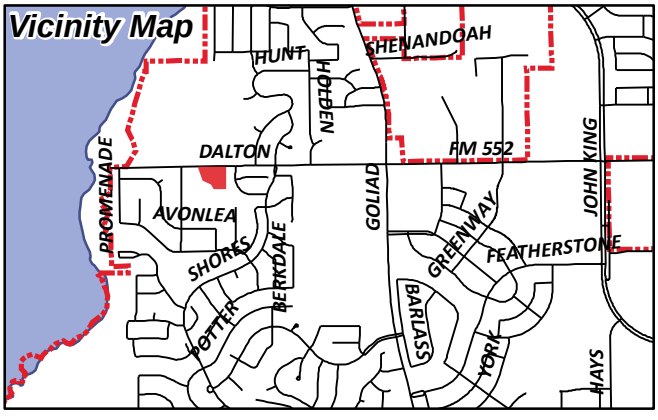


Case Number: Z2018-059
Case Name: Zoning Change (SFE-2.0 to SFE-1.5)
Case Type: Zoning
Zoning: SFE-2 District
Case Address: 1085 Dalton Road

Date Created: ***12/17/2018***

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



From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Friday, December 28, 2018 2:46:40 PM
Attachments:	PUBLIC NOTICE.pdf Z2018-059 HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***December 28, 2018***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 1/15/2019 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Tuesday 1/22/2019 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2018-059- Hold a public hearing to discuss and consider a request by Heather Cullins for the approval of a zoning change from a Single-Family Estate 2.0 (SFE-2.0) District to Single Family Estate 1.5 (SFE-1.5) District on a 3.03-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 1085 Dalton Road, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

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Rockwall, Texas 75087
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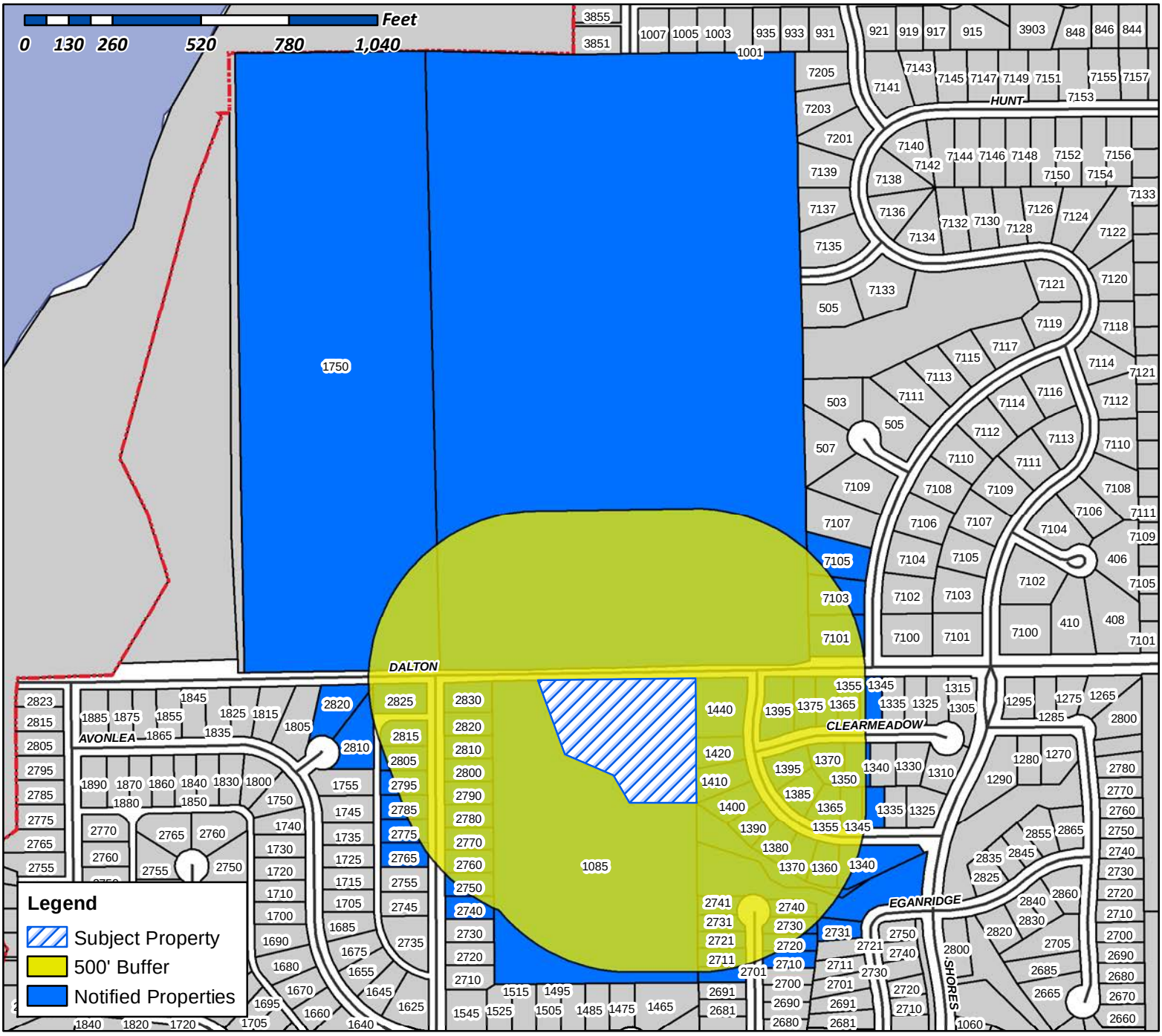

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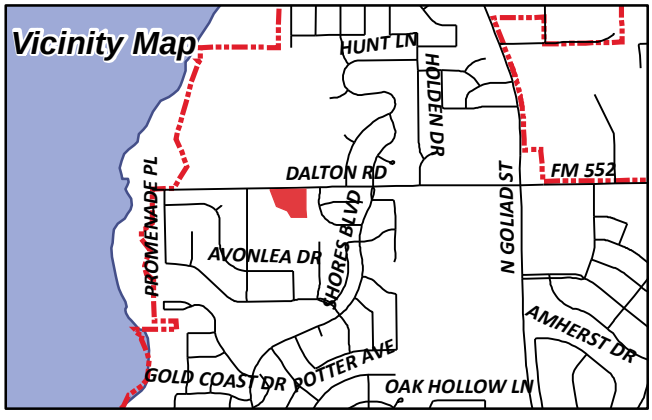


Date Created: 12/17/2018

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

CULLINS KENNETH & HEATHER
1020 TIMBERLINE DR
HEATH, TX 75032

CURRENT RESIDENT
1085 DALTON RD
ROCKWALL, TX 75087

WALKER LEONARD A JR & TRESSIA Y
1340 TANGLEVINE LN
ROCKWALL, TX 75087

SWAN OLGA MARIE GARCIA AND
REGINA K SWAN
1345 CLEAR MEADOW COURT
ROCKWALL, TX 75087

JESTER IRVING P & ALICE
1345 TANGLEVINE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1350 CLEARMEADOW CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1355 TANGLEVINE DR
ROCKWALL, TX 75087

SANDERS BRIAN PETER AND CASSANDRA ALICE
1355 CLEAR MEADOW CT
ROCKWALL, TX 75087

SAMPLES CHRISTINA ELISE
1360 TANGLEVINE LN
ROCKWALL, TX 75087

THOMSON MARTA CAGLE AND WARREN KIT
1365 CLEARMEADOW CT
ROCKWALL, TX 75087

HEARN LESLIE
1365 TANGLEVINE DR
ROCKWALL, TX 75087

VANDERVER WES A & SARA A
1370 CLEAR MEADOW COURT
ROCKWALL, TX 75087

HOLMES WILLIAM JR
1370 TANGLEVINE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1375 CLEARMEADOW CT
ROCKWALL, TX 75087

LANGFORD JAMES GORDON & PEGGY
1380 TANGLEVINE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1385 TANGLEVINE DR
ROCKWALL, TX 75087

NEECE DAVID W SR & LYNNE MARIE
1390 TANGLEVINE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1395 TANGLEVINE DR
ROCKWALL, TX 75087

HOWARD STEPHANIE RAMAGE AND
GREGORY MAYO HOWARD
1395 CLEAR MEADOW CT
ROCKWALL, TX 75087

ALLEN DARONDA RENEE
1400 TANGLEVINE LN
ROCKWALL, TX 75087

BRINKLEY JESSE K
1410 TANGLEVINE DR
ROCKWALL, TX 75087

SHOLTIS EUGENE J JR AND SHANNON L
1420 TANGLEVINE LN
ROCKWALL, TX 75087

COFFMAN THOMAS E &
LINDA DARNELL
1431 COASTAL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1440 TANGLEVINE DR
ROCKWALL, TX 75087

CLARK CHARLES L & SANDRA J TRUSTEES
CHARLES L & SANDRA J CLARK FAMILY TRUST
1739 MORLEY STREET
SIMI VALLEY, CA 93065

WILLIS MICHAEL & LISA
1750 DALTON RD
ROCKWALL, TX 75087

ALVES SAMUEL
2080 BERKDALE LN
ROCKWALL, TX 75087

LANGSTON TIFFINI S
215 HARRIS COVE
LONGVIEW, TX 75605

PARKS NADINE R
2701 NOVA PARK CT
ROCKWALL, TX 75087

SMITHERS VICTORIA & DAVID
2710 NOVA PARK CT
ROCKWALL, TX 75087

MICHIE JOHN D & PHYLLIS R
2711 NOVA PARK CT
ROCKWALL, TX 75087

IZAK MARY L
2720 NOVA PARK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
2721 NOVA PARK CT
ROCKWALL, TX 75087

GILMORE PATRICK
2730 NOVA PARK CT
ROCKWALL, TX 75087

NIEBUR ALAN R & COURTNEY
2731 EGANRIDGE LN
ROCKWALL, TX 75087

LOWRANCE ALVA BERNICE LIFE ESTATE AND PAMELA KAY GUTHRIE AND ROBERT LYNN LOWRANCE
2731 NOVA PARK CT
ROCKWALL, TX 75087

KEEL DON E & NANCY A
2740 BEACON HILL DR
ROCKWALL, TX 75087

NABI HOSNI A & LYNN
2740 NOVA PARK CT
ROCKWALL, TX 75087

WOODDELL SCOTT W AND DEBBIE L
2741 NOVA PARK CT
ROCKWALL, TX 75087

GRASTY RAYMOND B
2750 BEACON HILL DR
ROCKWALL, TX 75087

SIMMONS JANAH
2760 BEACON HILL DR
ROCKWALL, TX 75087

SCHAFFHAUSER SUSAN K
2765 BEACON HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2770 BEACON HILL DR
ROCKWALL, TX 75087

THOMPSON DONALD AND MARY
2775 BEACON HILL DR
ROCKWALL, TX 75087

BRITTAIN WAYNE W & BARBARA J
2780 BEACON HILL DR
ROCKWALL, TX 75087

BERGMANN KATHARINA
2785 BEACON HILL DR
ROCKWALL, TX 75087

PALMIERI SALVATORE & THERESE A
2790 BEACON HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2795 BEACON HILL DR
ROCKWALL, TX 75087

ONEILL KATHLEEN E
2800 BEACON HILL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2810 BEACON HILL DR
ROCKWALL, TX 75087

MCDANIEL DAVID L & LINDA D
2810 CAVENDISH CT
ROCKWALL, TX 75087

WALKER DONALD H
2815 BEACON HILL DR
ROCKWALL, TX 75087

HOLBROOK SANDRA
2820 BEACON HILL DR
ROCKWALL, TX 75087

EDWARDS SUSAN L
2820 CAVENDISH CT
ROCKWALL, TX 75087

JOHNSON DAVID J
2825 BEACON HILL DR
ROCKWALL, TX 75087

JACOBSON KYLE AND CHLOE A REED
2830 BEACON HILL DR
ROCKWALL, TX 75087

CHIU THOMAS
301 CRESTBROOK
ROCKWALL, TX 75087

AMH 2015-2 BORROWER LLC
30601 AGOURA RD 0
AGOURA HILLS, CA 91301

ALEJOS ERIK J
6500 CHAMPION GRANDVIEW WAY APT 33201
AUSTIN, TX 78750

NABORS MIKE N ETUX JULIE
7101 HUNT LN
ROCKWALL, TX 75087

DOWNS MICHAEL
7103 HUNT LN
ROCKWALL, TX 75087

CURRENT RESIDENT
7105 HUNT LN
ROCKWALL, TX 75087

CSH 2016-2 BORROWER LLC
8665 EAST HARTFORD DR 0
SCOTTSDALE, AZ 85255

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT
AGOURA HILLS, CA 91301

HODGDON DAVID L & SUE WYCHE
PO BOX 1106
ROCKWALL, TX 75087

ESB PRIVATE TRUST
FROST BANK TRUSTEE
PO BOX 226657
DALLAS, TX 75222

FLORES JAMES AND
PATRICIA ORR FLORES
PO BOX 237
ROCKWALL, TX 75087

FLORES JAMES & PATRICIA
PO BOX 992
ROCKWALL, TX 75087

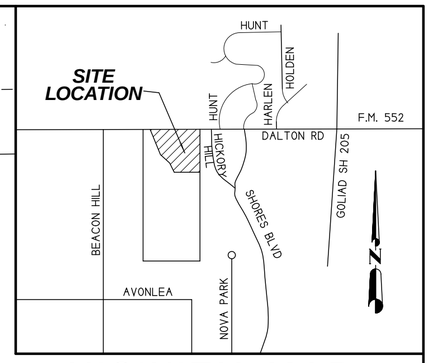
DALTON ROAD
60' R.O.W.

10' LANDSCAPE ESMT
SPC N 7041458.35 E 2589692.99
1/2" IRF
POINT OF BEGINNING
N 89°14'02"E 464.94'
R.O.W. DEED V. 2459, P. 19
SPC N 7041466.37 E 2590293.20
1/2"IRF
10' FENCE MAINTENANCE LANDSCAPE ESMT
135.32'
283.28'
181.66'
100 YR W.S. ELEV-467.79
40' X 40' SEWER ESMT
100 YR W.S. ELEV-468.75
50' BUILDING LINE
DRAINAGE ESMT
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
BLOCK C
PROMENADE HARBOR CABINET E, SLIDE 155-156
N 0°23'36"W 895.00'
BASIS OF BEARINGS
ZONE A
LOT 4
1.50 ACRES
64,340 SQ. FT.
N 19°55'06"W 232.13'
100 YR W.S. ELEV-468.81
100 YR W.S. ELEV-469.08
MIN FIN. FLOOR ELEV-473.67
ZONE X
100 YR W.S. ELEV-469.85
100 YR W.S. ELEV-470.78
1/2" IRF
N 66°42'52"W 156.23'
15' SANITARY SEWER ESMT VOL. 2334, PG. 33 D.R.R.C.T.
N 30°21'19"W 94.23'
15.45
1/2" IRF
181.66
WEST 197.12'
CITY OF ROCKWALL MONUMENT
LOT 3
1.53 ACRES
66,546 SQ. FT.
MIN FIN. FLOOR ELEV-473.67
N 0°22'39"W 365.08'
ZONE X
ZONE A
100 YR FLOOD PLAIN PER CARDINAL STRATEGIES FLOOD STUDY
100 YR W.S. ELEV-471.67
S 0°22'39"E 367.54'
367.54'
HICKORY TRAIL
50' PRIVATE STREET PER PLAT
LOT 1
LOT 2
LOT 3
LOT 4
BLOCK A
SHORES NORTH PHASE 6 CABINET E, SLIDE 163-164
100 YR W.S. ELEV-472.12
100 YR W.S. ELEV-474.55
CITY LOT 4X OF ROCKWALL
531.17'
LOT 15
LOT 5

LOT 2, BLOCK A
HODGDON ADDITION
CABINET J, SLIDE 237
P.R.R.C.T.

9.33 ACRES

MIN FIN. FLOOR ELEV-474.12



VICINITY MAP
N.T.S.

N

0 50 100 150
GRAPHIC SCALE 1" = 50'

FINAL PLAT

HODGDON ADDITION
LOTS 3 & 4, BLOCK A

3.03 ACRES OR 131,886 S.F.
(2 LOTS)

BEING A REPLAT OF HODGDON ADDITION
LOT 1, BLOCK A

THOMAS DEAN SURVEY, ABSTRACT NO. 69
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L dated SEPT 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.
2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
4) NO CONSTRUCTION, FILL, CUT, OR CROSSING THE FLOOD PLAIN WITHOUT AN APPROVED FLOOD STUDY AND ENGINEERED PLANS.
5) OWNERS RESPONSIBLE FOR ALL MAINTENANCE, REPAIR AND REPLACING OF ALL DRAINAGE SYSTEMS ON THE LOTS.

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND 1 CORNER 1
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

OWNER:
KENNETH CULLINS
HEATHER CULLINS
120 TIMBERLINE DRIVE
HEATH, TEXAS 75032

SURVEY DATE NOVEMBER 15, 2018
SCALE 1" = 50' FILE # 20170336RP
CLIENT CULLINS

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE P2018

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

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, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A SINGLE-FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT TO A SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT ON A 3.03-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-01 OF THE T. DEAN SURVEY, ABSTRACT NO. 69, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND FURTHER DESCRIBED IN *EXHIBIT 'B'* OF THIS ORDINANCE; 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 Heather Cullins for a change in zoning from a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District on a 3.03-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Single-Family 2.0 (SFE-2.0) District and more fully depicted in *Exhibit 'A'* and described in *Exhibit 'B'* 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] 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, 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 of the *Subject Property* from a Single-Family 2.0 (SFE-2.0) District to a Single-Family 1.5 (SFE-1.5) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 1.5 (SFE-1.5) District as stipulated in Section 1.1*, Use of Land and Buildings,* of Article IV*, Permissible Uses* and Section 3.2*, Single-Family Estate 1.5 (SFE-1.5) District,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

DRAFT ORDINANCE 04.15.19

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the 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 (UDC) 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; and

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, 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF FEBRUARY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

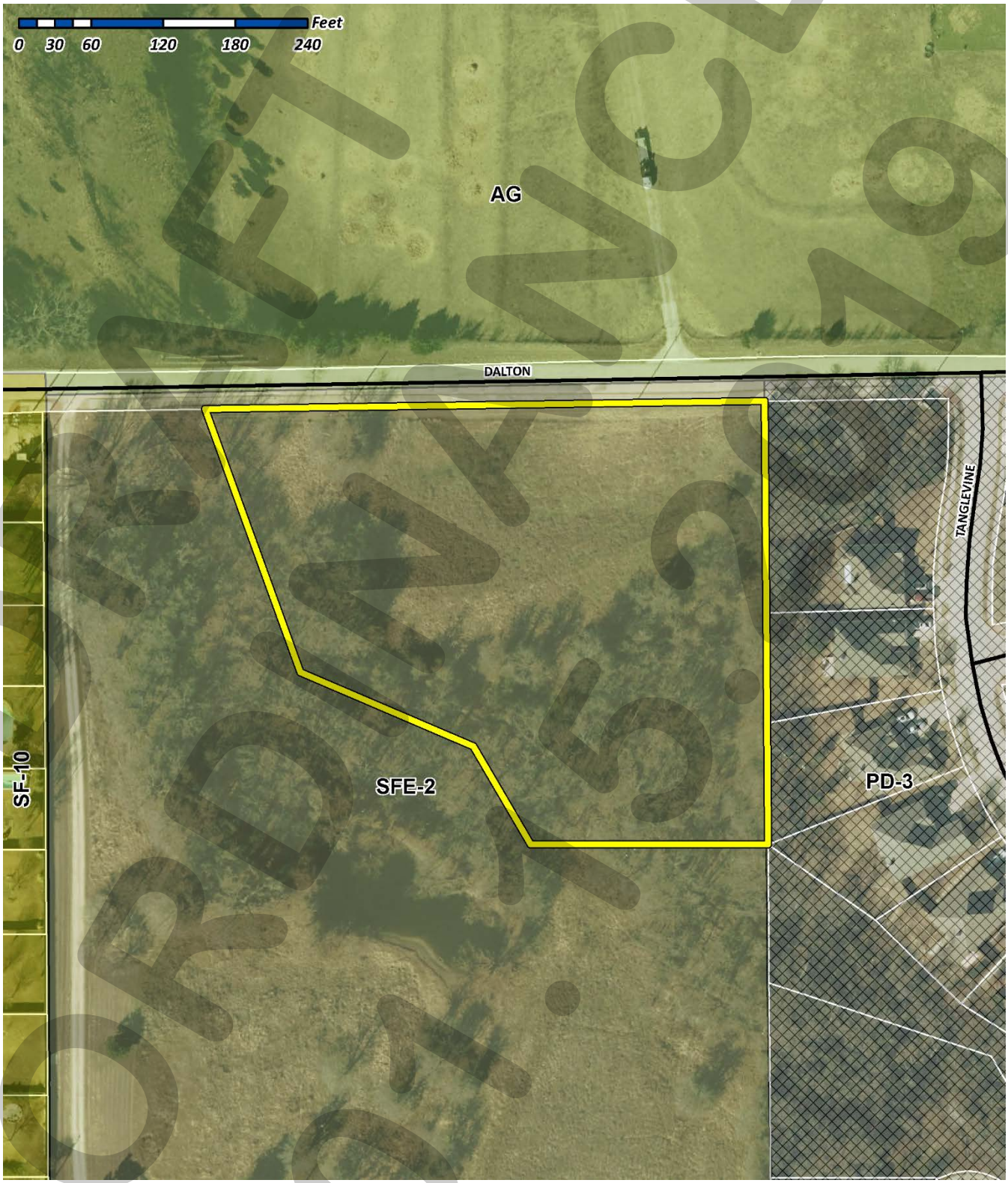
1st Reading: *January 22, 2019*

2nd Reading: *February 4, 2019*

DRAFT ORDINANCE 01.15.19

Exhibit 'A'
Zoning Exhibit

Legal Description: *Tract 1-01 of the T. Dean Survey, Abstract No. 169*



DRAFT ORDINANCE 19

Exhibit 'B'
Legal Description

DRAFT
ORDINANCE
01.15.2019

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/15/2019

APPLICANT: Jeff Carol of *Carol Architects*

AGENDA ITEM: **SP2018-042;** *Site Plan for Office/Warehouse Building Expansion*

SUMMARY:

Discuss and consider a request by Jeff Carol of Carol Architects, Inc. on behalf of Terry Morgan of Z06 Properties, LLC for the approval of a site plan for an office/warehouse building on a 5.690-acre tract of land identified as Lot 3, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery Boulevard and Innovation Drive, and take any action necessary.

PURPOSE AND BACKGROUND INFORMATION:

On February 19, 2001, the City Council approved a site plan [*i.e. Case No. PZ2001-014*] for a proposed 52,370 SF warehouse/manufacturing facility on the subject property. On December 21, 2018, the applicant submitted an application requesting the approval of an amended site plan for the purpose of expanding the facility by incorporating an additional ~35,980 SF to the east side of the building. The purpose of the expansion is to add additional office/warehouse space. This will increase the overall square footage of the building to 88,350 SF. The warehouse/manufacturing facility is located within the REDC Technology Park, and is situated on a 5.690-acre parcel of land that is identified as Lot 3, Block D, Rockwall Technology Park Addition. The site is more specifically located at the northeast corner of the intersection of Discovery Boulevard and Innovation Drive, and is zoned Light Industrial (LI) District.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a manufacturing/office facility is permitted *by-right* in a Light Industrial (LI) District. The subject property has two (2) existing points of ingress and egress, one (1) along Innovation Drive and one (1) along Discovery Boulevard. Based on the site plan, the development will connect to the existing drives by extending a 24-foot drive aisle (*which is also a Fire Lane, Public Access and Utility Easement*) along the eastern side of the subject property. The proposed development will incorporate an additional 95 parking spaces with the expansion, and will bring the total parking count up to 193 parking spaces. This meets the requirements for parking stipulated by of Table 3, *Parking Requirement Schedule*, of Article VI, *Parking and Loading*, of the UDC.

With the exception of the variances being requested the submitted site plan, landscape plan, treescape plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*5.690-Acres; In Conformance*
Minimum Lot frontage	*100-Feet*	*x>435-Feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*x>490-Feet; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Front Yard Setback	*25-Feet*	*x>100-Feet; In Conformance*
Minimum Rear Yard Setback	*0-Feet + ½ H*	*N/A; Double Frontage*
Minimum Side Yard Setback	*0-Feet + ½ H*	*x>55-Feet; In Conformance*
Maximum Building Height	*120-Ft*	*x=20-ft; In Conformance*
Max Building/Lot Coverage	*60%*	*~35.6%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; In Conformance*
Minimum Number of Parking Spaces	*193*	*193 Provided; In Conformance*
Minimum Stone Requirement	*20% Each Facade*	*x=0%; Variance Required*
Minimum Landscaping Percentage	*10%*	*x=15%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*x<90%; In Conformance*

LANDSCAPE/TREESCAPE PLAN:

The applicant has submitted a letter indicating all trees being removed from the site are primarily Cedar trees that are less than 11-caliper inches DBH (*i.e. diameter breast height*), and are considered non-protected trees; however one (1) Oak tree measuring four (4) caliper inches will be removed. The applicant will satisfy the mitigation balance by providing eight (8) 3½-inch caliper trees (*i.e. 28-inches*) to the site.

EXCEPTION REQUESTS:

Based on the applicant's submittal staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

1) *Building Materials.*

a) *Stone*. According to Section 5.01.A.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, a minimum of 20% stone is required on all building façades. In this case, the applicant is not proposing the use of stone.

b) *Tilt Wall.* According to Section 5.01.A.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, the use of concrete tilt-up walls may be permitted on a case-by-case basis by the Planning and Zoning Commission. The proposed building is 100% tilt-wall construction.

Section 5.01.A.2, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, allows the Planning and Zoning Commission, upon a recommendation from the Architectural Review Board (ARB), to approve exceptions to the material requirements pending the applicant provide building elevations, a material sample board, and justification for the exception(s) being requested. In this case, the applicant has provided staff with a building rendering and building elevations, and has stated that the purpose of the request is to match the existing buildings materials.

2) Articulation.

a) *Primary Building Façades.* According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, primary facades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In addition, no wall should exceed a length of four (4) time the walls height without a architectural/entryway element. In this case, the proposed building does not incorporate any vertical projections and only has minimal horizontal projections on primary façades.

b) *Secondary Building Façades.* According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, secondary facades require projections associated with entryways and architectural elements. Specifically, the secondary architectural/entryway elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed building does not incorporate any vertical projections and very minimal horizontal projections on secondary façades.

Section 5.01.C.3, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, allows the Planning and Zoning Commission, upon a recommendation from the Architectural Review Board (ARB), to approve exceptions to the articulation requirements. In making this determination the Planning and Zoning Commission should determine if the proposed request is [1] in conformance with the spirit and intent of the building articulation requirements, and [2] if granting the exception will substantially weaken the City's ability to enforce the general purpose of the building articulation requirements in the future. In this case, since the existing structure was approved under superseded articulation requirements, the approval of the exception will not weaken the City's ability to enforce the general purpose of the current articulation requirements. In addition, the applicant has stated that the purpose of the request is to match the existing building's form, which makes up the majority of the visible frontage along Discovery Boulevard and Innovation Drive.

These exceptions are discretionary decisions for the Planning and Zoning Commission and only require approval by a simple majority vote. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

ARCHITECTURAL REVIEW BOARD:

On January 2, 2019, the Architectural Review Board (ARB) failed to establish a quorum, with Board Members Roberts, Mitchell, Tovar, Miller, Johnson, and Niell. Since the ARB failed to hold a meeting, the ARB will provide recommendations at the *January 15, 2019* Planning and Zoning Commission meeting.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to approve the applicant's request, then staff would offer the following conditions of approval:

1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

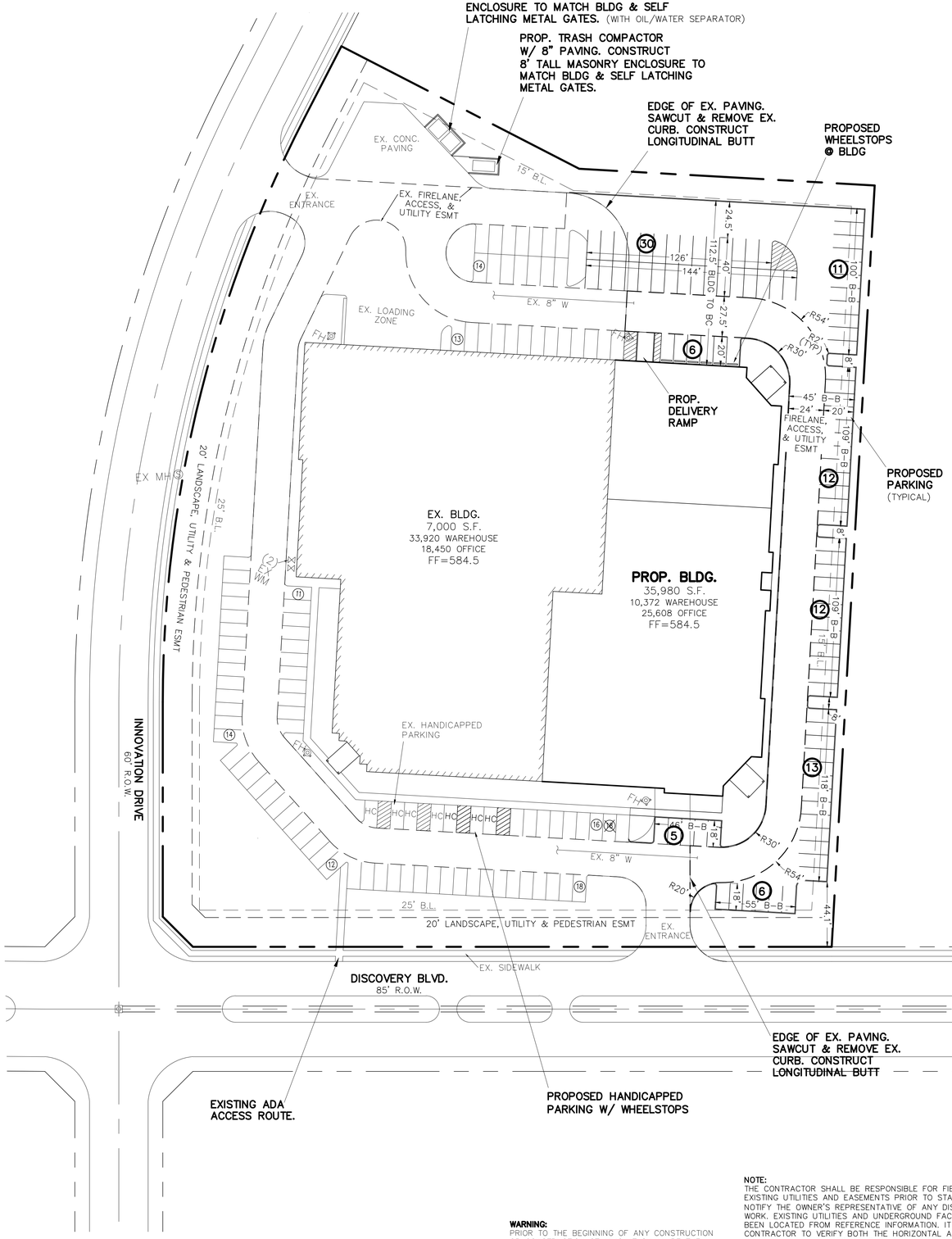
2) Any construction or building necessary to complete this site plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



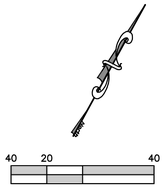
City of Rockwall

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.



NOTES:
1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th EDITION.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
5) NO SAND UNDER SIDEWALKS.





LOCATION MAP
(NOT TO SCALE)

SITE DATA:

LOT AREA:
5.69 Acres, 247,899 sq. ft.
LOT COVERAGE:
35.64%
FLOOR TO AREA RATIO:
2.8:1
BUILDING AREA:
EX: 52,370 sq.ft.
PROP: 35,980 sq.ft.
TOTAL = 88,350 sq.ft.
CONSTRUCTION TYPE:
XX
BUILDING HEIGHT:
20'
BUILDING SETBACKS:
Front = 25'
Rear = 15'
Side = 15'
PROPOSED USE:
Office/Warehouse
IMPERVIOUS AREA (including buildings):
xx sq.ft.
ZONING:
LI
PARKING:
Required:
Office 1 space/300
Ex (18450/300) = 62
Prop (25,608/300) = 86
Warehouse 1 space/1000
Ex (33,920/1000) = 34
Prop (10,372/1000) = 11
Handicap = 7
Total required = 193
Provided:
Standard:
Existing 98
Proposed 95
Handicapped = 7
Total Provided = 193
LANDSCAPE AREA:
Required: 37,185 sq.ft. (15%)
Provided: xx sq.ft.
FIRE SPRINKLER:
YES

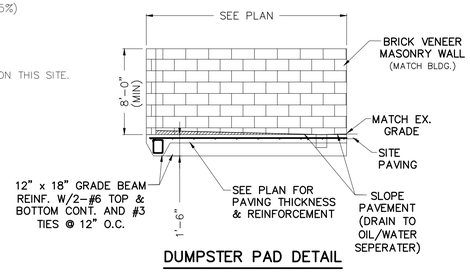
* THERE ARE EX BUILDINGS ON THIS SITE.

PAVING NOTES:
1) FIRELANE & APPROACHES TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
5) NO SAND UNDER PAVING.

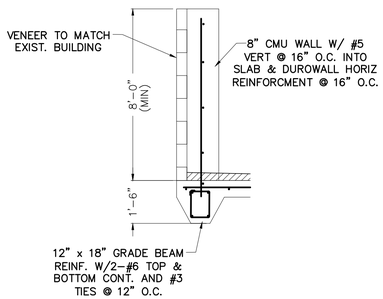
EX. FIRE SPRINKLER TO BE TIED IN TO NEW BUILDING

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 OF ACCURACY OF DESIGN.

GENERAL NOTES
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
5. All signage contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.



DUMPSTER PAD DETAIL
N.T.S.



DUMPSTER WALL SECTION
N.T.S.

LEGEND

———	= PROPERTY LINE
—EX. W—	= EX. WATER LINE
—EX. SS—	= EX. SANITARY SEWER LINE
(S)	= EX. SS MANHOLE
WV	= EX. WATER VALVE
PP	= EX. POWER POLE
	= EX. TELEPHONE BOX
	= EX. STORM MANHOLE
FH	= EX. FIRE HYDRANT
	= PROPOSED FIRE HYDRANT
EXIST. or EX.	= EXISTING
ESMNT.	= EASEMENT
LS	= LANDSCAPE
BC	= BACK OF CURB
B-B	= BACK OF CURB TO BACK OF CURB
RCP	= REINFORCED CONCRETE PIPE
	= PROPOSED FIRELANE
	= PROPOSED SIDEWALK

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

STATE OF TEXAS
GERALD E. MONK
44563
REGISTERED PROFESSIONAL ENGINEER

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED; THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

CASE #:

SITE PLAN

OFFICE WAREHOUSE PROJECT

2500 DISCOVERY BLVD
ROCKWALL TECHNOLOGY PARK ADDITION
Lot 2C, Blk D, 5.69 ACRES
City of Rockwall, Rockwall County, Texas 75087

owner
Z06 PROPERTIES, LLC
#
CONTACT

prepared by

MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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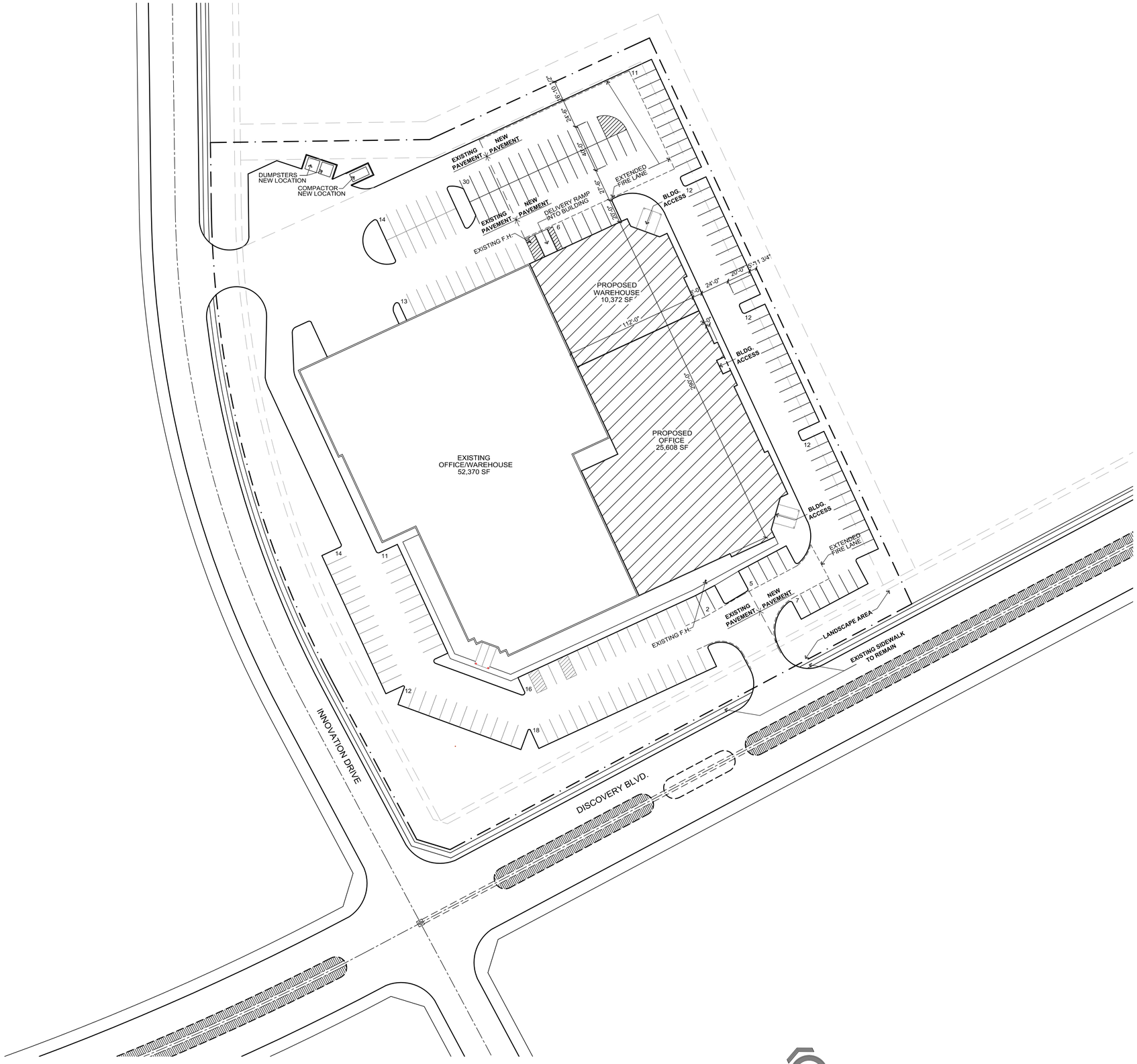
PROJECT NO.: 2018-15 REG. NO.: F-2567

date:	scale:	sheet:
12/13/18	1"=40'	C101



1 ARCHITECTURAL SITE PLAN
SCALE: 1:40

SITE DATA TABLE	
SITE AREA	5.691 ACRES (247,900 SF)
ZONING	HEAVY INDUSTRIAL
PROPOSED USE	OFFICE/WAREHOUSE
PROPOSED BUILDING AREA- OFFICE AREA: WAREHOUSE AREA: TOTAL AREA:	 25,608 SF 10,372 SF 35,980 SF
EXISTING BUILDING AREA- OFFICE AREA: WAREHOUSE AREA: TOTAL AREA:	 18,450 SF 33,920 SF 52,370 SF
LOT COVERAGE	36%
FLOOR TO AREA RATIO	0.36 : 1
BUILDING HEIGHT	60 ft. MAX

PARKING TABLE	
PROPOSED PARKING- OFFICE PARKING: WAREHOUSE PARKING: TOTAL PARKING:	 1:300 = 86 1:1000 = 11 97 SPACES
EXISTING PARKING- OFFICE PARKING: WAREHOUSE PARKING: TOTAL PARKING:	 1:300 = 62 1:1000 = 34 96 SPACES
PARKING REQUIRED	193 SPACES (7 ADA)
PARKING PROVIDED	195 SPACES (7 ADA)

ZO6 Properties LLC.

LEGAL DESCRIPTION AND OR ADDRESS:
LOT 2c, BLOCK D
Rockwall Technology Park
Rockwall, Texas
Volume X, Page XX map of
Records of Rockwall County Texas
5.691 Acres

OWNER
ZO6 Properties LLC.
2500 Discovery Blvd.
Rockwall, TX 75032

APPLICANT
Carroll Architects, INC
750 E. Interstate 30 #110
Rockwall, TX 75087
Ph: 972-732-6085 Email: jc@carrollarch.com

CASE NUMBER
2018XXX

ISSUE:
OWNER REVIEW 12-14-2018
REVISED 11-5-2018

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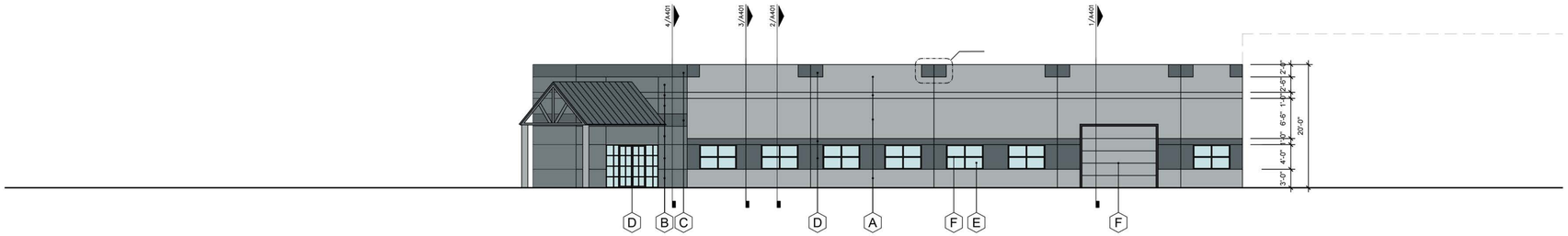
OFFICE/WAREHOUSE PROJECT
for
ZO6 PROPERTIES LLC.
2500 DISCOVERY BLVD.
ROCKWALL, TX 75032

ZO6 PROPERTIES LLC.
2500 DISCOVERY BLVD.
ROCKWALL, TX

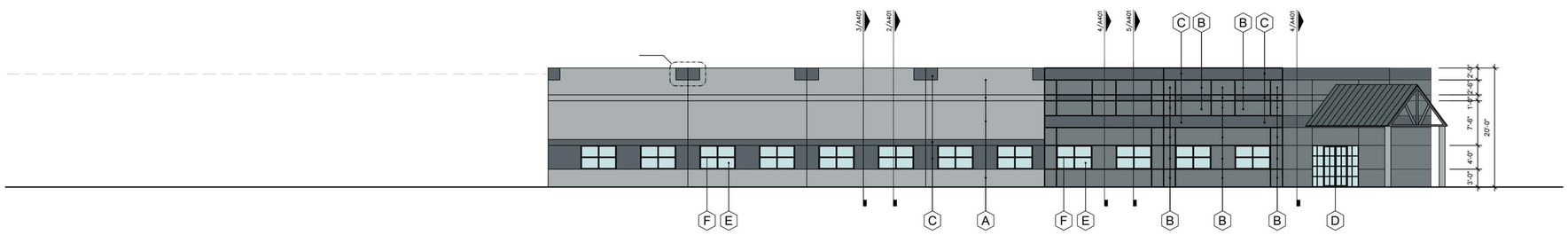
CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

ARCHITECTURAL SITE PLAN

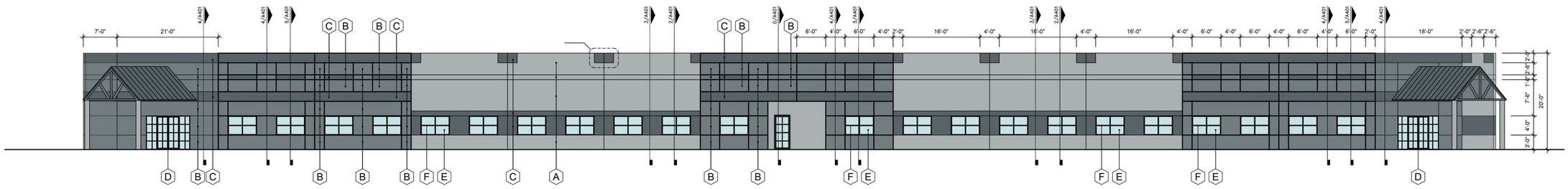
DATE: DEC 2018
SHEET NO: A100
PROJECT NO: 2018034
DRAWN BY:
CHECKED BY:



3 RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



2 LEFT ELEVATION
SCALE: 3/32" = 1'-0"



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE:

A	CONCRETE TILT-WALL PANELS - PAINTED, ELASTOMERIC TEXTURED; COLOR: SW; 6234 - MAIN
B	CONCRETE TILT-WALL PANELS - PAINTED, ELASTOMERIC TEXTURED; COLOR: SW; 6235 - ACCENT
C	CONCRETE TILT-WALL PANELS - PAINTED, ELASTOMERIC TEXTURED; COLOR: SW; 6236 - ACCENT
D	STOREFRONT & ENTRY DOOR SYSTEM COLOR: BLACK
E	EXTERIOR GLASS INSULATED, LOW "E" COLOR: 30% TINTED, GRAY
F	EXTERIOR HOLLOW METAL DOORS & FRAMES, RAILINGS & METAL CAPS, OVERHEAD DOORS, COLUMNS COLOR: SW, 6235
G	ROOF DRAIN GUTTER & DOWNSPOUTS COLOR: SW, 6234
H	METAL ROOF, COLOR: CHARCOAL GRAY

ISSUE:
OWNER REVIEW 10-8-2018

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OFFICE/WAREHOUSE PROJECT
for
ZO6 PROPERTIES LLC.
2500 DISCOVERY BLVD.
ROCKWALL, TX 75032

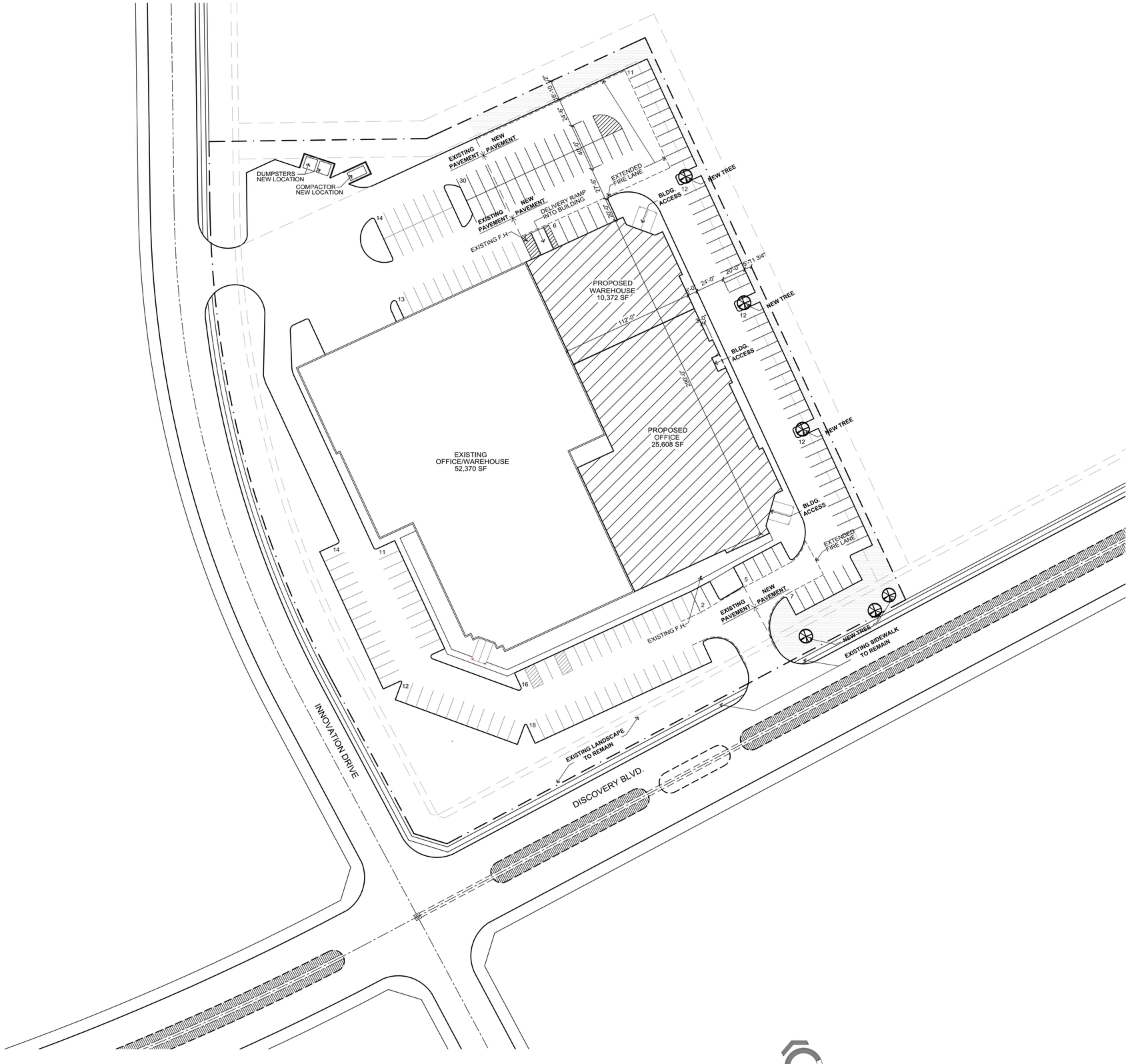
ZO6 PROPERTIES LLC.
2500 DISCOVERY BLVD.
ROCKWALL, TX

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX. 75087
t: 972-732-6085
f: 972-732-8038

EXTERIOR ELEVATIONS

DATE: DEC 2018
PROJECT NO: 2018034
DRAWN BY:
CHECKED BY:
SHEET NO: A501





1 LANDSCAPING PLAN
SCALE: 1:40

SITE DATA TABLE	
SITE AREA	5.691 ACRES (247,900 SF)
ZONING	HEAVY INDUSTRIAL
PROPOSED USE	OFFICE/WAREHOUSE
PROPOSED BUILDING AREA- OFFICE AREA: WAREHOUSE AREA: TOTAL AREA:	 25,608 SF 10,372 SF 35,980 SF
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PARKING REQUIRED	193 SPACES (7 ADA)
PARKING PROVIDED	195 SPACES (7 ADA)

LANDSCAPE TABULATION

Gross Area	(5.691 acres)	= 247,899 S.F.
Required Landscape Area -	15% of 247,899 S.F.	= 37,185 S.F.
Provided Landscape Area -	15% of 247,899 S.F.	= 37,185 S.F.
Provided Parking Area Landscape		= 1/12 Spaces Along Side Yard

DESCRIPTION OF NEW LANDSCAPE AREA MATERIAL	QTY
Frontage 115 LF (NIC DRIVES) = 3 trees - Live Oak, 3" caliper	3 Each
Parking Area = 3 trees - Live Oak, 3" caliper	3 Each
Grass to match existing species onsite	10,558 S.F.

NOTES:
- IRRIGATION SHALL BE PROVIDED TO ALL LANDSCAPED AREAS
- TREESCAPE PLAN - NO EXISTING TREES

ZO6 Properties LLC.

LEGAL DESCRIPTION AND OR ADDRESS:
LOT 2c, BLOCK D
Rockwall Technology Park
Rockwall, Texas
Volume X, Page XX map of
Records of Rockwall County Texas
5.691 Acres

OWNER
ZO6 Properties LLC.
2500 Discovery Blvd.
Rockwall, TX 75032

APPLICANT
Carroll Architects, INC
750 E. Interstate 30 #110
Rockwall, TX 75087
Ph: 972-732-6085 Email: jc@carrollarch.com

CASE NUMBER
2018XXX

ISSUE:
OWNER REVIEW 12-14-2018

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OFFICE/WAREHOUSE PROJECT
for
ZO6 PROPERTIES LLC.
2500 DISCOVERY BLVD.
ROCKWALL, TX 75032

ZO6 PROPERTIES LLC.
2500 DISCOVERY BLVD.
ROCKWALL, TX

CARROLL architects
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Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

LANDSCAPING PLAN

DATE: DEC 2018
SHEET NO: L1
PROJECT NO: 2018034
DRAWN BY:
CHECKED BY:

CARROLL architects

750 Interstate 30
Suite 110
Rockwall,TX 75087
t: 972-732-6085
f: 972-732-8058

January 7, 2019

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

Re: Z06 Site Plan Submission
Case # 2018042

Planning,
We are submitting comments to the tree survey shown on the Landscape plan. The existing trees being removed in phase 2 of this proposed development are mature Cedar trees totaling 108 caliper Inches. There is one existing Live Oak tree located in an existing parking Island which will be removed. This one Oak tree has a caliper of 4".

Total tree caliper being removed = 112" and 108" are not counted towards mitigation, leaving 4"
Total tree caliper to be provided = 28" (8 trees at 3-1/2" each).
leaving a net gain of 24" caliper.

Sincerely,

Jeff Carroll

Jeff Carroll
Architect.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/15/2019

APPLICANT: Kevin Hickman; *PegasusAblon*

AGENDA ITEM: **SP2018-043**; *Harbor Village*

SUMMARY:

Discuss and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a site plan for a 375-unit condominium building on a 6.2-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

PURPOSE AND BACKGROUND:

On June 17, 2013, the City Council approved *Ordinance No. 13-16*, which allocated 399 urban residential units (*i.e. condominiums*) to a concept plan that showed two (2) condominium buildings being constructed on the subject property (i*.e. one [1] adjacent to Lakefront Trail consisting of 349-units and one [1] adjacent to the Harbor Fountain consisting of 50-units*). This approval was later amended on December 18, 2017, when the City Council approved *Ordinance No. 17-64*. The new amendment allocated an additional 51-units to the previously entitled 399-units, bringing the total number of entitled units to 450 urban residential units. This PD Development Plan establishes provisions for the construction of two (2) condominium buildings (*i.e. construction schedule*). In conformance to this PD Development Plan, the applicant has submitted a site plan requesting approval for a 375-unit condominium development that will be adjacent to Lakefront Trail. This will be the first of two (2) buildings and, based on the conditions of *Ordinance No. 17-64*, will be required to obtain a building permit by June 1, 2019. Should the site plan be approved, the development will still be required to have civil engineering plans and a final plat approved prior to the issuance of a building permit. Should a building permit *not* be issued by June 1, 2019, staff will provide a report to the Planning and Zoning Commission and City Council indicating the progress of the development, and after review the Planning and Zoning Commission and City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 26 urban residential units.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed five (5) story condominium building will be located within the *Harbor Residential Subdistrict* and will be comprised of a total of 335,224 SF. Off-street parking for future residents will be provided via a parking garage that is integrated into the design of the building, and is accessible from Lakefront Trail and the IH-30 Frontage Road. The on-site parking garage will provide a total of 548 parking spaces. The development will also include 34 public parking spaces along Lakefront Trail, bringing the total number of parking spaces to 584. This exceeds the required 563 parking spaces [*i.e. 375-units x 1.5 per unit = 563 spaces*] by 21 parking spaces. Additionally, the applicant is showing a two (2) level public parking garage consisting of 180 parking spaces. The public parking garage will be located along Lakefront Trail, southeast

of and adjacent to the 50-foot pedestrian walkway. The applicant has indicated that this parking garage will be constructed prior to the condominium building.

The proposed pedestrian walkway, located in between the public parking garage and the condominium building, will incorporate all of the streetscape elements required by PD-32 [*Ordinance No. 17-22*], and provide an upgraded pavestone paver (*i.e. antique terra-cotta; herringbone pattern*), decorative trees with up-lighting, assorted plantings, pedestrian benches, and pedestrian scaled lighting features. In addition, the plan shows that units facing onto the walkway will have stoops allowing direct access to the pedestrian path. The pedestrian walkway is intended to provide access to the Harbor Fountain and the potential future public park site from the 180 space public parking garage being constructed with this project.

According to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the subject property is located within the *Harbor Residential Subdistrict*, which allows *Urban Residential (Condominium Units Only)* as a *by-right* land use. Based on the submitted site plan package -- *site plan, landscape/streetscape plan, treescape plan, photometric plan, and building elevations* -- the proposed case is in conformance with the requirements stipulated by *Ordinance No. 17-22*, *Resolution No. 10-40*, and the UDC with the exception of the waiver being requested in the *Waiver Request* section of this case memo. A summary of the applicable requirements for this case are as follows:

Ordinance Provisions	*Interior Subdistrict Standards*	*Conformance to the Standards*
Setback Distance from ROW (Lakefront Trail)	*0-Feet*	*30-ft; In Conformance*
Building Form	*45% Building Façade Fronting Lakefront Trail & IH-30 Frontage Road*	*x>45%; In Conformance*
Ground Floor Land Uses	*Retail, Restaurant, Residential*	*Residential; In Conformance*
Upper Floor Land Uses	*Residential & Office*	*Residential; In Conformance*
Maximum Building Height	*5-Stories or 75-Feet*	*x=5-Stories/75-ft Height; In Conformance*
First Floor Minimum Commercial Height	*15-Feet*	*x<15-ft (variable heights); Waiver Requested*
Encroachments to Street	*5-Feet*	*0-Feet; In Conformance*
Surface Parking Setbacks from ROW	*10-Feet*	*NA; structured parking provided*
Maximum Surface Parking	*10% Surface Parking*	*x<10%; Lakefront Trail In Conformance*
Minimum Number of Pedestrian Ways	*1 Per Block Face*	*1; In Conformance*
Minimum Masonry Percentage	*90%*	*x>90%; In Conformance*
Minimum Stone Requirement	*20% Each Façade*	*x≥20%; In Conformance*
Minimum Landscaping Percentage	*With Streetscape Plan Elements*	*Streetscape Elements Incorporated with Landscape Plan; In Conformance*
Maximum Lot Coverage	*80%*	*x<80%; In Conformance*

TREESCAPE PLAN:

The *Treescape Plan* submitted by the applicant indicates a total of 724 caliper inches will be removed from the *subject property* as a result of this development. As a note, *primary protected trees* are any tree that has a diameter of four (4) inch caliper DBH or greater, with the exception of Bois d'Arc, Willow, Cottonwood, Locust, and Chinaberry (*which are considered to be non-protected trees*). Hackberry and Cedar trees that have a DBH of 11 caliper inches through 25 caliper inches are considered to be *secondary protected trees* and are mitigated at a rate of ½ inch per one (1) inch DBH. Hackberry and Cedar trees less than 11 caliper inches are considered to be *non-protected trees*. This site has a majority of Hackberry trees less than 11-inches DBH that are not protected. Additionally, the applicant is removing five (5) trees that are greater than 25 caliper inches (i.e. [1] *32-inch Sycamore; Tree No. 32,* [2] *30-inch Elm; Tree No.*

34, [3] *26-inch Pecan; Tree No. 36*, [4] *32-inch Elm;– Tree No. 41*, and [5] *32-inch Elm; Tree No. 44*). These trees are considered to be *feature trees* and are mitigated for twice the number of inches being removed. The total mitigation balance due for this project is 437-inches. Based on the *Landscape Plan*, the applicant intends to offset the mitigation balance by providing 527-inches to the site. This will satisfy the mitigation required for the development.

WAIVER REQUEST:

According to *Ordinance No. 17-22*, "(i)n order to provide flexibility and create high quality projects, an applicant for development within the PD District [*PD*-32] may request a waiver of the following District or Subdistrict standards: (1) Building Placement Requirements, (2) Landscape Standards, (3) Parking Requirements, (4) Parking Garage Design Standards, and (5) Increased Building Height in any Subdistrict." Based on the applicant's submittal, staff has identified the following waiver to the requirements of *Ordinance No. 17-22*:

1) *Building Form and Placement Requirements*.

    i. *1st Floor Height.* According to the *Harbor Residential Subdistrict* all buildings should incorporate a first floor that is built to a commercial height with a minimum height of 15-feet. The proposed building incorporates a variable height of 9'-1 1/8" to 14'-1 1/8" and is less than the required first floor height. The applicant is requesting a waiver to this requirement.

With regard to granting waivers, *Ordinance No. 17-22* states that "… (w)aivers may only be approved by the City Council following a recommendation by the Planning and Zoning Commission … [and] In order to approve a waiver, the City Council must find that the waiver:

1) Meets the general intent of the PD District or Subdistrict in which the property is located; and,
2) Will result in an improved project which will be an attractive contribution to the PD District or Subdistrict; and,
3) Will not prevent the implementation of the intent of this PD District."

In this case, the proposed project does appear to meet the general intent of the *Harbor Residential Subdistrict*. It should be noted that the first floor height requirement has been waived for all other condominium projects in the Harbor District; however, granting any waivers to the requirements of *Ordinance No. 17-22* is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission, and should be taken on a case-by-case basis. *The waiver for this case requires a simple majority vote for approval.*

TRAFFIC IMPACT ANALYSIS:

A Traffic Impact Analysis (TIA) is required for all development projects in the Harbor District (*i.e. Planned Development District 32 [PD-32]*). On December 5, 2018, Kimley-Horn and Associates, Inc. submitted a TIA on behalf of the applicant. On January 4, 2019, Binkley & Barfield, Inc. -- *the City's traffic consultant* -- provided comments back to the applicant. A revised TIA addressing the City's comments is required for the approval of this case, and this has been added to the conditions of approval contained in this case memo.

ARCHITECTURAL REVIEW BOARD (ARB):

On January 2, 2019, the Architectural Review Board (ARB) did *not* establish a quorum. The following Board Members were absent: Roberts, Mitchell, Tovar, Miller, Johnson, and Niell. The ARB is scheduled to meet on *January 15, 2019* and will provide a recommendation to the Planning and Zoning Commission at their meeting on that date.

RECOMMENDATIONS:

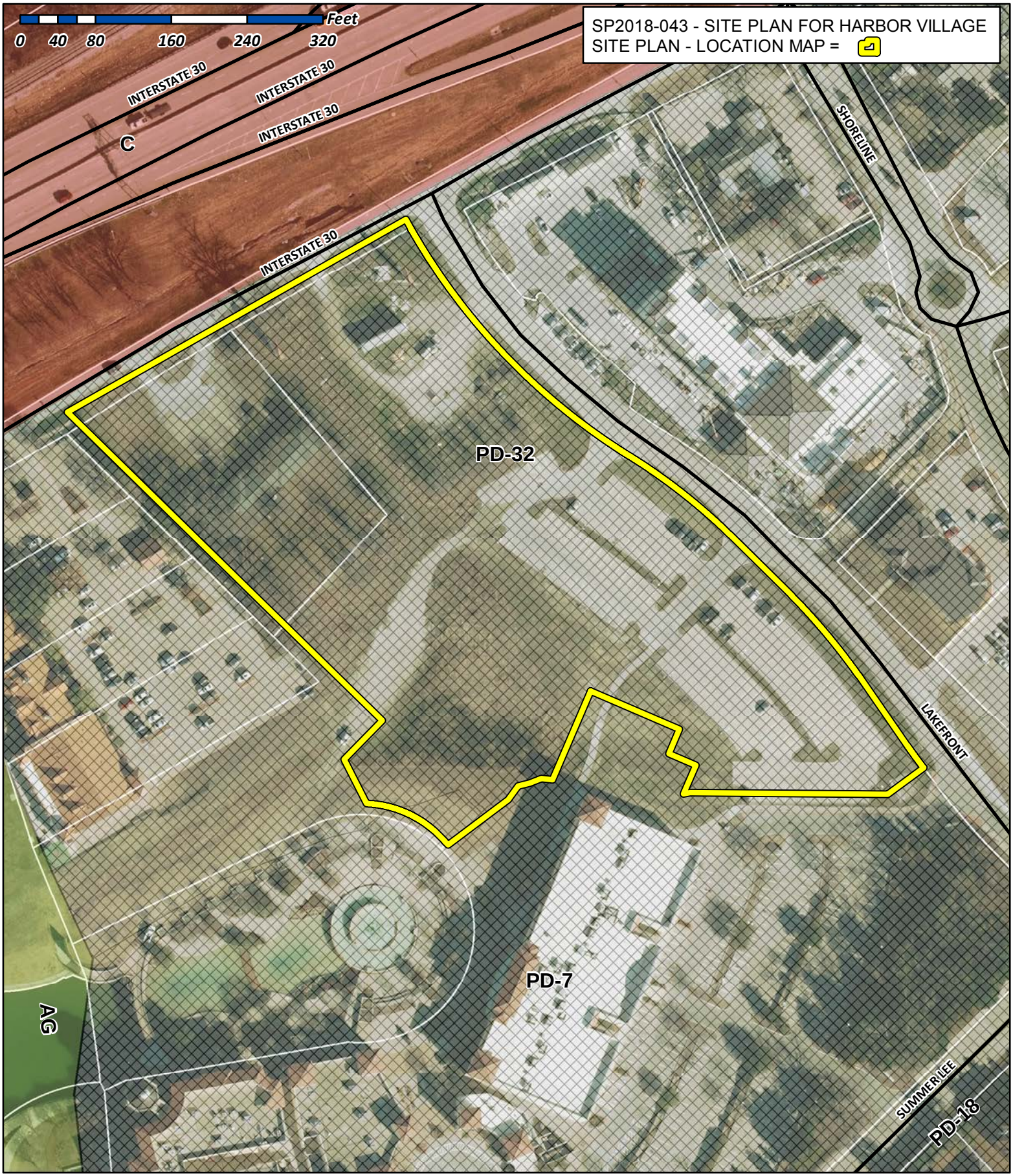
If the Planning & Zoning Commission chooses to approve the applicant's request, the following conditions of approval should be adopted with this case:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) The development shall conform to the recommendations made by the Parks and Recreation Board at the January 3, 2019 Parks and Recreation Board meeting.

3) The applicant shall be responsible for revising the Traffic Impact Analysis (TIA) in accordance with staff's comments. If necessary, the applicant will be responsible for implementing any improvements recommended by the final/accepted TIA.

4) Any construction resulting from the approval of this *site plan request* shall conform to the requirements set forth by the UDC, the International Building Code (IBC), 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.



City of Rockwall

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

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CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C2	12°35'10"	620.00'	136.19'	135.92'	S51°48'46"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S79°07'41"W	7.21'
L10	N23°10'29"E	32.93'
L11	N66°36'24"W	31.00'
L12	N23°10'29"E	27.95'
L13	N82°38'15"W	11.76'
L14	S68°52'14"W	13.20'
L15	S75°08'27"W	12.97'
L16	S36°32'06"W	17.64'

REFER TO LANDSCAPE PLANS FOR PAVER DETAILS

LAKEFRONT TRAIL CITY PAVING

SIDEWALK PAVEMENT (TYP.)
4"–3,000 PSI CONCRETE
5.5 SACK MINIMUM
W/ #3 BARS AT 24" C–C
BOTH WAYS

HEAVY DUTY PAVEMENT
7"–3600 PSI CONCRETE
6.5 SACK MINIMUM
W/ #3 BARS AT 18" O.C.E.W.

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT-OF-WAY)

LAKEFRONT TRAIL
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 9A, BLOCK A
6.200 AC.
(270,065 S.F.)

LOT 9B, BLOCK A
1.158 AC.
(50,453 S.F.)

15' RCH WATER SUPPLY CORPORATION EASEMENT VOLUME 64, PAGE 214

EXISTING FIRE HYDRANT

EXISTING MONUMENT SIGN TO REMAIN

PROPOSED 8' SIDEWALK

30' DRAINAGE EASEMENT CABINET H, SLIDE 195

Δ=028°28'30"
R=680.00'
L=337.95'
Ch L=334.48'
Ch B=S43°52'07"E

PARKING GARAGE ENTRANCE (1ST FLOOR PARKING)

COMPACTOR LOADING/PICK UP AREA

PARKING GARAGE ENTRANCE (2ND FLOOR PARKING)

BORE UNDER LAKEVIEW TRAIL FOR 12" WATER LINE

EXISTING FIRE HYDRANT

15' UTILITY EASEMENT CAB. C, SLD. 29

24' PUBLIC ACCESS, FIRE ACCESS, & UTILITY EASEMENT

24' ACCESS EASEMENT CAB. C, SLD. 29

NORTHSTAR REALTY, LTD. VOLUME 1494, PAGE 259 LOT 1, BLOCK A

ARKOMA REALTY, LTD. VOLUME 2181, PAGE 5 LOT 2, BLOCK A

ROCKWALL HARBOR–PHASE ONE CABINET C, SLIDE 29

ARKOMA REALTY, LTD. VOLUME 2181, PAGE 5 LOT 3, BLOCK A

DRZW HOLDINGS, LTD. VOLUME 6905, PAGE 195 LOT 4, BLOCK A

N 60°22'08" E 15'R 411.30'

N 45°34'27" W 465.41'

15' UTILITY EASEMENT VOLUME 555, PAGE 219

15' SANITARY SEWER EASEMENT CABINET J, SLIDE 191

15' SANITARY SEWER EASEMENT PORTION TO BE ABANDONED CABINET J, SLIDE 191

50' PEDESTRIAN WALKWAY EASEMENT

20' WATER & FIRE ACCESS EASEMENT

STEEL ENCASED 12" SANITARY SEWER

25' WATER & SANITARY SEWER EASEMENT

20' FIRE ACCESS EASEMENT

12" WATER LINE

HARBOR DISTRICT OVERFLOW PARKING GARAGE

PARKING GARAGE ENTRANCE (SURFACE PARKING)

10' WATER EASEMENT CABINET J, SLIDE 191

10'R 5' TXU EASEMENT VOL. 4903, PG. 125

15' WATER & SANITARY SEWER EASEMENT CC #20170000015993

LOT 8, BLOCK A HARBOR–ROCKWALL ADDITION CC #20170000015993

REMAINDER OF LOT 9, BLOCK A HARBOR–ROCKWALL ADDITION CABINET J, SLIDE 191

12" WATER LINE STUB
Δ=049°09'46"
R=116.35'
L=99.83'
Ch L=96.80'
Ch B=N62°59'20"W

N 44°25'33" E 57.37'
N 26°56'19" W 52.17'
S 52°53'12" W 79.41'

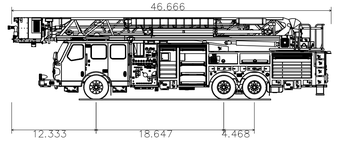
LOT 6, BLOCK A THE HARBOR–ROCKWALL ADDITION CABINET H, SLIDE 195

S 29°37'52" E 9.98'

N 89°32'04" W 208.59'

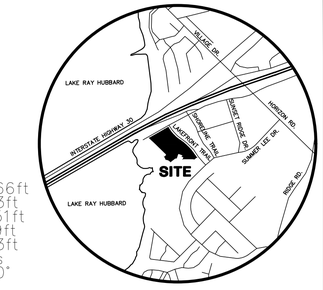
Δ=009°44'28"
R=680.00'
L=115.61'
Ch L=115.47'
Ch B=S40°10'38"E

Δ=002°30'
R=680.00'
L=29.80'
Ch L=29.8
Ch B=S36°



E–ONE HP100 Platform

Overall Length	46.666ft
Overall Width	8.333ft
Overall Body Height	10.651ft
Min Body Ground Clearance	1.269ft
Track Width	8.333ft
Lock–to–lock time	6.00s
Max Wheel Angle	45.00°



VICINITY MAP
NOT TO SCALE

N
W E
S

0 40' 80'
SCALE: 1" = 40'

*****NOTICES TO CONTRACTOR*****

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

BEFORE YOU DIG TEXAS 811

SITE DATA TABLE		
HARBOR VILLAGE - ROCKWALL		
HARBOR - ROCKWALL ADDITION	6.200	ACRES
LOT 9A, BLOCK A	270,065	SQ-FT
BUILDING AREA	127,000	SQ-FT
USE	DWELLING UNITS	
COVERAGE	47.03%	
TOTAL NUMBER OF UNITS	375	UNITS
REQUIRED PARKING RATIO	1.5 PER UNIT	
PARKING REQUIRED	563	SPACES
OFF-STREET PARKING PROVIDED	563	SPACES
ON-STREET PARKING PROVIDED	34	SPACES
TOTAL PARKING PROVIDED	597	SPACES
OFF-STREET PROVIDED PARKING RATIO	1.5 PER UNIT	
HANDICAP REQUIRED	12	SPACES
HANDICAP PROVIDED	12	SPACES
OVERFLOW PARKING PROVIDED	180	SPACES

* PARKING PROVIDED TOTAL INCLUDES ACCESSIBILITY PARKING

HARBOR VILLAGE DWELLING UNITS - BUILDING TABULATION LEGEND

TYPE	AREA (SF)	NO.	% UNITS	TOTAL AREA (SF)	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor
L1	807	16	4.27%	12,912	8	8	0	0	0
E1	590	40	10.67%	23,600	8	8	8	8	8
A1	670	70	18.67%	46,900	11	14	15	15	15
A2	742	84	22.40%	62,328	16	17	17	17	17
A3	849	16	4.27%	13,584	2	2	4	4	4
B1	1,086	56	14.93%	60,816	8	9	13	13	13
B2	1,206	42	11.20%	50,652	7	8	9	9	9
B3(a)	1,291	14	3.73%	18,074	3	3	3	3	2
B3(d)	1,315	10	2.67%	13,150	2	2	2	2	2
B4(a)	1,243	5	1.33%	6,215	1	1	1	1	1
B4(c)	1,169	5	1.33%	5,845	1	1	1	1	1
B6	1,244	17	4.53%	21,148	3	3	4	4	3
TOTAL		375	100.00%	335,224	70	76	77	77	75
					61893 SF	66937 SF	69643 SF	69643 SF	67108 SF

LEGEND			
PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCF	"X" Cut in Concrete Found
FH	Fire Hydrant	PKS	PK Nail Set
LP	Light Pole	PKF	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UGC	Underground Cable Marker
CM	Control Monument	EB	Electric Box
		EM	Electric Meter

CASE NO. SP2018–043

DEVELOPER	OWNER
PEGASUS ABLON	ROCKWALL RENTAL PROPERTIES, LP
KEVIN HICKMAN	1608 WEST MOORE,
8222 DOUGLAS AVENUE,	DRAWER B
SUITE 390	TERREL, TX 75160
DALLAS, TX 75225	972–210–0331
214–389–6901	

No.	DATE	REVISION	APPROV.
1.	12/14/2018	SITE PLAN SUBMITTAL	MD
2.	01/04/2019	SITE PLAN RESUBMITTAL	MC
3.			
4.			
5.			
6.			

LAST SAVED BY: MMUHLAND January 3, 2019

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
2001 ALLIANCE BOULEVARD, SUITE 325
COLLEYVILLE, TEXAS 76034
TBPE Engineer Registration No. F-03864
TBPLS Surveyor Registration No. 100866-00

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THESE PLANS WERE PREPARED UNDER THE DIRECTION OF MICHAEL D. CLARK, P.E. #83356. THESE ARE ISSUED FOR INTERIM REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.

LICENSED PROFESSIONAL ENGINEER
01-04-2019

SITE PLAN
HARBOR VILLAGE
ROCKWALL, TEXAS

G:\SPA\09\DATA\ENGINEERING\Construction Plans\SP2018-043 - SITE.dwg

B6(c)	A1(c)	A1(a)	A1(a)	A1(c)	E1(a)	B1(d)	B1(c)	COMPACTOR	B1(c)	A2(a)	B4(a)	A3(a)	B6(c)	
B6(a)	A1(a)	A1(a)	A1(a)	A1(a)	E1(a)	B1(c)	B1(c)	COMPACTOR	B1(c)	A2(a)	B4(a)	A3(a)	B6(a)	
B6(b)	A1(a)	A1(a)	A1(a)	A1(a)	E1(a)	B1(c)	B1(c)	COMPACTOR	B1(c)	A2(a)	B4(a)	A3(a)	B6(a)	
AMENITY	AMENITY	A1(c)	A1(c)	A1(c)	E1(a)	B1(b)	B1(b)	COMPACTOR	B1(b)	A2(a)	B4(a)	A3(a)	B6(a)	
AMENITY	AMENITY	AMENITY	A1(d)	A1(a)	E1(a)	B1(a)	GARAGE	COMPACTOR	B1(c)	A2(a)	B4(a)	A3(a)	B6(a)	



1 BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

STUCCO	6,248 S.F.	40%
BRICK	3,690 S.F.	24%
STONE	3,472 S.F.	22%
SPLIT FACE CMU	2,211 S.F.	14%
TOTAL	15,621 S.F.	100%

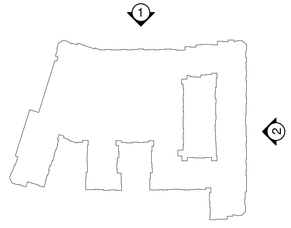
AMENITY	STAIR	B1(c)	A2(b)	A2(a)	A2(a)	A2(b)	A1(a)	A1(a)	A2(b)	A2(a)	A2(a)	A2(b)	STAIR	B6(c)
B6(a)	STAIR	B1(c)	A2(a)	A2(a)	A2(a)	A2(a)	A1(a)	A1(a)	A2(a)	A2(a)	A2(a)	A2(a)	STAIR	B6(a)
B6(a)	STAIR	B1(b)	A2(a)	A2(a)	A2(a)	A2(a)	A1(a)	A1(a)	A2(a)	A2(a)	A2(a)	A2(a)	STAIR	B6(b)
B6(a)	STAIR L1(a)	L1(a)	A2(b)	A2(b)	A2(b)	A2(b)	A1(a)	A1(a)	A2(b)	A2(b)	A2(b)	A2(b)	STAIR	AMENITY
B6(a)	STAIR L1(a)	L1(a)	A2(a)	A2(c)	A2(c)	A2(a)	A1(a)	A1(a)	A2(a)	A2(c)	A2(c)	A2(a)	STAIR	AMENITY
B6(a)	STAIR	L1(a)	L1(a)	A2(a)	A2(c)	A2(c)	A2(a)	A1(a)	A1(a)	A2(a)	A2(c)	A2(c)	A2(a)	STAIR	AMENITY



2 BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

STUCCO	5,665 S.F.	40%
BRICK	3,838 S.F.	27%
STONE	2,836 S.F.	20%
SPLIT FACE CMU	1,824 S.F.	13%
TOTAL	14,163 S.F.	100%



3 BUILDING KEY

CASE NO. SP2018-043

REVISIONS

HARBOR VILLAGE

DWELLING UNITS IN ROCKWALL, TEXAS FOR
PEGASUS ABLON

ISSUED FOR:
SITE PLAN APPROVAL
01-04-19

BGO ARCHITECTS

4202 Beltway Drive
Addison, TX 75001
214.520.8878
bgoarchitects.com

DATE
12-14-18

PROJECT
17126

SHEET NUMBER
A4-10
BUILDING ELEVATION

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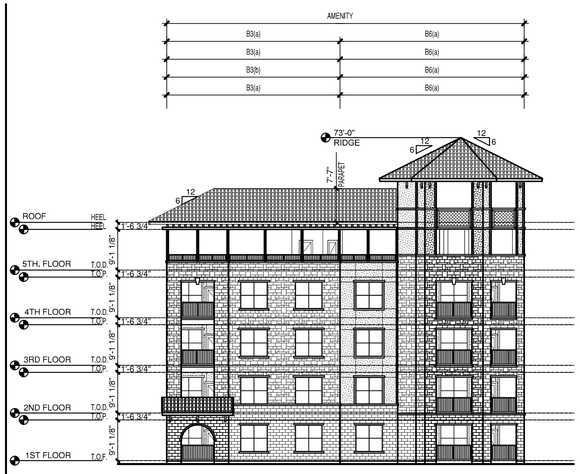
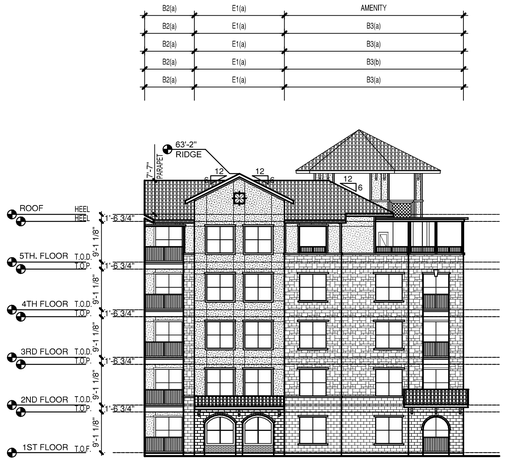


1 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO	794 S.F.	29%
BRICK	0 S.F.	0%
STONE	1,410 S.F.	51%
SPLIT FACE CMU	576 S.F.	20%
TOTAL	2,780 S.F.	100%



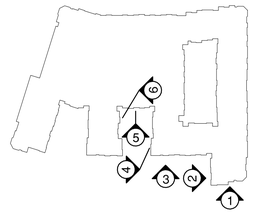
2 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO	996 S.F.	43%
BRICK	0 S.F.	0%
STONE	933 S.F.	40%
SPLIT FACE CMU	417 S.F.	17%
TOTAL	2,346 S.F.	100%



3 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO	2,014 S.F.	40%
BRICK	930 S.F.	19%
STONE	1,408 S.F.	28%
SPLIT FACE CMU	676 S.F.	13%
TOTAL	5,028 S.F.	100%

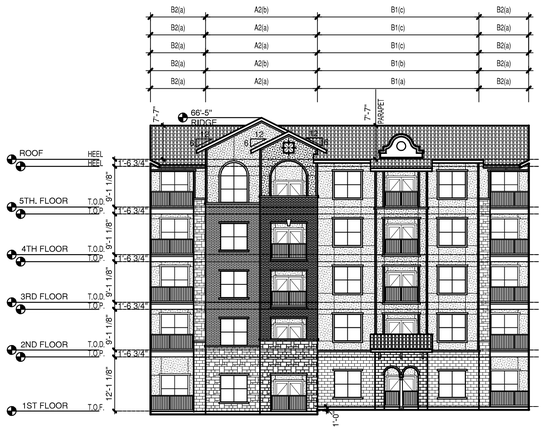


7 BUILDING KEY



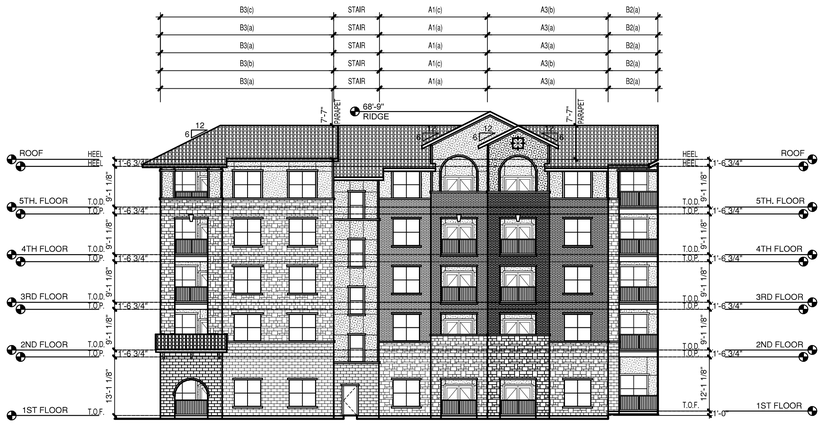
4 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO	1,831 S.F.	46%
BRICK	365 S.F.	10%
STONE	992 S.F.	25%
SPLIT FACE CMU	766 S.F.	19%
TOTAL	3,954 S.F.	100%



5 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO	1,425 S.F.	52%
BRICK	492 S.F.	18%
STONE	434 S.F.	16%
SPLIT FACE CMU	373 S.F.	14%
TOTAL	2,724 S.F.	100%



6 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO	1,134 S.F.	27%
BRICK	1,024 S.F.	24%
STONE	1,515 S.F.	35%
SPLIT FACE CMU	596 S.F.	14%
TOTAL	4,269 S.F.	100%

TOTAL SOUTH-WEST ELEVATION (A4-11 # 1,3,5) (A4-12 # 1,3,5)	
TOTAL BLDG. FACADE:	19,391 SF.
TOTAL STONE AMOUNT:	6,721 SF.
TOTAL STONE %:	35%

CASE NO. SP2018-043

REVISIONS

HARBOR VILLAGE

DWELLING UNITS IN ROCKWALL, TEXAS FOR
PEGASUS ABLON

ISSUED FOR:
SITE PLAN APPROVAL
01-04-19

BGO ARCHITECTS
4202 Beltway Drive
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bgoarchitects.com

DATE
12-14-18

PROJECT
17126

SHEET NUMBER
A4-11
BUILDING ELEVATION

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1 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO	778 S.F.	22%
BRICK	0 S.F.	0%
STONE	1,712 S.F.	50%
SPLIT FACE CMU	1,004 S.F.	28%
TOTAL	3,494 S.F.	100%



2 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO	2,215 S.F.	52%
BRICK	394 S.F.	9%
STONE	850 S.F.	20%
SPLIT FACE CMU	819 S.F.	19%
TOTAL	4,278 S.F.	100%



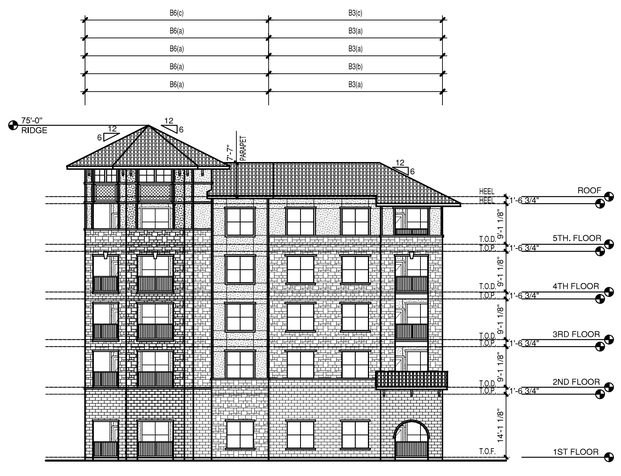
3 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO	1,283 S.F.	68%
BRICK	0 S.F.	0%
STONE	161 S.F.	9%
SPLIT FACE CMU	443 S.F.	23%
TOTAL	1,887 S.F.	100%



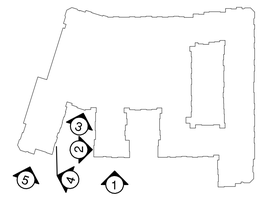
4 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO	2,155 S.F.	43%
BRICK	492 S.F.	10%
STONE	1,012 S.F.	20%
SPLIT FACE CMU	1,359 S.F.	27%
TOTAL	5,018 S.F.	100%



5 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO	1,089 S.F.	31%
BRICK	0 S.F.	0%
STONE	1,596 S.F.	46%
SPLIT FACE CMU	793 S.F.	23%
TOTAL	3,478 S.F.	100%



6 BUILDING KEY

TOTAL SOUTH-WEST ELEVATION (A4-11 # 1,3,5) (A4-12 # 1,3,5)	
TOTAL BLDG. FACADE:	19,391 SF.
TOTAL STONE AMOUNT:	6,721 SF.
TOTAL STONE %:	35%

CASE NO. SP2018-043

REVISIONS

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DWELLING UNITS IN ROCKWALL, TEXAS FOR
PEGASUS ABLON

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01-04-19

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SHEET NUMBER
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BUILDING ELEVATION

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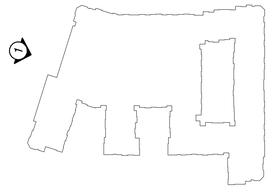
1 BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

STUCCO	6,792 S.F.	47%
BRICK	1,481 S.F.	10%
STONE	2,914 S.F.	20%
SPLIT FACE CMU	3,380 S.F.	23%
TOTAL	14,567 S.F.	100%



2 BUILDING KEY

CASE NO. SP2018-043

REVISIONS

HARBOR VILLAGE

DWELLING UNITS IN ROCKWALL, TEXAS FOR
PEGASUS ABLON

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01-04-19

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SHEET NUMBER
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BUILDING ELEVATION

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BL

BLOCK

FEATHERLINE
TEXAS CREAM



B1

BRICK

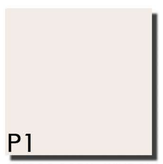
ACME
WINTERSTONE
KING SIZE



S1

STONE

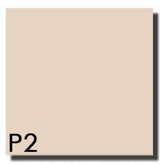
NEVILSTONE
AUSTIN STONE
KALAHARI



P1

STUCCO BODY , WINDOW TRIM, DOOR TRIM

SHERWIN WILLIAMS
IBIS WHITE
SW 7000



P2

STUCCO BODY, WINDOW TRIM, BANDING

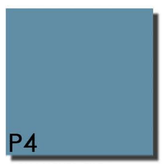
SHERWIN WILLIAMS
PATIENCE
SW 7555



P3

FASCIA, EAVES, SOFFIT, GUTTER, BRACKETS, TRIM

SHERWIN WILLIAMS
MEADOWLARK
SW 7522



P4

ORNAMENTS, TILE

SHERWIN WILLIAMS
LEISURE BLUE
SW6515



P5

FABRIC AWNINGS

SHERWIN WILLIAMS
SALUTE
SW 7582



P6

RAILINGS, METAL FEATURE

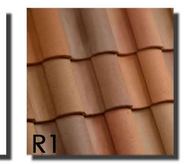
SHERWIN WILLIAMS
GARRET GRAY
SW 6075



W1

WINDOWS

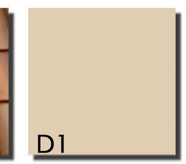
PLY-GEN OR EQUAL
WHITE



R1

BARREL CONCRETE ROOF TILE

EAGLE ROOFING PRODUCTS
CAPISTRANO PROFILE
LCC 8806 TUSCON BLEND



D1

DOWNSPOUT

SENOX OR EQUAL
RAFFIA BEIGE

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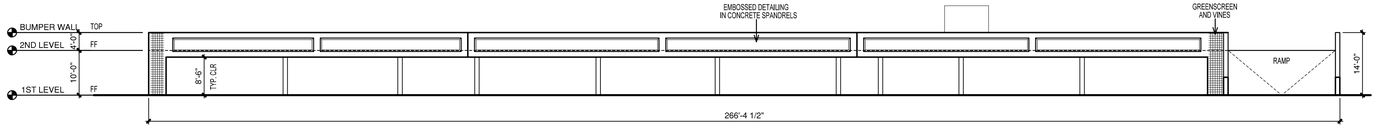
HARBOR VILLAGE DWELLING UNITS MATERIAL BOARD

ROCKWALL, TEXAS

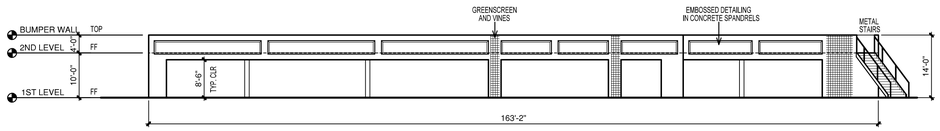
SCALE 1/16"=1'-0"
0' 20' 40'

BGO ARCHITECTS

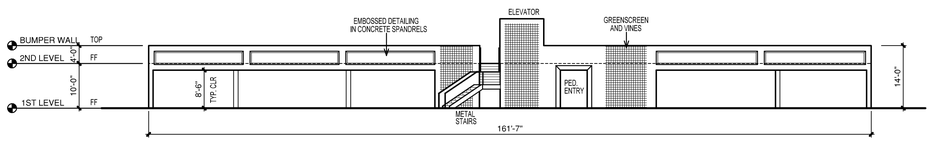
17126
12.14.2018
Pegasus Ablon



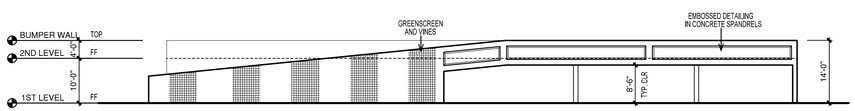
1 TWO-LEVEL PARKING STRUCTURE - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



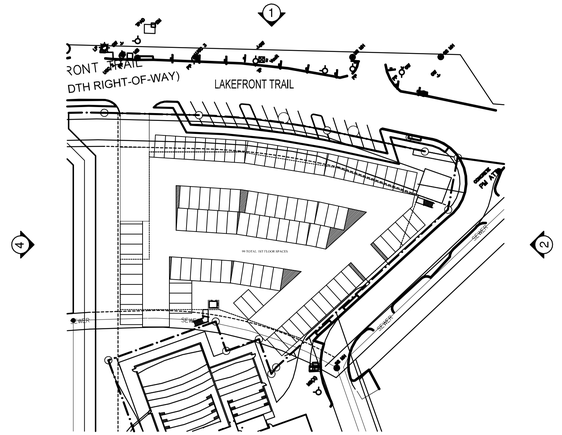
2 TWO-LEVEL PARKING STRUCTURE - EAST ELEVATION
SCALE: 1/16" = 1'-0"



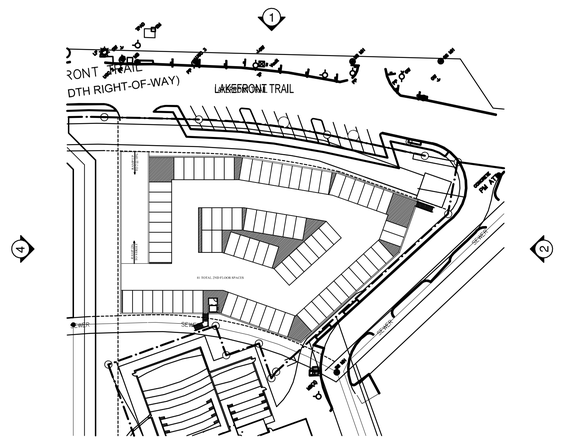
3 TWO-LEVEL PARKING STRUCTURE - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 TWO-LEVEL PARKING STRUCTURE - WEST ELEVATION
SCALE: 1/16" = 1'-0"



5 TWO-LEVEL PARKING STRUCTURE - 1ST LEVEL & SITE



6 TWO-LEVEL PARKING STRUCTURE - 2ND LEVEL & SITE

CASE NO. SP2018-043

REVISIONS

HARBOR VILLAGE

DWELLING UNITS IN ROCKWALL, TEXAS FOR
PEGASUS ABLON

ISSUED FOR:
SITE PLAN APPROVAL
01-04-19

BGO ARCHITECTS
4202 Beltway Drive
Addison, TX 75001
214.520.8878
bgoarchitects.com

DATE
12-14-18

PROJECT
17126

SHEET NUMBER
A4-20

PARKING GARAGE ELEVATIONS

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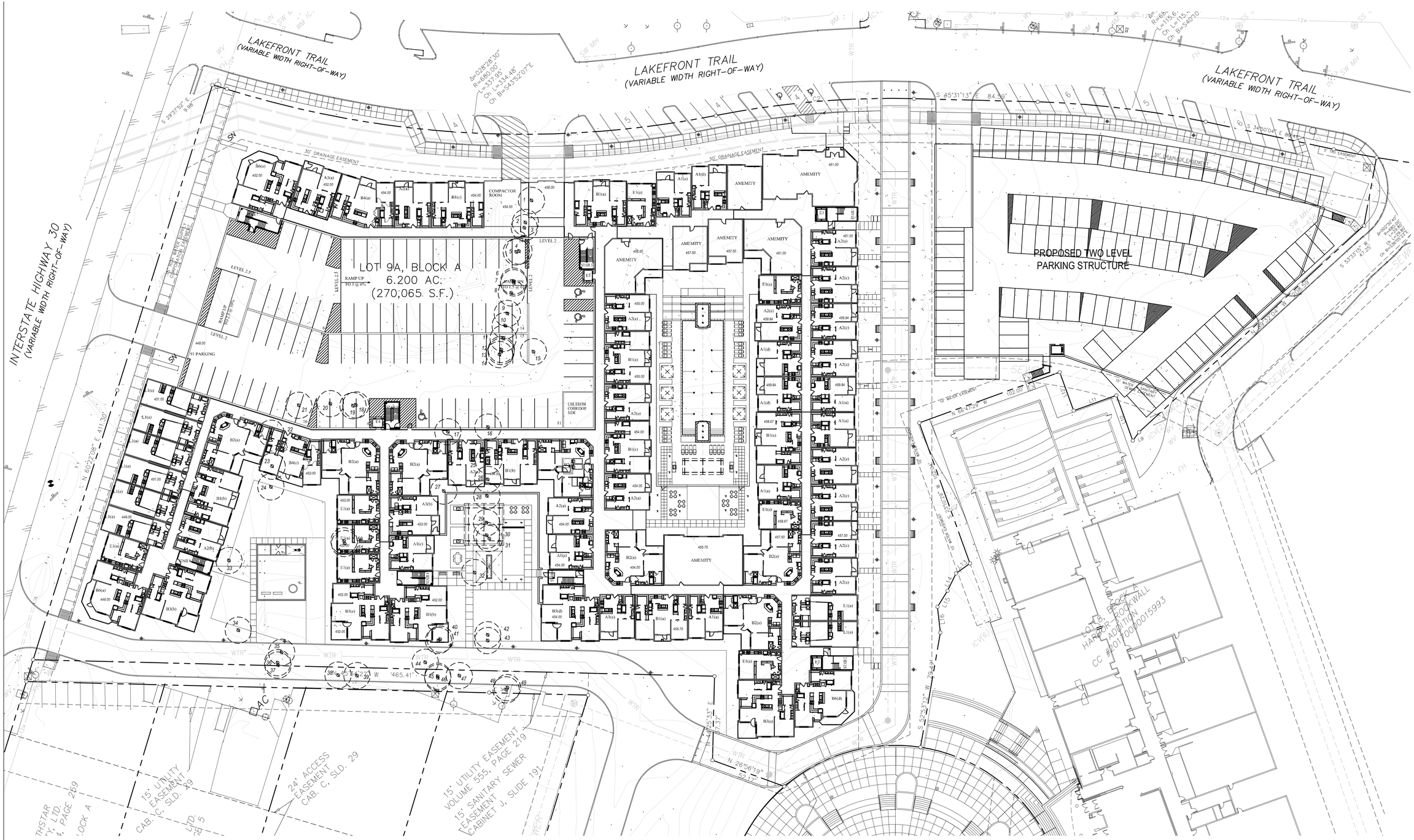

EXISTING TREE CHART

TREE NO.	TREE TYPE	INCHES	REMOVE / REMAIN	MITIGATION
1	HACKBERRY	13	REMOVE	0
2	HACKBERRY	10	REMOVE	0
3	HACKBERRY	9	REMOVE	0
4	HACKBERRY	9	REMOVE	0
5	HACKBERRY	13	REMOVE	0
6	HACKBERRY	8	REMOVE	0
7	HACKBERRY	9	REMOVE	0
8	HACKBERRY	9	REMOVE	0
9	HACKBERRY	7	REMOVE	0
10	HACKBERRY	12	REMOVE	0
11	HACKBERRY	12	REMOVE	0
12	HACKBERRY	6	REMOVE	0
13	HACKBERRY	7	REMOVE	0
14	HACKBERRY	8	REMOVE	0
15	HACKBERRY	16	REMOVE	0
16	HACKBERRY	18	REMOVE	0
17	BOIS D'ARC	8	REMOVE	0
18	HACKBERRY	10	REMOVE	0
19	HACKBERRY	14	REMOVE	0
20	HACKBERRY	10	REMOVE	0
21	HACKBERRY	16	REMOVE	0
22	HONEY LOCUST	12	REMOVE	0
23	HACKBERRY	7	REMOVE	0
24	HACKBERRY	8	REMOVE	0
25	HACKBERRY	8	REMOVE	0
26	HACKBERRY	14	REMOVE	0
27	CHINABERRY	30	REMOVE	0
28	HACKBERRY	14	REMOVE	0
29	HACKBERRY	15	REMOVE	0
30	HACKBERRY	15	REMOVE	0
31	MIMOSA	13	REMOVE	0
32	SYCAMORE	32	REMOVE	32
33	HACKBERRY	10	REMOVE	0
34	ELM	30	REMOVE	30
35	PECAN	20	REMOVE	20
36	PECAN	26	REMOVE	26
37	PECAN	11	REMOVE	11
38	HACKBERRY	21	REMOVE	0
39	HACKBERRY	23	REMOVE	0
40	HACKBERRY	16	REMOVE	0
41	ELM	32	REMOVE	32
42	ELM	11	REMOVE	11
43	ELM	12	REMOVE	12
44	ELM	32	REMOVE	32
45	HACKBERRY	13	REMOVE	0
46	HACKBERRY	6	REMOVE	0
47	HACKBERRY	17	REMOVE	0
48	HACKBERRY	16	REMOVE	0
49	HACKBERRY	10	REMOVE	0
50	HACKBERRY	13	REMOVE	0
51	MIMOSA	13	REMOVE	0
			TOTAL MITIGATION	206"

TOTAL INCHES PROVIDED FOR MITIGATION: 224"
Refer to Plant List Sheet L1.03

EXISTING TREE LEGEND

EXISTING TREE TO BE REMOVED

OWNER:
ROCKWALL RENTAL PROPERTIES, LP
1608 West Morre
Drawer B
Terrel, Texas 75160
(972) 210-0331

DEVELOPER:
PEGASUS ABLON
8222 DOUGLAS AVENUE, SUITE 390 DALLAS, TX 75225
(214) 389-6901

ENGINEER/SURVEYOR:
WINKELMANN & ASSOCIATES INC. 6750
HILLCREST PLAZA DR., # 325 DALLAS, TEXAS
75230
(972) 490-7090

CALL BEFORE YOU DIG
1-800-245-4545
TEXAS ONE CALL SYSTEM

01 TREESCAPE PLAN
SCALE: 1" = 40'-0"

0 20 40 80

CASE NO. SP2018-043

REVISIONS
JAN. 4, 2019

HARBOR VILLAGE

DWELLING UNITS IN ROCKWALL, TEXAS FOR
PEGASUS ABLON

REGISTERED LANDSCAPE ARCHITECT
BRIAN D. ADAMS
2176
STATE OF TEXAS
4.19

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DATE
12-14-18

PROJECT
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SHEET NUMBER
L0.00
SHEET # = SANSERIFF

SHEET NAME
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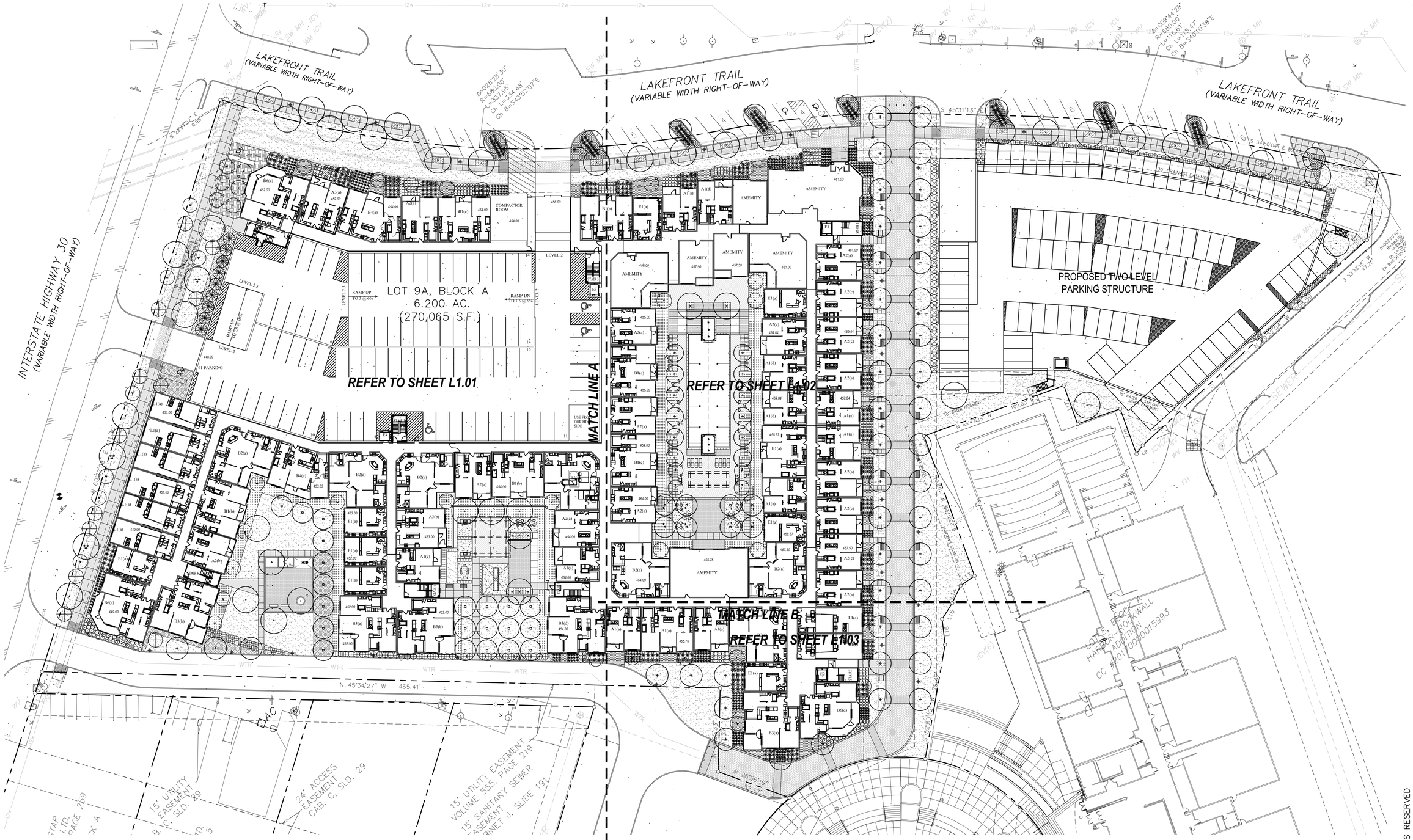

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C2	12°35'10"	620.00'	136.19'	135.92'	S51°48'46"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S79°07'41"W	7.21'
L10	N23°10'29"E	32.93'
L11	N66°36'24"W	31.00'
L12	N23°10'29"E	27.95'
L13	N82°38'15"W	11.76'
L14	S68°52'14"W	13.20'
L15	S75°08'27"W	12.97'
L16	S36°32'06"W	17.64'

LANDSCAPE TABULATIONS: PD-32

SITE REQUIREMENTS (site area 270,065 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
40,059 s.f. (15%)	55,414 s.f. (20.5%)

STREET REQUIREMENTS:
Requirements: (2) canopy trees and (4) accent trees per 100 l.f. of IH 30 Frontage

IH 30 FRONTAGE ROAD (411.30 l.f. / IH 30 OVERLAY)

Required	Provided
(8) canopy trees, 4" cal.	(8) canopy trees, 4" cal.
(32) accent trees, 4' ht.	(32) accent trees, 8' ht. / 10' ht.

Requirements: (1) canopy tree, Live Oak; per 30 l.f. in 4' x 8' leave-out of frontage: PD 32

LAKE FRONT TRAIL (707.73 Lf.)

Required	Provided
(24) canopy trees	(24) canopy trees

PARKING LOT: N/A TWO STORY PARKING GARAGE

ALL TREES TO BE LOCATED 5' FROM WATER, SEWER AND STORM SEWER LINES

ALL TREES AND SHRUBS TO BE SETBACK 4' FROM ALL HEAD-IN PARKING

IRRIGATION WILL BE PROVIDED AND MEET UDC REQUIREMENTS

OVERFLOW PARKING LOT: 180 SPACES:

Required: (1) tree, 3" cal. 65 gallon per (8) spaces

REQUIRED
(23) trees, 3" cal. 65 gallon

PROVIDED:
(25) trees, 3" cal. 65 gallon INDICATED ON-SITE WITH ' * '

OWNER:
ROCKWALL RENTAL PROPERTIES, LP
1608 West Morre
Drawer B
Terrel, Texas 75160
(972) 210-0331

DEVELOPER:
PEGASUS ABLON
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SUITE 390 DALLAS, TX 75225
(214) 389-6901

ENGINEER/SURVEYOR:
WINKELMANN & ASSOCIATES INC. 6750
HILLCREST PLAZA DR., # 325 DALLAS, TEXAS
75230
(972) 490-7090

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01 OVERALL LANDSCAPE SITE PLAN
SCALE: 1" = 40'-0"

0 20 40 80

CASE NO. SP2018-043

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JAN. 4, 2019

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DWELLING UNITS IN ROCKWALL, TEXAS FOR
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BRIAN D. ADA
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STATE OF TEXAS
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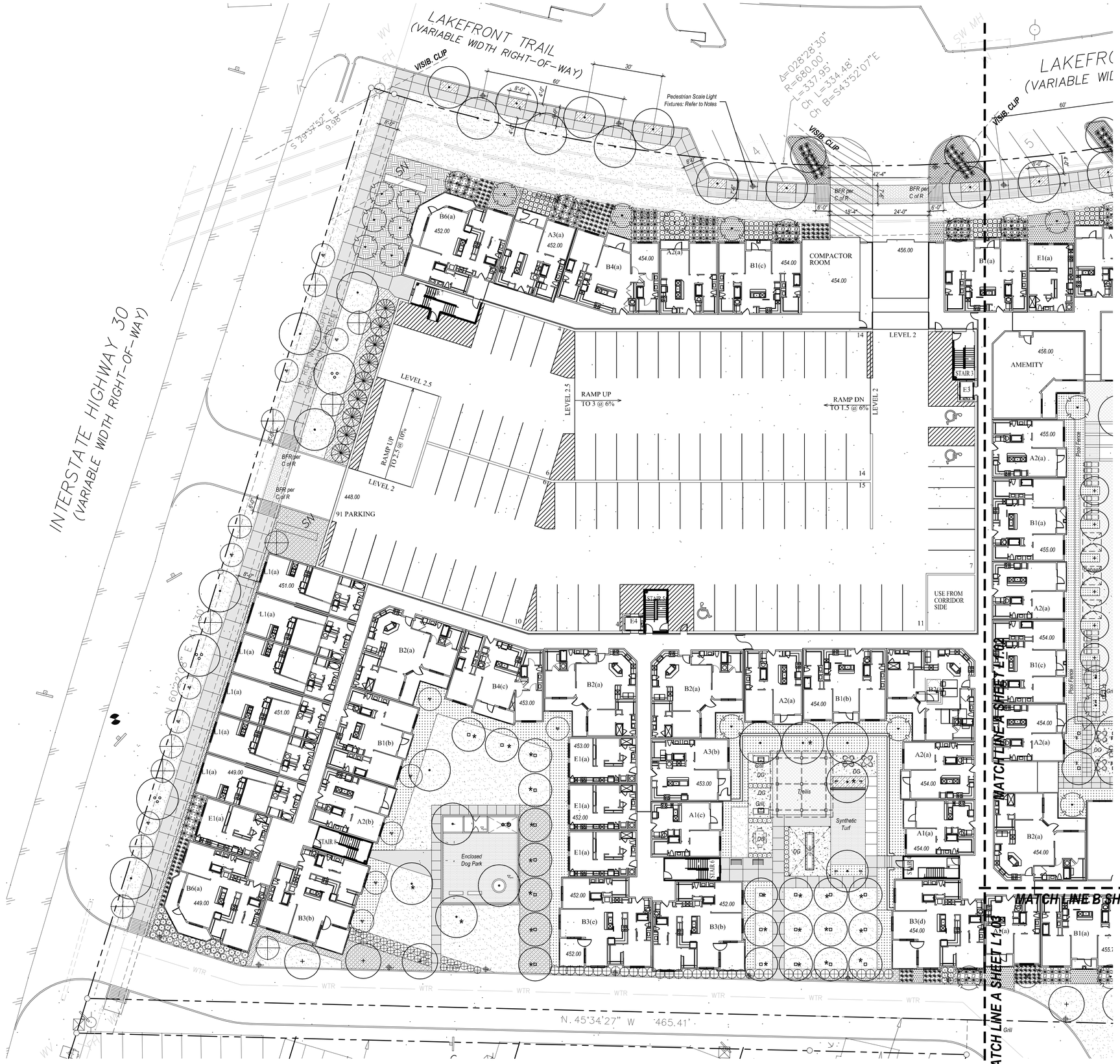

LIGHTING NOTES

1. *Lights shall be:*
   - *a. Pedestrain Scale Light:*
     BEGA 9701 MH 100W MH
     BEGA 1108 HR 11'-8" tapered round pole with integral banner arms
   - *b. Tree uplights in ROW to be:*
     BK Lighting: B-K HP2-PAR2020-TR-59-SAP-11
2. *Contractor is responsible for supplying all material and labor to provide finished lighting as per plan.*
3. *Contractor is responsible for providing all equipment necessary for the complete installation of the lighting system including, but not limited to: fixtures, lamps, switches, controls, wiring, conduits, etc.*
4. *Contractor shall obtain all necessary permits and adhere to all Local, State and Federal Codes and Standards, and Development Guidelines (if any).*
5. *Contractor is responsible for reviewing the Manufacturer's Specifications and installing lights and wires per such specifications.*
6. *Contractor is responsible for wiring lights to timer and electric eye for operation, or as shown on the electrical drawings.*

BENCHES

1. *Benches shall be:*
   LANDSCAPE FORMS
   SCARBOUROGH SERIES BACKLESS 22 X 18 X 72,
   ALUMINUM, SURFACE MOUNT, MOSS GREY
   TOTAL OF (22)
2. *Contractor shall provide turn-key installation of all benchs including, but not limited to, shipment, handling, placement, etc.*

BIKE RACK NOTES

1. *BIKE RACKS shall be:*
   FORMS + SURFACES:
   "TRIO" Powdercoat: Moss Grey
   embed mount
   Total of (6): two per rack

PET WASTE STATION NOTES

1. *Pet Waste Stations shall be:*
   ZERO WASTE USA
   The Sentry Pet Waste Station (#JJB006) ZW Green
   www.zerowasteusa.com / 1.800.789.2563
   TOTAL OF (2) IN DOG PARK AREA
2. *Contractor shall provide turn-key installation including, but not limited to, shipment, handling, placement, etc.*

BOLLARD NOTES

1. *BOLLARDS shall be:*
   HESS AMERICA:
   "PARIS 1100 - B" Removeable
   Powdercoat: Moss Grey / 43.3" ht. x 3.9" dia.
   Total of (10)

GRAPHIC PLANT LEGEND

- *BALD CYPRESS*
- *RED OAK*
- *CEDAR ELM*
- *LIVE OAK*
- *OCTOBER GLORY RED MAPLE*
- *VITEX*
- *REDBUD*
- *CREPE MYRTLE*
- *CHERRY LAUREL*
- *NELLIE R. STEVENS HOLLY*
- *HEAVY METAL SWITCHGRASS*
- *GULF MUHLY*
- *RED YUCCA*
- *HAMELN GRASS*
- *SALVIA*
- *MEXICAN FEATHER GRASS*
- *BERKELEY SEDGE*
- *WINTERCREEPER*
- *LAWN, SOLID SOD*
- *PLANTING BEDS Shrubs and Groundcover*

GRAPHIC SITE LEGEND

- *PAVESTONE PAVER TYPE 'A' 'Holland 98 Parkway Provencial' 'Antique Terra-cotta': 8 cm Herringbone Pattern on concrete sub-base*
- *PAVESTONE PAVER TYPE 'A' 'Holland 98 Parkway Provencial' 'Antique Terra-cotta': 8 cm Running Bond Pattern on concrete sub-base*
- *PAVESTONE PAVER TYPE POOL COURTYARD ON CONCRETE SUB-BASE*
- *CONCRETE WALK: Light Sandblast / Sawcut Joints INTEGRAL COLOR: 'COACHELLA SAND'*
- *CONCRETE WALK: Light Sandblast / Sawcut Joints INTEGRAL COLOR: 'CHARCOAL'*
- *PEDESTRIAN BENCHES REFER TO NOTES*
- *PEDESTRIAN SCALE LIGHTS REFER TO NOTES*
- *INDICATES OVERFLOW PARKING LOT TREE*

REFER TO SHEET L1.03 FOR PLANT LIST

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

0 10 20 40

CASE NO. SP2018-043

REVISIONS

JAN. 4, 2019

HARBOR VILLAGE

DWELLING UNITS IN ROCKWALL, TEXAS FOR
PEGASUS ABLON

REGISTERED LANDSCAPE ARCHITECT BRIAN D. ADAMS 2376 STATE OF TEXAS
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SHEET # = SANSERIFF

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LAKEFRONT TRAIL
(VARIABLE WIDTH RIGHT-OF-WAY)

LAKEFRONT TRAIL
(VARIABLE WIDTH RIGHT-OF-WAY)

Pedestrian Scale Light
*Fixtures: Refer to Notes

Roll up curb with
Removeable Bollard
Refer to Notes

VISIB. CLIP

BFR per
C of R

BFR per
C of R

S 45°31'13" E 84.43'

S 34°50'04" E 84.43'

30' DRAINAGE EASEMENT

5' HIKE & BIKE TRAIL EASEMENT

(6) GREENSCREEN PANELS
14' HT. 10' LENGTH
with (3) Cross Vine, 5 gal.
typical each panel

Total Facade Length: 267 l.f.
25% requried: 67 l.f.
29.9% provided: 80 l.f.

(6) GREENSCREEN PANELS
14' HT. 10' LENGTH
with (3) Cross Vine, 5 gal.
typical each panel

Total Facade Length: 159 l.f.
25% requried: 40 l.f.
37% provided: 60 l.f.

(4) GREENSCREEN PANELS
14' HT. 10' LENGTH
with (3) Cross Vine, 5 gal.
typical each panel

Total Facade Length: 164 l.f.
25% requried: 40 l.f.
25% provided: 40 l.f.

(6) GREENSCREEN PANELS
14' HT. 10' LENGTH
with (3) Cross Vine, 5 gal.
typical each panel

Total Facade Length: 162 l.f.
25% requried: 41 l.f.
37% provided: 60 l.f.

PROPOSED TWO LEVEL
PARKING STRUCTURE

S 53°33'15" W
47.25'

Δ=002°39'40"
R=680.00'
L=29.80'
Ch=29.80'
Ch B=S36°05'23"E

N 49°32'04" W
508.39'

15' WATER
SEWER
SANITARY
EASEMENT

18' WATER EASEMENT

N 66°47'29" W
102.00'

10' WATER EASEMENT

S 23°10'29" W 102.04'

L9 L10 L11 L12 L13 L14 L15 L16

BLOCK A
ROCKWALL
ADDITION
0015993

SEWER

SS MH

WV

FH

SW MH
EL=458.

AMEMITY
456.00

AMEMITY
457.50

AMEMITY
457.50

AMEMITY
461.00

AMEMITY
461.00

AMEMITY

STAIR 3

E3

E1

STAIR

E1(a)

E1(a)

E1(a)

E1(a)

A1(a)

A1(d)

B1(a)

A2(a)

A2(c)

A1(d)

B1(a)

B1(c)

B2(a)

L1(a)

455.00

454.00

459.84

458.67

457.50

455.75

Terrace
Pool Deck

Pool Fence

Fountain

Pool

Trellis

Grill

Synthetic
Turf

DG

Pool Fence

Pool Fence

Pool Deck

USE FROM
CORRIDOR
SIDE

MATCH LINE A SHEET L1.01

MATCH LINE B SHEET L1.03

5'-0"

6'-4"

20'-0"

6'-2"

12'-0"

2'-6"

12'-6"

12'-6"

2'-6"

15'-0"

2'-6"

20'-0"

25'-0"

25'-0"

20'-0"

20'-0"

5'-0"

50'-0"

1'-0"

25'-0"

6'-0"

4'-0"

10'-8"

5'-0"

8'-0"

30'

60'

GRAPHIC SITE LEGEND

- PAVESTONE PAVER TYPE 'A'
  'Holland 98 Parkway Provencial'
  'Antique Terra-cotta': 8 cm
  Herringbone Pattern on concrete sub-base
- PAVESTONE PAVER TYPE 'A'
  'Holland 98 Parkway Provencial'
  'Antique Terra-cotta': 8 cm
  Running Bond Pattern on concrete sub-base
- PAVESTONE PAVER TYPE POOL COURTYARD
  ON CONCRETE SUB-BASE
- CONCRETE WALK: Light Sandblast / Sawcut Joints
  INTEGRAL COLOR: 'COACHELLA SAND'
- CONCRETE WALK: Light Sandblast / Sawcut Joints
  INTEGRAL COLOR: 'CHARCOAL'
- PEDESTRIAN BENCHES
  REFER TO NOTES
- PEDESTRIAN SCALE LIGHTS
  REFER TO NOTES

GRAPHIC PLANT LEGEND

- BALD CYPRESS
- RED OAK
- CEDAR ELM
- LIVE OAK
- OCTOBER GLORY RED MAPLE
- VITEX
- REDBUD
- CREPE MYRTLE
- CHERRY LAUREL
- NELLIE R. STEVENS HOLLY
- HEAVY METAL SWITCHGRASS
- GULF MUHLY
- RED YUCCA
- HAMELN GRASS
- SALVIA
- MEXICAN FEATHER GRASS
- BERKELEY SEDGE
- WINTERCREEPER
- LAWN, SOLID SOD
- PLANTING BEDS
  Shrubs and Groundcover

REFER TO SHEET L1.03 FOR PLANT LIST

CALL BEFORE YOU DIG
IT'S THE LAW
TEXAS ONE CALL SYSTEM

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

0 10 20 40

CASE NO. SP2018-043

REVISIONS
JAN. 4, 2019

HARBOR VILLAGE

DWELLING UNITS IN ROCKWALL, TEXAS FOR
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BRIAN D. ADAMS
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SHEET # = SANSERIFF

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CONCRETE NOTES

1. All concrete shall be in accordance with the A.C.I. standard "Building Code Requirements for Reinforced Concrete" (A.C.I. 318) latest revision.
2. All reinforcing steel shall be new domestic deformed billet steel conforming to ASTM A615, Grade 60 (60,000 PSI yield point).
3. Reinforcing bar supports and spacers shall be provided in accordance with the Manual of Standard Practice by the Concrete Reinforcing Steel Institute.
4. Concrete shall have a minimum compressive strength at 28 days of 3000 PSI.
5. Grade beam concrete protection of reinforcement shall be 2" minimum top and sides, 3" minimum bottom.
6. Maximum nominal coarse aggregate sizes for concrete in the slabs-on-grade shall be 3/4".
7. Concrete slumps shall be 4" maximum, 2" minimum.
8. Mortar for walls shall be Type M ASTM C-270, consisting of:
   one (1) part hydrated Type S Lime, and not more than 3 3/4 parts well graded masonry sand with all proportions by volume.

PAVESTONE NOTES

1. Contractor shall adhere to the Manufacturer's Installation Guidelines, Specifications, and any other requirements outlined by the Manufacturer for all paver installation.
2. It shall be the responsibility of the Contractor to obtain a copy of the Manufacturer's Specifications prior to commencing any work.
3. Type 'A' Pavers to be: Type and Color to be selected by Landscape Architect.
4. Type 'B' Pavers to be: Type and Color to be selected by Landscape Architect.
5. "PAVESTONE" Pavers available from: Pavestone Company
   Mr. Joey Guedea (800) 245-7283.
6. Pattern as indicated on drawings.
7. Contractor shall submit a "PAVESTONE" Standard Color Sample Board to the Landscape Architect / Owner for color selection prior to placing order.
8. The final color selection shall be made by the Landscape Architect on-site.
9. The Contractor shall construct a sample panel 10'-0" by 10'-0" on-site, at no expense to the Owner, for approval by the Landscape Architect / Owner prior to commencing work.
10. The Landscape Architect reserves the right to reject any and all work executed by the Contractor which does not meet his/her expectations and the Manufacturer's Specifications.
11. The Contractor shall make any modifications required by the Landscape Architect at no expense to the Owner.

INTEGRAL COLORED CONCRETE NOTES

1. Color shall be integral concrete.
   "Chromix Admixtures" or equal as supplied by:
   L.M. Scofield Company
   1-800-222-4100
2. Contractor shall provide sample standard colors board and installation specifications from L.M. Scofield for review by the Architect and Owner prior to installation.
3. Contractor shall adhere to Manufacturer's Installation Guidelines, Specifications, and other requirements for all Color-Conditioned Concrete installation.
4. It shall be the responsibility of the Contractor to obtain a copy of the Manufacturer's Specifications prior to commencing any work.
5. The architect reserves the right to reject any and all work executed by the Contractor which does nor meet his/her expectations and Manufacturer's Specifications.
6. The Contractor shall construct a sample panel 3'-0" x 3'-0" on site, at no expense to the Owner, for approval by the Architect / Owner prior to commencing work.

DECOMPOSED GRANITE NOTES

1. Provide Decomposed Granite with 'Stabilizer' Binder additive surfacing as indicated on drawings.
2. Submit representative samples of items specified for approval by Landscape Architect, Architect and Owner.
3. Decomposed Granite base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and various stages of decomposed earth base.
4. Filter Fabric: Fabric shall be 'Mirascape', non-woven needle punched fabric made from polypropylene, non-biodegradable, inert to soil chemicals, acids and alkalines over a pH range of 3 - 12, as manufactured by MIRAFI Inc., or approved equal.
5. 'Stabilizer' Binder additive to be provided by:
   Stabilizer Solutions
   1 (800) 336-2468; www.stabilizersolutions.com
   Blend to be 12 - 16 lbs. of Stabilizer per ton of Decomposed Granite, thoroughly mixed throughout.
6. Provide grade stakes at 10 foot centers to insure grade points indicated on drawings are met. Insure scope of subgrade and finish surface meets cross sections indicated in details.
7. Prepare subgrade by excavating existing material soils to a maximum depth of 4".
8. After excavation, rototill or scarify top 1 inch of subgrade and compact to 95% standard proctor using double drum, single drum or automatic hand tampers.
9. Install filter fabric in bottom of excavation to limits of path.
10. Place four (4) inches of Decomposed Granite with 'Stabilizer' Binder over a dry sub-base. Do not install on wet sub-base. Provide compaction of material to maximum limits with automatic hand tampers in one inch lifts, unless noted otherwise on details. Compact to achieve a tight material matrix.
11. Provide twenty (20) 50 lbs. bags of pre-mixed Decomposed Granite for future use in repair and maintenance.
12. The Contractor shall construct a sample panel 5'-0" x 5'-0" on site, at no expense to the Owner, for approval by the Landscape Architect / Owner prior to commencing work.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation
7. Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

SOLID SOD NOTES

1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
7. Water sod thoroughly as sod operation progresses.
8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

IRRIGATION REPAIR SPECIFICATIONS: IF NEEDED FOR ANY OFF-SITE REPAIRS

1. Contractor shall perform site visit prior to bidding and construction, to review extent of existing irrigation system.
2. Contractor shall be responsible for verifying conditions of existing irrigation system. Contractor shall be responsible for maintaining the integrity of existing irrigation where possible, and if not, repair as needed, including but not limited to irrigation controller, meter, sleeving, etc.

LAWN REPAIR NOTES: IF NEEDED FOR ANY OFF-SITE REPAIRS

1. All lawn areas damaged during construction to be repaired with solid sod and raked free of debris.
2. Adjust damaged areas to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All areas to be repaired must be planted by hand to cover area completely. Insure edges of sod are touching. Top dress joints by hand with compost to fill voids.
4. Roll repaired areas to achieve a smooth, even surface, free from unnatural undulations.

LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

PLANT LIST

TREES

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
65	Bald Cypress	*Taxodium distichum*	4" cal.	container grown, 15' ht., 5' spread min.
36	Crepe Myrtle 'Dallas Red'	*Lagerstroemia indica 'Dalias Red'*	2" cal.	container grown, 3-5 cane, no cross caning
42	Live Oak	*Quercus virginiana*	4" cal.	container grown, 15' ht. 5' spread min.
9	Magnolia 'DD Blanchard'	*Magnolia sp. 'DD Blanchard'*	12' ht.	container grown, full to base
29	Qcober Glory Red Maple	*Acer sp. 'Ocober Glory'*	3" cal.	container grown, 13' ht. 4' spread min.
3	Red Oak 'Shumard'	*Quercus shumardii*	4" cal.	B&B, 14' ht. 4'-5' spread min.
15	Redbud	*Cercis canadensis*	2" cal.	B&B, single trunk, 10' ht. min.
12	Vitex	*Vitex agnes-castes*	8' ht.	B&B or container, tree form, 3-5 cane

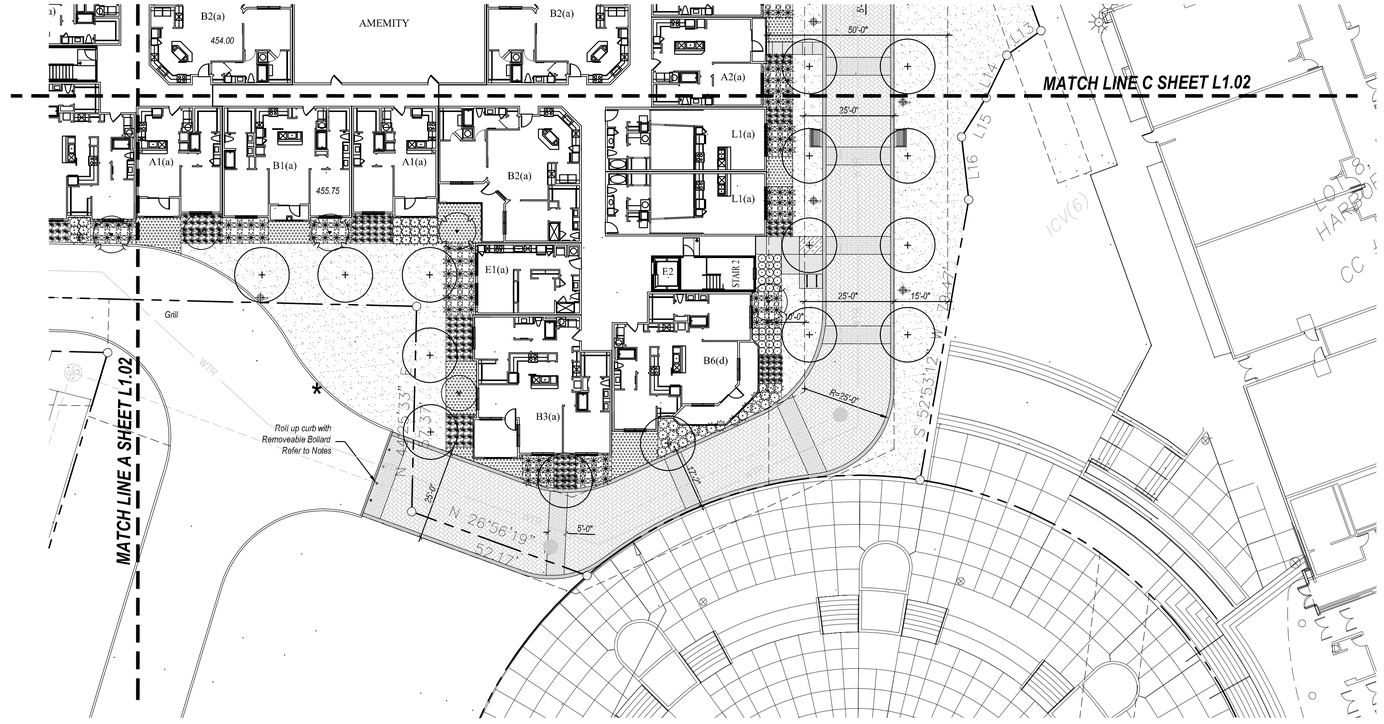
SHRUBS

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
67	Cherry Laurel	*Prunus caroliniana*	5' ht.	container, full plant, 4' o.c.
157	Nellie R. Stevens holly	*Ilex sp. 'Nellie R. Stevens'*	36" ht.	container, full plant, 36" o.c.
360	Softleaf Yucca	*Yucca recurvifolia*	5 gal.	container, full plant, 36" o.c.
88	Switchgrass	*Panicum sp. 'Heavy Metal'*	3 gal.	container, full top of container, 36" o.c.
126	Gulf Muhly	*Muhlenbergia capillaris*	3 gal.	container, full top of container, 30" o.c.
493	Hamlen Grass	*Pennisetum alepecuroides*	3 gal.	container, full top of container, 24" o.c.
265	Salvia 'Furman's Red'	*Salvia greggii 'Furman's Red'*	5 gal.	container, full plant, 24" o.c.
1053	Mexican Feathergrass	*Naselia tennuisimma*	3 gal.	container, full top of container, 18" o.c.

GROUNDCOVERS

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
2,249	Berkeley Sedge	*Carex divulsa*	4" pots	container, full top of container, 12" o.c.
3,124	Wintercreeper	*Euonymus fortunei coloratus*	4" pots	container, (3) 12" runners min. 12" o.c.
	Common Bermudagrass	*Cyodon dactylon*	roll sod	solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



GRAPHIC PLANT LEGEND

- BALD CYPRESS
- RED OAK
- CEDAR ELM
- LIVE OAK
- OCTOBER GLORY RED MAPLE
- VITEX
- REDBUD
- CREPE MYRTLE
- CHERRY LAUREL
- NELLIE R. STEVENS HOLLY
- HEAVY METAL SWITCHGRASS
- GULF MUHLY
- RED YUCCA
- HAMELN GRASS
- SALVIA
- MEXICAN FEATHER GRASS
- BERKELEY SEDGE
- WINTERCREEPER
- LAWN, SOLID SOD
- PLANTING BEDS
  Shrubs and Groundcover

GRAPHIC SITE LEGEND

- PAVESTONE PAVER TYPE 'A'
  'Holland 98 Parkway Provencial'
  'Antique Terra-cotta': 8 cm
  Herringbone Pattern on concrete sub-base
- PAVESTONE PAVER TYPE 'A'
  'Holland 98 Parkway Provencial'
  'Antique Terra-cotta': 8 cm
  Running Bond Pattern on concrete sub-base
- PAVESTONE PAVER TYPE POOL COURTYARD ON CONCRETE SUB-BASE
- CONCRETE WALK: Light Sandblast / Sawcut Joints
  INTEGRAL COLOR: 'COACHELLA SAND'
- CONCRETE WALK: Light Sandblast / Sawcut Joints
  INTEGRAL COLOR: 'CHARCOAL'
- PEDESTRIAN BENCHES
  REFER TO NOTES
- PEDESTRIAN SCALE LIGHTS
  REFER TO NOTES

CALL BEFORE YOU DIG
811
TEXAS ONE CALL SYSTEM

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

0 10 20 40

CASE NO. SP2018-043

REVISIONS

	JAN. 4, 2019	

HARBOR VILLAGE

DWELLING UNITS IN ROCKWALL, TEXAS FOR
PEGASUS ABLON

REGISTERED LANDSCAPE ARCHITECT
BRIAN D. ADAMS
2576
STATE OF TEXAS
1.4.19

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DATE
12-14-18

PROJECT
17126

SHEET NUMBER
L1.03
SHEET # = SANSERIFF

SHEET NAME
= SANSERIFF

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SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
   Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than if's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material

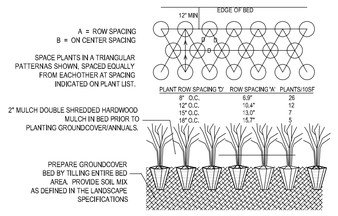
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

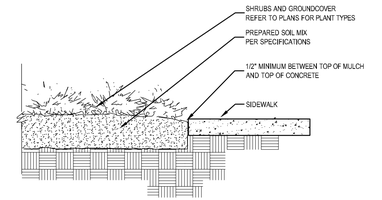
3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

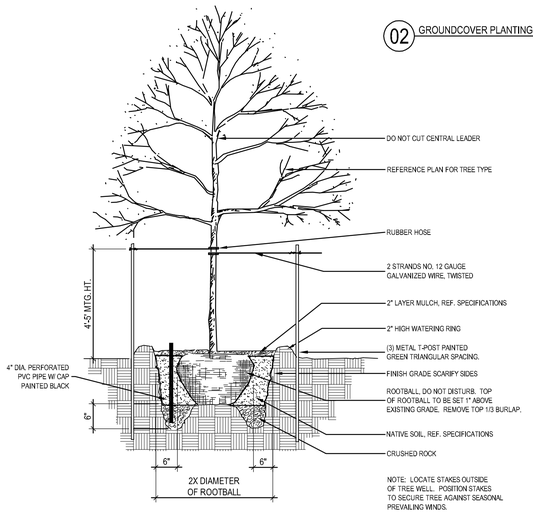
END OF SECTION



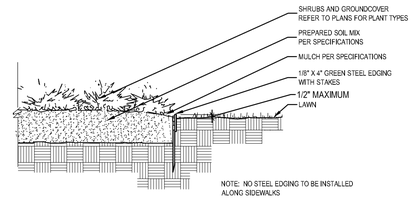
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



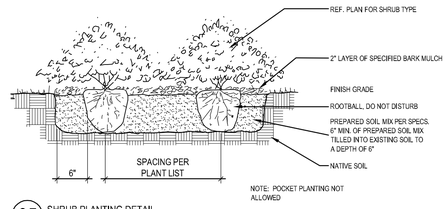
03 SIDEWALK / MULCH DETAIL
no steel along sidewalks NOT TO SCALE



01 TREE PLANTING DETAIL
NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

CASE NO. SP2018-043

REVISIONS

JAN. 4, 2019		

HARBOR VILLAGE

DWELLING UNITS IN ROCKWALL, TEXAS FOR PEGASUS ABLON

REGISTERED LANDSCAPE ARCHITECT BRIAN D. ADAMS 2475 STATE OF TEXAS
1.4.19

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DATE
12-14-18

PROJECT
17126

SHEET NUMBER
L1.04
SHEET # = SANSERIFF

SHEET NAME
= SANSERIFF

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ELECTRICAL SYMBOL LEGEND

NOTES:

1. ALL SYMBOLS MAY NOT APPLY.

	CODED PLAN NOTE	# #	DETAIL # SHEET #
	E# UIPMENT DESIGNATION		REFERENCE TAG
MDP-22	CIRCUIT DESIGNATION PANEL DESIGNATION - CIRCUIT NUMBER		
	ELECTRIC UTILITY # EY BO#	$3	WALL SWITCH-NUMBER INDICATES 2 POLE, 3 OR 4 WAY (NO NUMBER FOR SINGLE POLE) LOWER CASE LETTER INDICATES FI# TURE(S) TO BE CONTROLLED BY SWITCH
	FAN/LIGHT COMBINATION FI# TURE	$a	
	E# HAUST FAN	$D	DIMMER SWITCH
J	JUNCTION BO#	$F	CEILING FAN SPEED CONTROL SWITCH
	NON-FUSED DISCONNECT SWITCH	$#	# EY-OPERATED SWITCH
	FUSED DISCONNECT SWITCH	$M	MOTOR RATED DISCONNECT SWITCH
	MOTOR	$OS	OCCUPANCY SENSOR WALL SWITCH GREENGATE # ONW-D-1001-M# OR E# UAL
	PUSH BUTTON	$OR	O# ERRIDE SWITCH
B	BUZZER/BELL	$PL	SWITCH WITH PILOT LIGHT
L T	LOW # OLTAGE TRANSFORMER	$T	TIMER SWITCH GREENGATE # TSW-M# OR E# UAL
	SINGLE RECEPTACLE 20A, 120#	OS	WALL MOUNT OCCUPANCY SENSOR GREENGATE # OAWC-DT-120W OR E# UAL
	SPECIAL RECEPTACLE	OS	CEILING MOUNT OCCUPANCY SENSOR GREENGATE # OAC-DT-2000-R OR E# UAL
	DUPLE# RECEPTACLE 20A, 120#	SP	SWITCH PAC# FOR OCCUPANCY SENSOR
	# UADRUPLE# RECEPTACLE 20A, 120#	Pc	PHOTOCELL
	GFCI DUPLE# RECEPTACLE 20A, 120#	TC	TIMECLOC#
	GFCI # UADRUPLE# RECEPTACLE 20A, 120#	# A	CURRENT LIMITING DE# ICE - NUMBER INDICATES MA# AMPERAGE OF DE# ICE
	IG DUPLE# RECEPTACLE 20A, 120#	PP	POWER POLE
	IG # UADRUPLE# RECEPTACLE 20A, 120#	W	¾" CONDUIT STUB AND BO# FOR WALL PHONE WIRING BY OTHERS
	SPLIT WIRED DUPLE# RECEPTACLE 20A, 120#		¾" CONDUIT STUB AND BO# FOR PHONE WIRING BY OTHERS
	SPLIT WIRED # UADRUPLE# RECEPTACLE 20A, 120#		¾" CONDUIT STUB AND BO# FOR DATA WIRING BY OTHERS
TL	TWISTLOC# RECEPTACLE		¾" CONDUIT STUB AND BO# FOR DATA/PHONE WIRING BY OTHERS
	FLUSH MTD AS INDICATED BY BO# AROUND DE# ICE, FLR# FLOOR, CLG# CEILING	T#	TELE# ISION OUTLET
	SURFACE MOUNT PANELBOARD/LOADCENTER	WA	WIRELESS ACCESS
	FLUSH MOUNT PANELBOARD/LOADCENTER	MB	MEDIA BO# DEMARC LOCATION
M	UTILITY SER# ICE METER	OP	O# ERHEAD PROJECTOR
	PLUGMOLD - SEE PLAN # IEW FOR SPECIFIC LENGTHS	UPS	UNINTERRUPTIBLE POWER SUPPLY
ANNC	GENERATOR ANNUNCIATOR		

ELECTRICAL NOTATIONS

AC	ABO# E COUNTER	L#	LOW # OLTAGE
AFF	ABO# E FINISHED FLOOR	MBJ	MAIN BONDING JUMPER
AFG	ABO# E FINISHED GRADE	MC	MECHANICAL CONTRACTOR
BPS	BOLTED PRESSURE SWITCH	MTD	MOUNTED
CLG	CEILING MOUNTED	NTS	NOT TO SCALE
C# T	CIRCUIT	(PART)	INDICATES CIRCUIT USED ELSEWHERE
EC	ELECTRICAL CONTRACTOR	PC	PLUMBING CONTRACTOR
EM	EMERGENCY	SSBJ	SUPPLY-SIDE BONDING JUMPER
ETR	E# ISTING TO REMAIN	SUC	SITE UTILITY CONTRACTOR
FLR	FLOOR MOUNTED	TYP	TYPICAL
FSC	FIRE SUPPRESSION CONTRACTOR	UG	UNDERGROUND
GC	GENERAL CONTRACTOR	UNO	UNLESS NOTED OTHERWISE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	WP	WEATHERPROOF
GFEP	GROUND FAULT E# UIPMENT PROTECTION	WG	WIRE GUARD
GND	GROUND	WR	WEATHER RESISTANT
HC	H# AC CONTRACTOR	# "	DIMENSIONED HEIGHT
IG	ISOLATED GROUND		

SPECIAL SYSTEMS SYMBOL LEGEND

NOTES:

1. ALL SYMBOLS MAY NOT APPLY.

FACP	FIRE ALARM CONTROL PANEL	NAC	NOTIFICATION CIRCUIT POWER BOOSTER PANEL # # UNIT NUMBER
FAA	FIRE ALARM ANNUNCIATOR	BATT	BATTERY CABINET
E# AC	# OICE E# ACUATION CONTROL UNIT	ARCM	AREA OF REFUGE EM COMMUNICATION SYSTEM - MASTER UNIT
MIC	REMOTE # OICE E# ACUATION MICROPHONE	ARCR	AREA OF REFUGE EM COMMUNICATION SYSTEM - REMOTE UNIT
F	MANUAL PULL STATION	CO	CARBON MONO# IDE DETECTOR
	SMO# E DETECTOR	SA	SMO# E ALARM WITH SOUNDER BASE
P	SMO# E DETECTOR P# PHOTOELECTRIC	BT	SMO# E DETECTOR BT # BEAM TRANSMITTER
I	SMO# E DETECTOR I# IONIZATION	BR	SMO# E DETECTOR BR # BEAM RECE# ER
	SMO# E DETECTOR IN DUCT	RTS	REMOTE TEST STATION
	HEAT DETECTOR		# IBRATING BELL
H	HORN		HORN STROBE COMBINATION
	WALL MOUNT STROBE		CEILING MOUNT STROBE
H	CEILING MOUNT HORN		CEILING MOUNT HORN STROBE COMBINATION
WF	WATER FLOW SWITCH	DH	DOOR HOLDER
# S	# AL# E SUPER# ISORY SWITCH	DCL	DOOR CLOSER
PS	PRESSURE SWITCH	AIM	ADDRESSABLE INPUT MODULE
FD	FIRE DEPARTMENT # EY BO#		
ICM	MASTER INTERCOM	IC	REMOTE INTERCOM
SCP	SECURITY CONTROL PANEL	# P	# EYPAD
CR	CARD READER	PB	PANIC BUTTON
ML	MAGNETIC DOOR LOC#	M	MOTION SENSOR
WG	WANDER GUARD	ES	ELECTRIC STRI# E
DC	DOOR CONTACT SENSOR	DE	DELAYED-EGRESS LOC#
	CEILING MTD CAMERA	PTZ	PAN-TILT-ZOOM WALL MTD CAMERA
CHE	CCT# HEAD-END		WALL MTD CAMERA
AMP	SOUND SYSTEM AMPLIFIER		SPEA# ER # OLUME CONTROL
S	SPEA# ER	V	MICROPHONE
NCP	NURSE CALL SYSTEM CONTROL PANEL	E	NURSE CALL EMERGENCY PULL STATION
	NURSE CALL SYSTEM CORRIDOR LIGHT MOUNTED O# ER DOOR	N	NURSE CALL DUTY STATION WITH # OICE
B	NURSE CALL BED DE# ICE WITH # OICE	R	NURSE CALL RESIDENT CHEC# -IN DE# ICE
C	NURSE CALL CANCEL PUSHBUTTON	S	NURSE CALL STAFF STATION DE# ICE WITH # OICE

ELECTRICAL LINETYPE LEGEND

- GENERAL DEMO
- GENERAL E# ISTING
- SWITCH LEG
- UGE — UNDERGROUND ELECTRIC
- (AB)UGE — UNDERGROUND ELECTRIC (ABANDONED)
- (D)UGE — UNDERGROUND ELECTRIC (DEMO)
- (E)UGE — UNDERGROUND ELECTRIC (E# ISTING)
- LV — LOW # OLTAGE
- (AB)LV — LOW # OLTAGE (ABANDONED)
- (D)LV — LOW # OLTAGE (DEMO)
- (E)LV — LOW # OLTAGE (E# ISTING)
- UGLV — UNDERGROUND LOW # OLTAGE
- (AB)UGLV — UNDERGROUND LOW # OLTAGE (ABANDONED)
- (D)UGLV — UNDERGROUND LOW # OLTAGE (DEMO)
- (E)UGLV — UNDERGROUND LOW # OLTAGE (E# ISTING)

MAIN ELECTRICAL GENERAL NOTES:

A. ALL ELECTRICAL INSTALLATIONS MUST COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ALL STATE AND LOCAL CODES. ELECTRICAL SER# ICE TO BE INSTALLED IN COMPLIANCE WITH NEC ARTICLE 230.

B. CONTRACTOR SHALL OBTAIN FAULT CURRENT INFORMATION FROM UTILITY COMPANY AND PERFORM SHORT CIRCUIT CALCULATIONS. SIZE FUSES AND E# UIPMENT A.I.C. RATINGS ACCORDINGLY.

C. CONTRACTOR SHALL INSTALL A SEPARATE E# UIPMENT GROUNDING CONDUCTOR SIZED PER NEC TABLE 250.122 FOR ALL BRANCH CIRCUITS INSTALLED IN NON-METALLIC CONDUITS. METALLIC CONDUITS MAY BE USED AS E# UIPMENT GROUNDING CONDUCTORS PER NEC.

D. CONTRACTOR SHALL # ERIFY ALL WIRE SIZING DUE TO # OLTAGE DROP CAUSED BY IN-FIELD ROUTING # INSTALLATION DISTANCES.

E. SER# ICE ENTRANCE E# UIPMENT SHALL BE GROUNDED WITH A SEPARATE COPPER OR ALUMINUM CONDUCTOR AS INDICATED ON THE DRAWINGS AND PER ARTICLE 250.52(A) OF THE NATIONAL ELECTRICAL CODE. GROUNDING CONDUCTOR SHALL ALSO BE CONNECTED TO A 5/8" DIAMETER # 8'-0" LONG GROUND ROD FOR SUPPLEMENTAL GROUNDING PER NATIONAL ELECTRICAL CODE ARTICLE 250.54.

F. CONTRACTOR IS RESPONSIBLE FOR LABELING ALL PANELS, DISCONNECTS, LIGHTING CONTROLLERS, ETC., AND ALL CIRCUIT BREA# ERS IN THE DISTRIBUTION PANELS PRIOR TO PROJECT COMPLETION. PRO# IDE A TYPED DIRECTORY OF ALL CIRCUITS. BREA# ERS USED FOR SWITCHING SHALL BE RATED ACCORDINGLY.

G. CONTRACTOR SHALL SUPPLY AND INSTALL ALL N.E.C. RE# UIRED E# UIPMENT DISCONNECTS (NOT ALL DISCONNECTS MAY BE SHOWN ON THE DRAWINGS). CONTRACTOR SHALL # ERIFY ALL DISCONNECT SIZING WITH EACH E# UIPMENT NAMEPLATE RATING.

H. CONTRACTOR IS RESPONSIBLE TO SECURE AND PAY FOR ALL PERMITS. CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL, AND NATIONAL CODES (E.G., NATIONAL ELECTRICAL CODE). CONTRACTOR SHALL SCHEDULE INSPECTIONS SO JOB PROGRESS IS NOT DELAYED.

I. CONTRACTOR SHALL SUPPLY AND INSTALL ALL E# UIPMENT IN NEW CONDITION AND U.L. LISTED UNLESS NOTED OTHERWISE.

J. CONTRACTOR SHALL MA# E ARRANGEMENTS WITH LOCAL POWER COMPANY FOR THE INSTALLATION OF NEW ELECTRICAL SER# ICE AND METER. INSTALL NEW SER# ICE DISTRIBUTION E# UIPMENT AS SPECIFIED ON ELECTRICAL DRAWINGS.

#. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL WOR# WITH OTHER TRADES AND ARCHITECTURAL DRAWINGS TO ELIMINATE CONFLICTS.

L. PRIOR TO CONSTRUCTION START, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND OPERATION MANUALS FOR ALL E# UIPMENT AND ACCESSORIES FOR OWNER APPRO# AL.

M. CONTRACTOR SHALL PERFORM ALL WOR# IN A NEAT AND PROFESSIONAL MANNER.

N. PRO# IDE FLE# IBLE CONDUIT FOR ALL # IBRATING E# UIPMENT. PRO# IDE FLE# IBLE CONDUIT FOR LIGHT FI# TURE CONNECTIONS.

O. CONTRACTOR IS RESPONSIBLE FOR # ERIFYING ELECTRICAL E# UIPMENT INFORMATION WITH MANUFACTURERS. CONTRACTOR SHALL PRO# IDE ANY ADDITIONAL ELECTRICAL CONNECTIONS OR SER# ICES TO E# UIPMENT WHICH ARE NOT SHOWN ON DRAWINGS.

P. ALL PENETRATIONS OF WALL, ROOF, AND CEILINGS TO BE SEALED AS RE# UIRED WITH U.L. APPRO# ED FIRE SEALANT TO MAINTAIN FIRE RATING AS RE# UIRED. ALL ROOF PENETRATIONS, IF APPLICABLE, ARE TO BE COORDINATED WITH THE OWNER'S DESIGNATED ROOFING CONTRACTOR.

#. ELECTRICAL E# UIPMENT E# POSED TO WEATHER CONDITIONS SHALL BE WEATHERPROOF TYPE. CONDUIT E# POSED TO WEATHER CONDITIONS OR IN CONTACT WITH CONCRETE SHALL BE POLY# INYL CHLORIDE (P# C) OR GAL# ANIZED HEA# Y WALL STEEL (GRC).

R. ALL E# TERIOR RECEPTACLES SHALL BE WEATHER RESISTANT AS WELL AS WEATHERPROOF PER NEC 406.9.

S. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO THE OWNER IF INSTALLATION # ARIES FROM THE CONTRACT DRAWINGS.

T. ANY CONDUIT AND WIRE SIZES SHOWN ARE MINIMUMS. CONTRACTOR SHALL INCREASE SIZES (DUE TO # OLTAGE DROP, # UANTITY OF CURRENT CARRYING CONDUCTORS IN THE SAME CONDUIT/RACEWAY, ETC.) AS RE# UIRED BY THE N.E.C.

U. IG DE# ICES (IF APPLICABLE): CONTRACTOR SHALL INSTALL AN ADDITIONAL CONDUCTOR FOR ISOLATED GROUND CIRCUITS TO SUPPLY CONDUCTORS FOR ISOLATED GROUNDING PURPOSES. SAID GROUNDING CONDUCTOR SHALL BE CO# ERED WITH A CONTINUOUS OUTER FINISH THAT IS GREEN WITH ONE OR MORE YELLOW STRIPES. THE GROUNDING CONDUCTORS SHALL BE BONDED TO FRAME OF DE# ICE AND RUN IN CONDUIT BAC# TO /CENTRAL# GROUNDING BLOC# (S) AT SER# ICE DISTRIBUTION E# UIPMENT.

#. ROOFTOP E# UIPMENT (IF APPLICABLE): CONTRACTOR SHALL INSTALL A WEATHERPROOF DISCONNECT FOR EACH UNIT. CONDUITS SHALL ENTER THE UNDERSIDE OF EACH H# AC UNIT FROM WITHIN THE CURBED AREA FOR THAT UNIT (THEREBY A# OIDING PENETRATIONS THROUGH THE ROOF MEMBRANE). IF J-BO# IS USED FOR SUPPLYING POWER TO MULTIPLE UNITS, THE J-BO# MUST BE LOCATED WITHIN 25 FEET OF EACH UNIT'S DISCONNECT PER THE NE.C. ARTICLE 240.21(B)(2). CONTRACTOR SHALL SUPPLY AND INSTALL A 120 # AC WEATHERPROOF GFCI RECEPTACLE WITHIN 25'-0" OF EACH UNIT.

W. ALL CONTRACTORS, PRIOR TO BID SUBMISSION PROCESS, SHALL # ISIT PROPOSED WOR# SITE AND FIELD # ERIFY ALL E# ISTING CONDITIONS. ANY CONDITIONS THAT DIFFER FROM THAT SHOWN ON THIS PLAN SHALL BE REPORTED TO THE ARCHITECT/ENGINEER SO THAT NEW AND RE# ISED BID DRAWINGS OR INFORMATION MAY BE ISSUED. MODIFICATIONS TO SCOPE OF WOR# WHICH RESULT FROM CONTRACTORS NEGLECT TO # ISIT THE SITE PRIOR TO BID SUBMISSION SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY.

ELECTRICAL SHEET INDE#

SHEET NO.	SHEET DESCRIPTION
E0-01	ELECTRICAL CO# ER SHEET
E0-02	ELECTRICAL SITE PLAN
E0-03	SITE PHOTOMETRIC
E5-01	DETAILS AND SCHEDULE

PRELIMINARY
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REVISIONS

HARBOR VILLAGE

DWELLING UNITS IN ROCKWALL, TEXAS FOR
PEGASUS ABLON

ISSUED FOR:
SITE PLAN APPRO# AL
01-04-19

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DATE
12-14-18

PROJECT
17126

SHEET NUMBER
E0-01

ELECTRICAL
CO# ER SHEET

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CONTRACTOR NOTE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT, LANDLORD AND TENANT OF ANY DISCREPANCIES ENCOUNTERED ON THE PLANS OR IN E# ISTING SITE CONDITIONS PRIOR TO SUBMISSION OF BID.

BIDDERS ARE TO # ISIT THE SITE AND FAMILIARIZE THEMSEL# ES WITH E# ISTING CONDITIONS AND SATISFY THEMSEL# ES AS TO THE NATURE AND SCOPE OF THE WOR# THE BASE BID SHALL REFLECT MODIFICATIONS TO SYSTEMS AND DE# ICES AS RE# UIRED BY STATE, LOCAL AND FEDERAL CODES WHETHER INDICATED OR NOT ON CONTRACT DOCUMENTS. THE SUBMISSIONS OF A BID WILL BE E# IDENCE THAT SUCH AN E# AMINATION AND COMPLIANCE WITH GO# ERNING CODES/RE# UIREMENTS HAS BEEN MADE. LATER CLAIMS FOR LABOR, E# UIPMENT, OR MATERIALS RE# UIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HA# E BEEN FORESEEN HAD AN E# AMINATION AND CODE/RE# UIREMENTS RE# IEW BEEN MADE, WILL NOT BE ALLOWED.

CASE NO. SP2018-043



PLAN NOTES:

1. SEE DETAIL 2 ON SHEET E5-01 FOR MORE INFORMATION.
2. SEE DETAIL 3 ON SHEET E5-01 FOR MORE INFORMATION.

ELECTRICAL SITE PLAN | 1
1" = 50'-0" | E0-02

CASE NO. SP2018-043

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REVISIONS

HARBOR VILLAGE

DWELLING UNITS IN ROCKWALL, TEXAS FOR
PEGASUS ABLON

ISSUED FOR:
SITE PLAN APPROVAL
01-04-19

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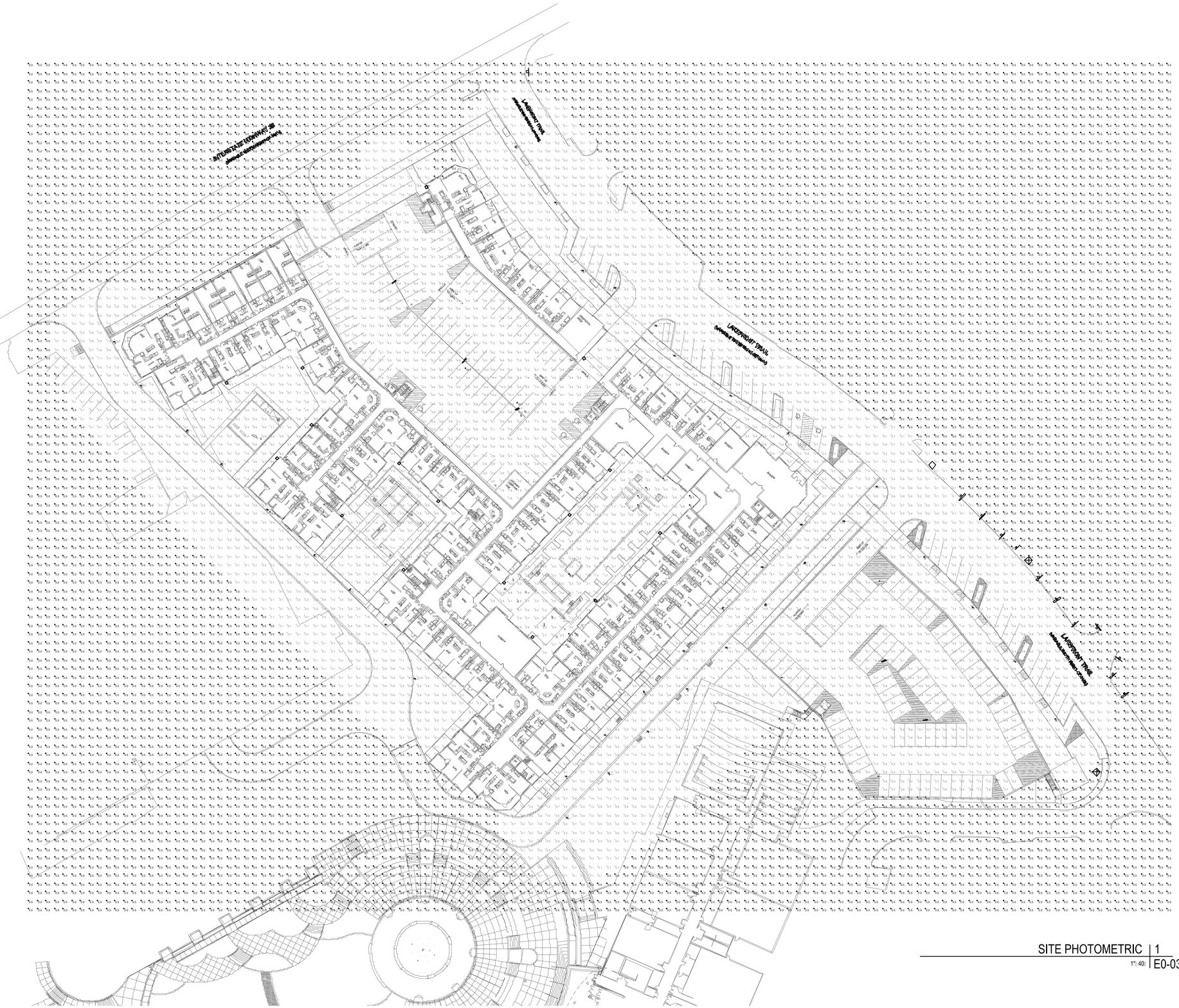

SITE PHOTOMETRIC | 1
1" = 40' | E0-03

CASE NO. SP2018-043

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REVISIONS

HARBOR VILLAGE

DWELLING UNITS IN ROCKWALL, TEXAS FOR
PEGASUS ABLON

ISSUED FOR:
SITE PLAN APPRO AL
01-04-19

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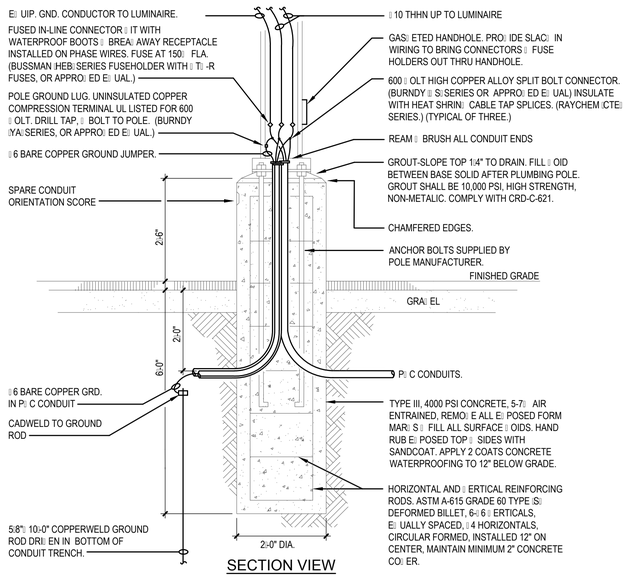
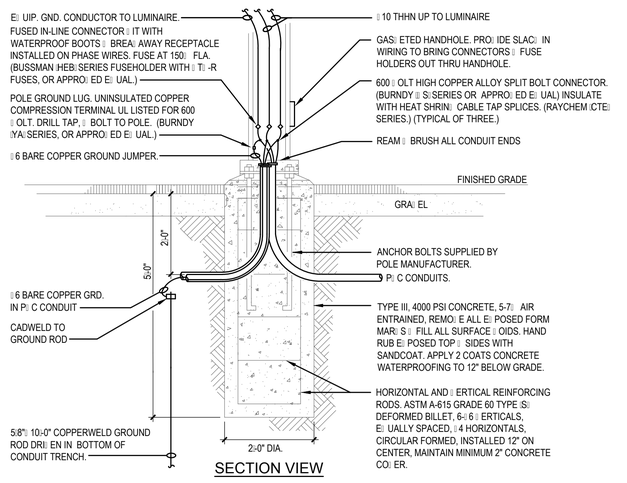
SITE FI TURES							
DLP	BEGA	9701 MH, BEGA 1108 HR POLE	TBD	LED	100	POLE	AREA LIGHT, 11>8" POLE
G1	PHILIPS	GL18-1-3-310LA-961A-HS, W RTSP 22.5-6.60 POLE	TBD	LED	310	POLE	AREA LIGHT, 22>6" POLE
G2	PHILIPS	GL18-2-5-310LA-961A, W RTSP 22.5-6.60 POLE	TBD	LED	310	POLE	AREA LIGHT, 22>6" POLE
W1	LITHONIA	DSX W2 LED-20C-700-40K -T3M-MVOLT	TBD	LED	47	WALL	WALL PACK, MOUNT 8'HIGH



SECTION VIEW

POLE BASE DETAIL - PAR ING LOT | 3

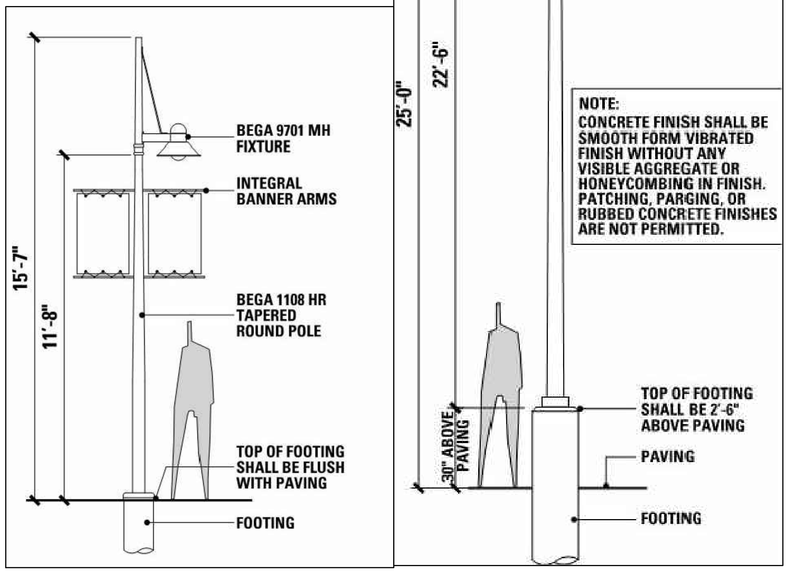
NTS | E5-01



SECTION VIEW

POLE BASE DETAIL - SIDEWAL | 2

NTS | E5-01



PEDESTRIAN AND PAR ING LIGHT FI TURES | 1

NTS | E5-01

CASE NO. SP2018-043

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ISSUED FOR:
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DETAILS AND SCHEDULE

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CONTRACTOR NOTE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT, LANDLORD AND TENANT OF ANY DISCREPANCIES ENCOUNTERED ON THE PLANS OR IN E ISTING SITE CONDITIONS PRIOR TO SUBMISSION OF BID.

BIDDERS ARE TO ISIT THE SITE AND FAMILIARIZE THEMSEL ES WITH E ISTING CONDITIONS AND SATISFY THEMSEL ES AS TO THE NATURE AND SCOPE OF THE WOR . THE BASE BID SHALL REFLECT MODIFICATIONS TO SYSTEMS AND DE ICES AS RE UIRED BY STATE, LOCAL AND FEDERAL CODES WHETHER INDICATED OR NOT ON CONTRACT DOCUMENTS. THE SUBMISSIONS OF A BID WILL BE E IDENCE THAT SUCH AN E AMINATION AND COMPLIANCE WITH GO ERNING CODES RE UIREMENTS HAS BEEN MADE. LATER CLAIMS FOR LABOR, E UIPMENT, OR MATERIALS RE UIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HA E BEEN FORESEEN HAD AN E AMINATION AND CODE RE UIREMENTS RE IEW BEEN MADE, WILL NOT BE ALLOWED.

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MRP LED
LED Area Luminaire

Catalog Number

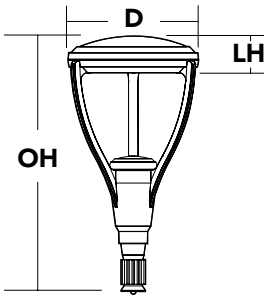
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.125 ft² *(0.105 m²)*
Luminaire Height:	6-3/8″ *(16.2 cm)*
Overall Height:	32″ *(81.3 cm)*
Diameter:	18″ *(45.7 cm)*
Weight (max):	37.5 lbs *(17 kg)*



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: MRP LED 42C 700 40K SR5 MVOLT DDBXD

MRP LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
MRP LED	42C 42 LEDs (one engine)	350 350mA 530 530mA 700 700mA 1000 1000mA (1A)	30K 3000K 40K 4000K 50K 5000K	SR2 Type II SR3 Type III SR4 Type IV SR5 Type V	MVOLT [1] 277 [2] 120 [2] 347 [2] 208 [2] 480 [2] 240 [2]	**Shipped included** (blank) Fits 4″OD round pole **Shipped separately** [3] MRPT20 2-3/8″ tenon slipfitter MRPT25 2-7/8″ tenon slipfitter **Shipped separately** [3] MRPT30 3-1/2″tenon slipfitter MRPT35 4″tenon slipfitter MRPF3 3″OD round pole adapter MRPF5 5″OD round pole adapter [4]

Control options

Shipped installed

PER	NEMA twist-lock receptacle only (control ordered separate)
PER5	Five-wire receptacle only (control ordered separate) [5]
PER7	Seven-wire receptacle only (control ordered separate) [5]
BL30	Bi-level switched dimming, 30% [6,7]
BL50	Bi-level switched dimming, 50% [6,7]
PNMTDD3	Part night, dim till dawn [7]
PNMT5D3	Part night, dim 5 hrs [7]
PNMT6D3	Part night, dim 6 hrs [7]
PNMT7D3	Part night, dim 7 hrs [7]

Other options

SF	Single fuse (120, 277, 347V) [2]
DF	Double fuse (208, 240, 480V) [2]

Finish *(required)*

DDBXD	Dark bronze	DDBTXD	Textured dark bronze
DBLXD	Black	DBLBXD	Textured black
DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DWHXD	White	DWHGXD	Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [8]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [8]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [8]
DSHORT SBK U	Shorting cap [8]
MRPT20 DDBXD U	2-3/8" tenon slipfitter (specify finish)
MRPT25 DDBXD U	2-7/8" tenon slipfitter (specify finish)
MRPT30 DDBXD U	3-1/2" tenon slipfitter (specify finish)
MRPT35 DDBXD U	4" tenon slipfitter (specify finish)
MRPF3 DDBXD U	3" OD round pole adapter (specify finish)
MRPF5 DDBXD U	5" OD round pole adapter (specify finish) [2]

For more control options, visit DTL and ROAM online.

NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
3. Also available as a separate accessory; see Accessories information at left.
4. Maximum pole wall thickness is 0.156".
5. If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls.
6. Requires an additional switched line.
7. Dimming driver standard. Not available with 347V, 480V, SF, DF, PER5 or PER7.
8. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
42C (42 LEDs)	530	75W	SR2	5,456	1	2	1	73	6,605	1	2	1	88	6,671	1	2	1	89
			SR3	5,436	1	1	1	72	6,581	1	1	2	88	6,647	1	1	2	89
			SR4	5,399	1	1	1	72	6,537	1	1	2	87	6,602	1	1	2	88
			SR5	5,748	3	1	3	77	6,959	3	1	3	83	7,029	3	1	3	94
	700	100W	SR2	6,630	1	2	1	66	8,026	2	2	2	80	8,106	2	2	2	81
			SR3	6,605	1	1	2	66	7,997	1	2	2	80	8,077	1	2	2	81
			SR4	6,561	1	1	2	66	7,943	1	2	2	79	8,022	1	2	2	80
			SR5	6,985	3	1	3	70	8,456	3	2	3	85	8,541	3	2	3	85
	1000	151W	SR2	8,165	2	2	2	54	9,885	2	2	2	65	9,983	2	2	2	66
			SR3	8,135	1	2	2	54	9,848	2	2	2	65	9,947	2	2	2	66
			SR4	8,080	2	2	2	54	9,782	2	2	2	65	9,880	2	2	2	65
			SR5	8,602	3	2	3	57	10,414	4	2	4	70	10,518	4	2	4	70

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

⊘ Will not work

⚠ Alternate

*Futureproof means: Ability to change controls in the future.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.06
10°C	50°F	1.04
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
40°C	104°F	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **MRP LED 42C 700** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.96	0.92	0.85

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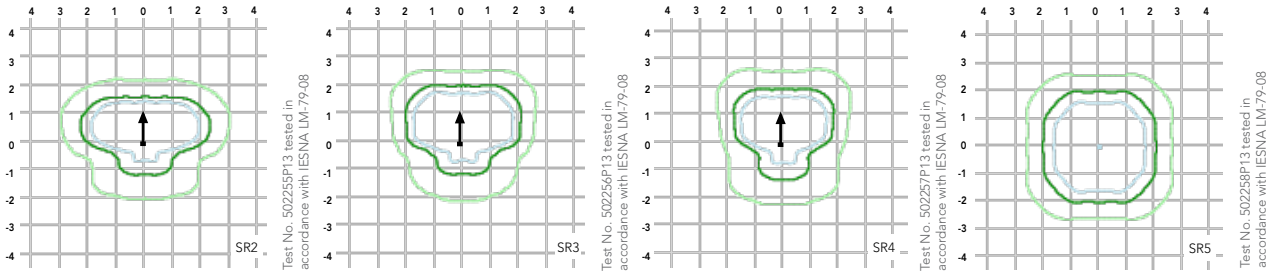
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's MRP LED homepage.

Isofootcandle plots are considered to be representative of available optical distributions.

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



FEATURES & SPECIFICATIONS

INTENDED USE
Streets, walkways, parking lots and surrounding areas.

CONSTRUCTION
Single-piece die-cast aluminum housing with nominal wall thickness of .012". Die-cast top access doorframe has impact-resistant, tempered glass lens (3/16" thick). Doorframe is fully gasketed with one-piece tubular silicone.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white. Available in textured and non-textured finishes.

OPTICS
Precision acrylic refractive optics for optimum light distribution through the flat glass lens. Light engines are available in standard 3000K (70 CRI) or optional 4000K (70 CRI) or 5000K (70 CRI) configurations.

ELECTRICAL
Light engine consists of 42 high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low for operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Standard post-top mounting configuration fits into a 4" OD open pole top (round pole only). Multiple options and accessories are available for other mounting needs.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient. **U.S. Patent No. D556,357.**

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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D-Series Size 1
LED Area Luminaire

Catalog Number

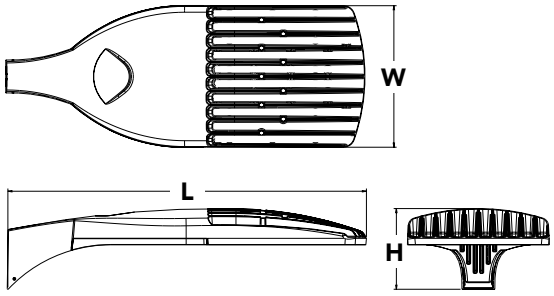
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33″ (83.8 cm)
Width:	13″ (33.0 cm)
Height:	7-1/2″ (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED

Series
DSX1 LED

LEDs
Forward optics
P1 P4 P7
P2 P5 P8
P3 P6 P9
Rotated optics
P10[1] P12[1]
P11[1] P13[1]

Color temperature
30K 3000 K
40K 4000 K
50K 5000 K
AMBPC Amber phosphor converted[2]

Distribution
T1S Type I short
T2S Type II short
T2M Type II medium
T3S Type III short
T3M Type III medium
T4M Type IV medium
TFTM Forward throw medium
T5VS Type V very short
T5S Type V short
T5M Type V medium
T5W Type V wide
BLC Backlight control[2,3]
LCCO Left corner cutoff[2,3]
RCCO Right corner cutoff[2,3]

Voltage
MVOLT[4,5]
120[6]
208[5,6]
240[5,6]
277[6]
347[5,6,7]
480[5,6,7]

Mounting
Shipped included
SPA Square pole mounting
RPA Round pole mounting
WBA Wall bracket
SPUMBA Square pole universal mounting adaptor[8]
RPUMBA Round pole universal mounting adaptor[8]
Shipped separately
KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[9]

Control options
Shipped installed
NLTAIR2 nLight AIR generation 2 enabled[10]
PER NEMA twist-lock receptacle only (controls ordered separate)[11]
PER5 Five-wire receptacle only (controls ordered separate)[11,12]
PER7 Seven-wire receptacle only (controls ordered separate)[11,12]
DMG 0-10V dimming extend out back of housing for external control (leads exit fixture)
DS Dual switching[13,14]
PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[5,15,16]
PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[5,15,16]
PIRHN Network, Bi-Level motion/ambient sensor[17]
PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[5,15,16]
PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[5,15,16]
BL30 Bi-level switched dimming, 30%[5,14,18]
BL50 Bi-level switched dimming, 50%[5,14,18]
PNMTDD3 Part night, dim till dawn[5,19]
PNMT5D3 Part night, dim 5 hrs[5,19]
PNMT6D3 Part night, dim 6 hrs[5,19]
PNMT7D3 Part night, dim 7 hrs[5,19]
FAO Field adjustable output[20]

Other options
Shipped installed
HS House-side shield[21]
SF Single fuse (120, 277, 347V)[6]
DF Double fuse (208, 240, 480V)[6]
L90 Left rotated optics[1]
R90 Right rotated optics[1]
Shipped separately
BS Bird spikes[22]
EGS External glare shield[22]

Finish *(required)*
DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

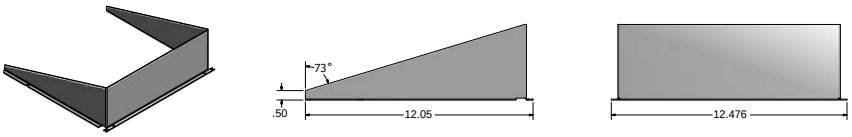
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [23]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [23]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [23]
DSHORT SBK U	Shorting cap [23]
DSX1HS 30C U	House-side shield for 30 LED unit[21]
DSX1HS 40C U	House-side shield for 40 LED unit[21]
DSX1HS 60C U	House-side shield for 60 LED unit[21]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish)[24]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [8]

For more control options, visit DTL and ROAM online.

NOTES

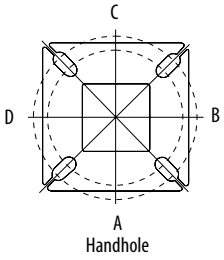
1 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
2 AMBPC is not available with BLC, LCCO, RCCO or P4, P7, P8, P9 or P13.
3 Not available with HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
6 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
7 Not available in P1 or P10. Not available with BL30, BL50 or PNMT options.
8 Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
9 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
10 Must be ordered with PIRHN.
11 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
12 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming. Shorting cap included.
13 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
14 Requires (2) separately switched circuits.
15 Reference Motion Sensor table on page 3.
16 Reference PER table on page 3 to see functionality.
17 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
18 Not available with 347V, 480V, PNMT, DS. For PER5 or PER7, see PER Table on page 3. Requires isolated neutral.
19 Not available with 347V, 480V, DS, BL30, BL50. For PER5 or PER7, see PER Table on page 3. Separate Dusk to Dawn required.
20 Not available with other dimming controls options
21 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
22 Must be ordered with fixture for factory pre-drilling.
23 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
24 For retrofit use only.

External Glare Shield



Drilling

HANDHOLE ORIENTATION

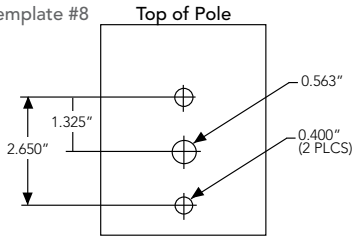


Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D
Note: Review luminaire spec sheet for specific nomenclature					

Template #8

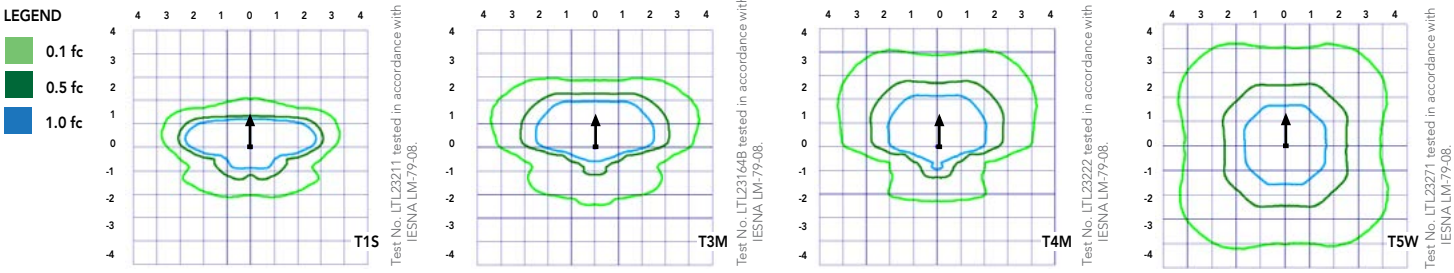


Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N
					*3 fixtures @120 require round pole top/tenon.			

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use with Inline Dusk to Dawn or timer.						

PER Table						
Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✔	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✔	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	⊘	⚠	Wires Capped inside fixture	⚠	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	⊘	⚠	Wired to dimming leads on driver	✔	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	⊘	⚠	Wires Capped inside fixture	✔	Wires Capped inside fixture	Wires Capped inside fixture

✔ Recommended
⊘ Will not work
⚠ Alternate

*Future-proof means: Ability to change controls in the future.

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130	3,640	1	0	1	70
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130	3,813	1	0	1	73
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131	3,689	1	0	1	71
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127	3,770	1	0	1	73
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131	3,752	1	0	1	72
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128	3,758	1	0	1	72
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131	3,701	1	0	1	71
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136	3,928	2	0	0	76
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136	3,881	2	0	0	75
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136	3,930	2	0	1	76
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135	3,820	3	0	1	73
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107					
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80					
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80					
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129	4,561	1	0	1	67
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128	4,777	1	0	1	70
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129	4,622	1	0	2	68
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125	4,724	1	0	1	69
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129	4,701	1	0	2	69
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126	4,709	1	0	2	69
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129	4,638	1	0	2	68
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134	4,922	2	0	0	72
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134	4,863	2	0	0	72
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134	4,924	3	0	1	72
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133	4,787	3	0	1	70
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106					
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79					
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79					
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125					
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125					
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125					
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121					
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125					
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122					
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125					
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130					
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130					
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130					
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129					
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102					
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76					
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76					
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117					
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117					
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118					
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114					
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117					
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115					
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117					
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122					
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122					
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122					
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121					
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96					
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72					
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72					
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116					
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116					
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117					
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113					
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116					
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114					
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116					
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121					
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121					
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121					
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120					
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95					
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					
					8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118					
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118					
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119					
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115					
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118					
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116					
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118					
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123					
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123					
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123					
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122					
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97					
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72					
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72					
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115					
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114					
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115					
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111					
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115					
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112					
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115					
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119					
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119					
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119					
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118					
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94					
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70					
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70					
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119					
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118					
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119					
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115					
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119					
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116					
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119					
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123					
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123					
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123					
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122					
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97					
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116					
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116					
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116					
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113					
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116					
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113					
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116					
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121					
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121					
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120					
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120					
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95					
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71					
					15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71					

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Performance Data

Lumen Output

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Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134	7,167	2	0	2	72
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133	7,507	2	0	2	76
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136	7,263	2	0	2	73
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131	7,424	2	0	2	75
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136	7,387	2	0	2	75
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133	7,400	2	0	2	75
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137	7,288	1	0	2	74
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138	7,734	3	0	1	78
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136	7,641	3	0	0	77
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136	7,737	3	0	2	78
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135	7,522	3	0	2	76
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112					
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80					
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80					
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132	8,952	2	0	2	68
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131	9,377	2	0	2	72
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133	9,072	2	0	2	69
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129	9,273	2	0	2	71
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133	9,227	2	0	2	70
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131	9,243	2	0	2	71
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134	9,103	2	0	2	69
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135	9,661	3	0	1	74
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134	9,544	3	0	1	73
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134	9,665	3	0	2	74
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133	9,395	4	0	2	72
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110					
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79					
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79					
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121					
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120					
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123					
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119					
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123					
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120					
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123					
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124					
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123					
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123					
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122					
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101					
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72					
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120					
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119					
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121					
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117					
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121					
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119					
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122					
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123					
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122					
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122					
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121					
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100					
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72					
					15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72					

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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d-series

D-Series Size 2
LED Wall Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

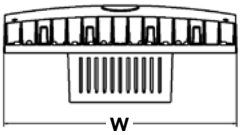
Specifications

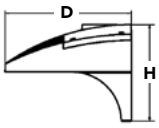
Luminaire

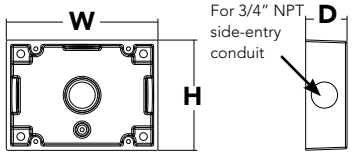
Width:	18-1/2" (47.0 cm)	**Weight:**	21 lbs (9.5 kg)
Depth:	10" (25.4 cm)		
Height:	7-5/8" (19.4 cm)		

Back Box (BBW)

Width:	5-1/2" (14.0 cm)	**BBW Weight:**	1 lbs (0.5 kg)
Depth:	1-1/2" (3.8 cm)		
Height:	4" (10.2 cm)		







A+ Capable options indicated by this color background.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED							
Series	**LEDs**	**Drive Current**	**Color temperature**	**Distribution**	**Voltage**	**Mounting**	**Control Options**
DSXW2 LED	20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA[1] (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT[3] 120[4] 208[4] 240[4] 277[4] 347[4,5] 480[4,5]	**Shipped included** (blank) Surface mounting bracket **Shipped separately**[6] BBW Surface-mounted back box (for conduit entry)	**Shipped installed** PE Photoelectric cell, button type[7] PER NEMA twist-lock receptacle only (control ordered separate)[8] PER5 Five-wire receptacle only (control ordered separate)[8,9] PER7 Seven-wire receptacle only (control ordered separate)[8,9] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor,<15' mtg ht[10,11] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[10,11] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,12] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,12]

Other Options				Finish *(required)*					
Shipped installed		**Shipped separately**[13]		DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
SF	Single fuse (120, 277, 347V)[3]	BSW	Bird-deterrent spikes	DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DF	Double fuse (208, 240, 480V)[3]	WG	Wire guard	DNAXD	Natural aluminum	DBLBXD	Textured black		
HS	House-side shield[4]	VG	Vandal guard	DWHXD	White	DNATXD	Textured natural aluminum		
SPD	Separate surge protection[13]								

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [14]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [14]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [14]
DSHORT SBK U	Shorting cap (Included when ordering PER, PER5 or PER7) [14]
DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW2WG U	Wire guard accessory
DSXW2VG U	Vandal guard accessory
DSXW2BBW DDBXD U	Back box accessory (specify finish)

For more control options, visit DTL and ROAM online.

NOTES

1 1000mA is not available with AMBPC.
2 AMBPC is not available with 1000mA.
3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
4 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5 Available with 30 LED/700mA options only (DSXW2 LED 30C 700). DMG option not available.
6 Also available as a separate accessory; see Accessories information.
7 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
8 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
9 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
10 Reference Motion Sensor table on page 3.
11 Reference PER Table on page 3 for functionality.
12 PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off required.
13 See the electrical section on page 2 for more details.
14 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item. See PER Table.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	350 mA	25W	T2S	2,783	1	0	1	111	2,989	1	0	1	120	3,008	1	0	1	120
			T2M	2,709	1	0	1	108	2,908	1	0	1	116	2,926	1	0	1	117
			T3S	2,748	1	0	1	110	2,951	1	0	1	118	2,969	1	0	1	119
			T3M	2,793	1	0	1	112	2,999	1	0	1	120	3,018	1	0	1	121
			T4M	2,756	1	0	1	110	2,959	1	0	1	118	2,977	1	0	1	119
			TFTM	2,753	1	0	1	110	2,956	1	0	1	118	2,975	1	0	1	119
	530 mA	36W	T2S	4,030	1	0	1	112	4,327	1	0	1	120	4,354	1	0	1	121
			T2M	3,920	1	0	1	109	4,210	1	0	1	117	4,236	1	0	1	118
			T3S	3,978	1	0	1	111	4,272	1	0	1	119	4,299	1	0	1	119
			T3M	4,044	1	0	2	112	4,343	1	0	2	121	4,370	1	0	2	121
			T4M	3,990	1	0	1	111	4,284	1	0	1	119	4,310	1	0	1	120
			TFTM	3,987	1	0	1	111	4,281	1	0	1	119	4,308	1	0	1	120
	700 mA	47W	T2S	5,130	1	0	1	109	5,509	1	0	1	117	5,544	1	0	1	118
			T2M	4,991	1	0	2	106	5,360	1	0	2	114	5,393	1	0	2	115
			T3S	5,066	1	0	1	108	5,440	1	0	1	116	5,474	1	0	1	116
			T3M	5,148	1	0	2	110	5,529	1	0	2	118	5,563	1	0	2	118
			T4M	5,080	1	0	2	108	5,455	1	0	2	116	5,488	1	0	2	117
			TFTM	5,075	1	0	2	108	5,450	1	0	2	116	5,484	1	0	2	117
	1000 mA	73W	T2S	7,147	2	0	2	98	7,675	2	0	2	105					
			T2M	6,954	2	0	2	95	7,467	2	0	2	102					
			T3S	7,057	1	0	2	97	7,579	1	0	2	104					
			T3M	7,172	2	0	3	98	7,702	2	0	3	106					
			T4M	7,076	1	0	2	97	7,599	1	0	2	104					
			TFTM	7,071	1	0	2	97	7,594	1	0	2	104					
30C (30 LEDs)	350 mA	36W	T2S	4,160	1	0	1	116	4,467	1	0	1	124	4,494	1	0	1	125
			T2M	4,048	1	0	1	112	4,346	1	0	2	121	4,373	1	0	2	121
			T3S	4,108	1	0	1	114	4,411	1	0	1	123	4,438	1	0	1	123
			T3M	4,174	1	0	2	116	4,483	1	0	2	125	4,510	1	0	2	125
			T4M	4,119	1	0	1	114	4,423	1	0	2	123	4,450	1	0	2	124
			TFTM	4,115	1	0	1	114	4,419	1	0	1	123	4,446	1	0	1	124
	530 mA	54W	T2S	6,001	1	0	1	111	6,444	1	0	1	119	6,484	1	0	1	120
			T2M	5,838	1	0	2	108	6,270	2	0	2	116	6,308	2	0	2	117
			T3S	5,926	1	0	2	110	6,364	1	0	2	118	6,403	1	0	2	119
			T3M	6,023	1	0	2	112	6,467	1	0	2	120	6,507	1	0	2	121
			T4M	5,942	1	0	2	110	6,380	1	0	2	118	6,420	1	0	2	119
			TFTM	5,937	1	0	2	110	6,376	1	0	2	118	6,415	1	0	2	119
	700 mA	71W	T2S	7,403	2	0	2	104	8,170	2	0	2	115	8,221	2	0	2	116
			T2M	7,609	2	0	2	107	7,949	2	0	2	112	7,998	2	0	2	113
			T3S	7,513	1	0	2	106	8,068	1	0	2	114	8,118	1	0	2	114
			T3M	7,635	2	0	3	108	8,199	2	0	3	115	8,250	2	0	3	116
			T4M	7,534	1	0	2	106	8,089	1	0	2	114	8,140	1	0	2	115
			TFTM	7,527	1	0	2	106	8,082	2	0	2	114	8,134	2	0	2	115
	1000 mA	109W	T2S	10,468	2	0	2	96	11,241	2	0	2	103					
			T2M	10,184	2	0	3	93	10,936	2	0	3	100					
			T3S	10,335	2	0	2	95	11,099	2	0	2	102					
			T3M	10,505	2	0	3	96	11,280	2	0	3	103					
			T4M	10,365	2	0	2	95	11,129	2	0	2	102					
			TFTM	10,356	2	0	2	95	11,121	2	0	3	102					

Note:
Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm.
Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

			Current (A)					
LEDs	Drive Current (mA)	System Watts	120V	208V	240V	277V	347V	480V
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	-	-
	1000	74 W	0.68	0.39	0.34	0.29	-	-
30C	350	36 W	0.33	0.19	0.17	0.14	-	-
	530	54 W	0.50	0.29	0.25	0.22	-	-
	700	71 W	0.66	0.38	0.33	0.28	0.23	0.16
	1000	109 W	1.01	0.58	0.50	0.44	-	-

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW2 LED 30C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.92	0.87

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

⊘ Will not work

⚠ Alternate

*Futureproof means: Ability to change controls in the future.

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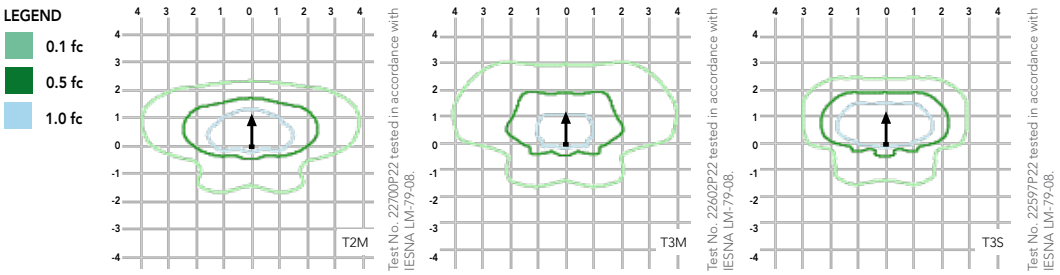
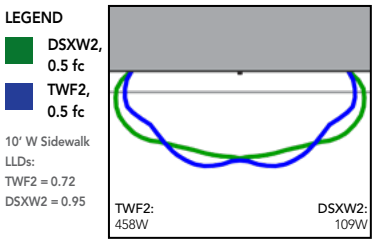
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 2 homepage.

Isofootcandle plots for the DSXW2 LED 30C 1000 40K. Distances are in units of mounting height (25').



Distribution overlay comparison to 400W metal halide.



DSXW2 LED 30C 40K 1000 T2M, TWF2 400M Pulse, 25' Mounting Ht

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 2 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 29, 2019
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **P2019-002** (David)
   Consider a request by Gerald Houser of Collin-G Properties, LTD for the approval of a replat for Lot 2, Block A, Houser Addition being a 6.19-acre parcel of land identified Lot 1, Block A, Houser Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1611 SH-276, and take any action necessary.

2. **P2019-003** (David)
   Consider a request by Maria C. Bonilla of Winkelmann & Associates, Inc. on behalf of Jill Fisher of Dunhill Partners, Inc. for the approval of a replat for Lot 2, Block B, R. W. Marketcenter Addition being a replat of a 21.424-acre parcel identified as Lot 1A, Block B, R. W. Marketcenter Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated at the southwest corner of Market Center Drive and the E. IH-30 Frontage Road, and take any action necessary.

3. **P2019-004** (David)
   Consider a request by Tony Degelia of A & W Surveyors on behalf of Michael Fisher for the approval of a replat for Lot 7, Block A, Temunovic Addition being a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District, situated within the Scenic Overlay (SOV) District, addressed as 1306 Summer Lee Drive, and take any action necessary.

APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

5. **Z2018-056** (Korey)
   Hold a public hearing to discuss and consider a request by Tom Jones on behalf of Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a zoning change from an Agricultural (AG) District to a Light Industrial (LI) District for a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

ACTION ITEMS

6. **MIS2019-002** (Korey)
   Discuss and consider a miscellaneous request by Reubin E. Harle for the approval of a masonry exception for the purpose of constructing an accessory building that does not meet the minimum masonry requirements stipulated by the Unified Development Code (UDC) on a 4.632-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family One (SF-1) District, addressed as 825 Zion Hills Circle, and take any action necessary.

DISCUSSION ITEMS

7. **Z2019-001** (Ryan)
   Hold a public hearing to discuss and consider approval of a text amendment to Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of incorporating standards for a *Barn or Agricultural Accessory Building* and to amend the land use conditions for the *Guest Quarters/Secondary Living Unit* land use, and take any action necessary.

8. **Z2019-002** **(David)**
   Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (*11.3736-acres*); Tract 31 of the R. Ballard Survey, Abstract No. 29 (*8.197-acres*); and, Lot 1-01, Block 1, Indalloy Addition (*14.53-acres*), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

9. **SP2019-001** **(Korey)**
   Discuss and consider a request by Reese Baez of Triton General Contractors on behalf of Kevin Lefere for the approval of a site plan for a medical office building on a 0.26-acre portion of a larger one (1) acre tract of land identified as Block 26 of the Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, located north of the northwest corner of the intersection of W. Heath Street and S. Goliad Street [SH-205], and take any action necessary.

10. **SP2019-002** **(Korey)**
    Discuss and consider a request by Chuck Vickers of T & C Main Street Holdings, LLC for the approval of a site plan for an office building on a 0.50-acre parcel of land identified as Block 80B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, addressed as 108 St. Mary's Street, and take any action necessary.

11. **SP2019-003** **(Korey)**
    Discuss and consider a request by Matt Moore of ClayMoore Engineering, Inc. for the approval of a site plan for a multi-tenant office/warehouse complex on a 7.52-acre portion of a larger 9.76-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and take any action necessary.

12. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2018-047: Preliminary Plat for Breezy Hill, Phase XII [*Approved*]
- ✓ Z2018-049: SUP for an Animal Shelter for 1700 E. SH-66 (*2nd Reading*) [*Approved*]
- ✓ Z2018-050: SUP for a Covered Patio in the Take-Line for 5808 Constellation Circle (*1st Reading*) [*Withdrawn*]
- ✓ Z2018-055: SUP for a Mini-Warehouse Facility on Ridge Road (*1st Reading*) [*Denied*]
- ✓ Z2018-057: Amendment to Planned Development District 57 (PD-57) (*1st Reading*) [*Approved*]
- ✓ Z2018-058: SUP for a Craft Winery and Commercial/Amusement Outdoors (*1st Reading*) [*Postponed to the February 4, 2019 Meeting*]
- ✓ Z2018-059: Zoning Change (SFE-2.0 to SFE-1.5) for 1085 Dalton Road (*1st Reading*) [*Approved*]
- ✓ SP2018-043: Waiver for Marina Village Condominiums [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 25th day of January 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 29, 2019
5:00 PM

CALL TO ORDER

ACTION ITEMS

1. **SP2019-001** (Korey)
   Discuss and consider a request by Matt Moore of ClayMoore Engineering, Inc. for the approval of a site plan for a multi-tenant office/warehouse complex on a 7.52-acre portion of a larger 9.76-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and take any action necessary.

2. **SP2019-002** (Korey)
   Discuss and consider a request by Chuck Vickers of T & C Main Street Holdings, LLC for the approval of a site plan for an office building on a 0.50-acre parcel of land identified as Block 80B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, addressed as 108 St. Mary's Street, and take any action necessary.

3. **SP2019-003** (Korey)
   Discuss and consider a request by Reese Baez of Triton General Contractors on behalf of Kevin Lefere for the approval of a site plan for a medical office building on a 0.26-acre portion of a larger one (1) acre tract of land identified as Block 26 of the Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, located north of the northwest corner of the intersection of W. Heath Street and S. Goliad Street [SH-205], and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 25th day of January 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/29/2019

APPLICANT: Gerald Houser of *Collin-G Properties, LTD*

AGENDA ITEM: **P2019-002;** *Lot 2, Block A*, *Houser Addition*

SUMMARY:

Consider a request by Gerald Houser of Collin-G Properties, LTD for the approval of a replat for Lot 2, Block A, Houser Addition being a 6.19-acre parcel of land identified Lot 1, Block A, Houser Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1611 SH-276, and take any action necessary.

PLAT INFORMATION:

☑ The objective of this request is to replat a 6.19-acre tract of land [*i.e. Lot 1, Block A, Houser Addition*] for the purpose of the replat is to establishing firelane, public access & utility easements to construct an office building. Additionally, the replat will abandon a portion of a 15-ft utility easement that is located on the southern and western property boundaries. The subject property is addressed as 1611 SH-276, and zoned Heavy Commercial (HC) District.

☑ On October 11, 2016, the Planning and Zoning Commission approved a site plan [*i.e. SP2016-022*] for the subject property. Additionally, the City Council approved variances and exceptions associated with the site plan on October 27, 2016.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for a *replat* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the replat for *Lot 2, Block A, Houser Addition*, staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.

2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the 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.

City of Rockwall

Project Plan Review History

				Applied	1/8/2019	LM
Project Number	P2019-002	**Owner**	COLLIN G PROPERTIES, LTD	**Approved**		
Project Name	Lot 1, Block A, Houser Addition	**Applicant**	COLLIN G PROPERTIES, LTD	**Closed**		
Type	PLAT			**Expired**		
Subtype	REPLAT			**Status**	1/25/2019	DG
Status	P&Z HEARING					

Site Address	**City, State Zip**	**Zoning**
1611 HWY276	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HOUSER ADDN	1	A	1	4007-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	1/8/2019	1/15/2019	1/22/2019	14	APPROVED	
ENGINEERING	Sarah Hager	1/8/2019	1/15/2019	1/25/2019	17	COMMENTS	
(1/25/2019 9:56 AM SH) Must tie to point to Rockwall GPS. N: E:							
FIRE	Ariana Hargrove	1/8/2019	1/15/2019	1/24/2019	16	APPROVED	
GIS	Lance Singleton	1/8/2019	1/15/2019	1/22/2019	14	APPROVED	
PLANNING	David Gonzales	1/8/2019	1/15/2019	1/25/2019	17	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Consider a request by Gerald Houser of Collin-G Properties, LTD for the approval of a replat for Lot2, Block A, Houser Addition being a 6.19-acre parcel of land identified Lot 1, Block A, Houser Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1611 SH-276, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 01.24.2019

The following staff comments are to be addressed and resubmitted no later than Tuesday January 5, 2019. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent/final review by staff:

1. The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), the staff comments provided by the Planning, Engineering, Building Inspection, and Fire Departments as indicated on the Project Plan Review document.
2. Provide a label indicating "Case No. P2019-002" on the lower right corner on all pages of the revised final plat submittal.
3. Include a label on platted lot that identifies the name of the subdivision [i.e. Houser Addition] and to be located above 'Lot 2, Block A'.
4. Correct lot number on plat and title block to indicate "Lot 2" [do not use Lot 1R].
5. Correct Title Block heading as follows:
Final Plat
Houser Addition
Lot 2, Block A
etc.....
Being a replat of Lot 1, Block A, Houser Addition...etc...
6. Relabel firelane as "24-ft Firelane, Public Access, Drainage and Utility Easements" as appropriate.
7. Change all 2018 year dates to '2019'.

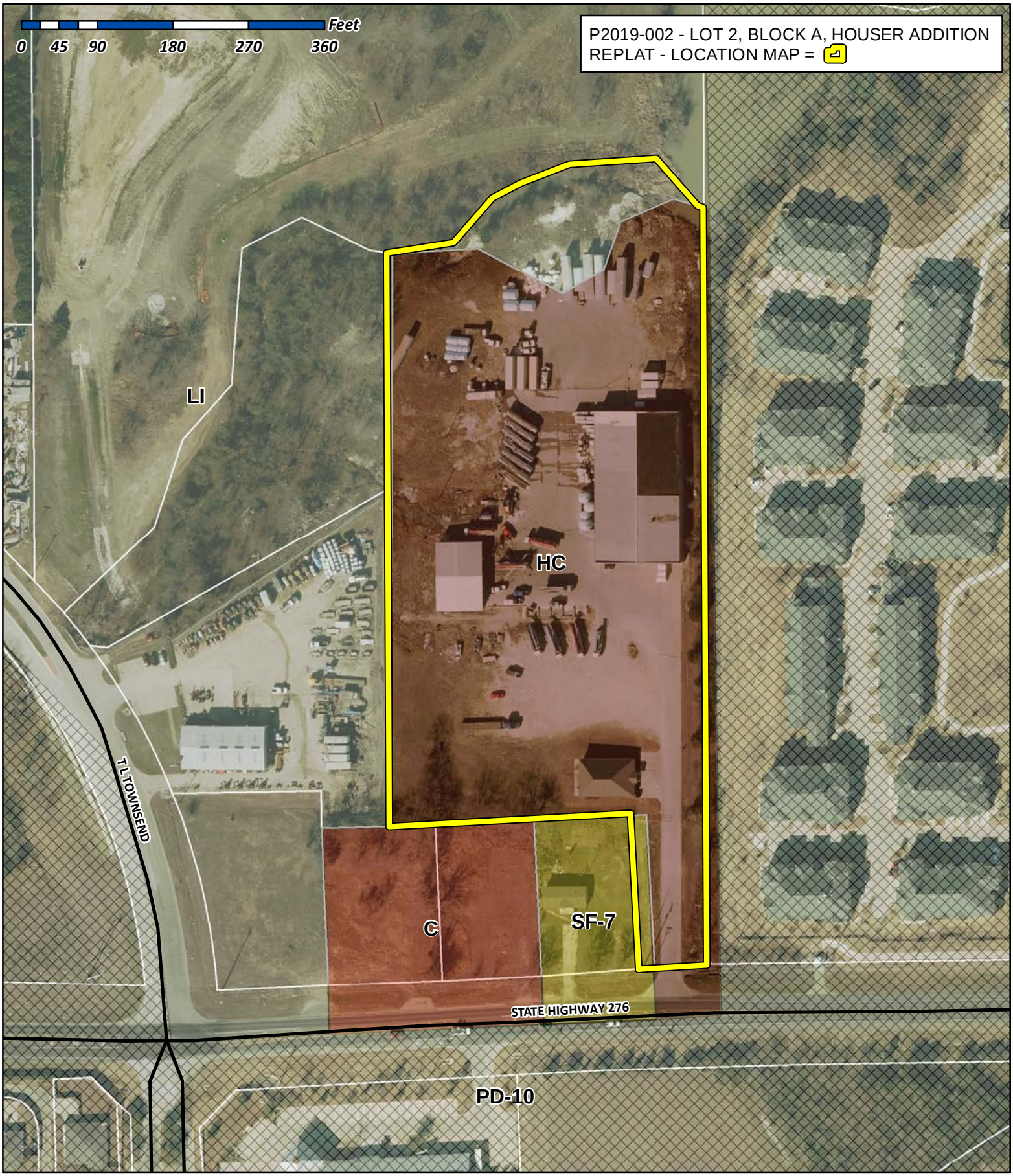
**As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

Although this case is scheduled for consent, staff recommends that a representative be present for the meetings as listed below. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Scheduled Meeting Dates to Attend:

Planning - Consent Agenda: January 29, 2019 (Tuesday at 6:00p.m.)

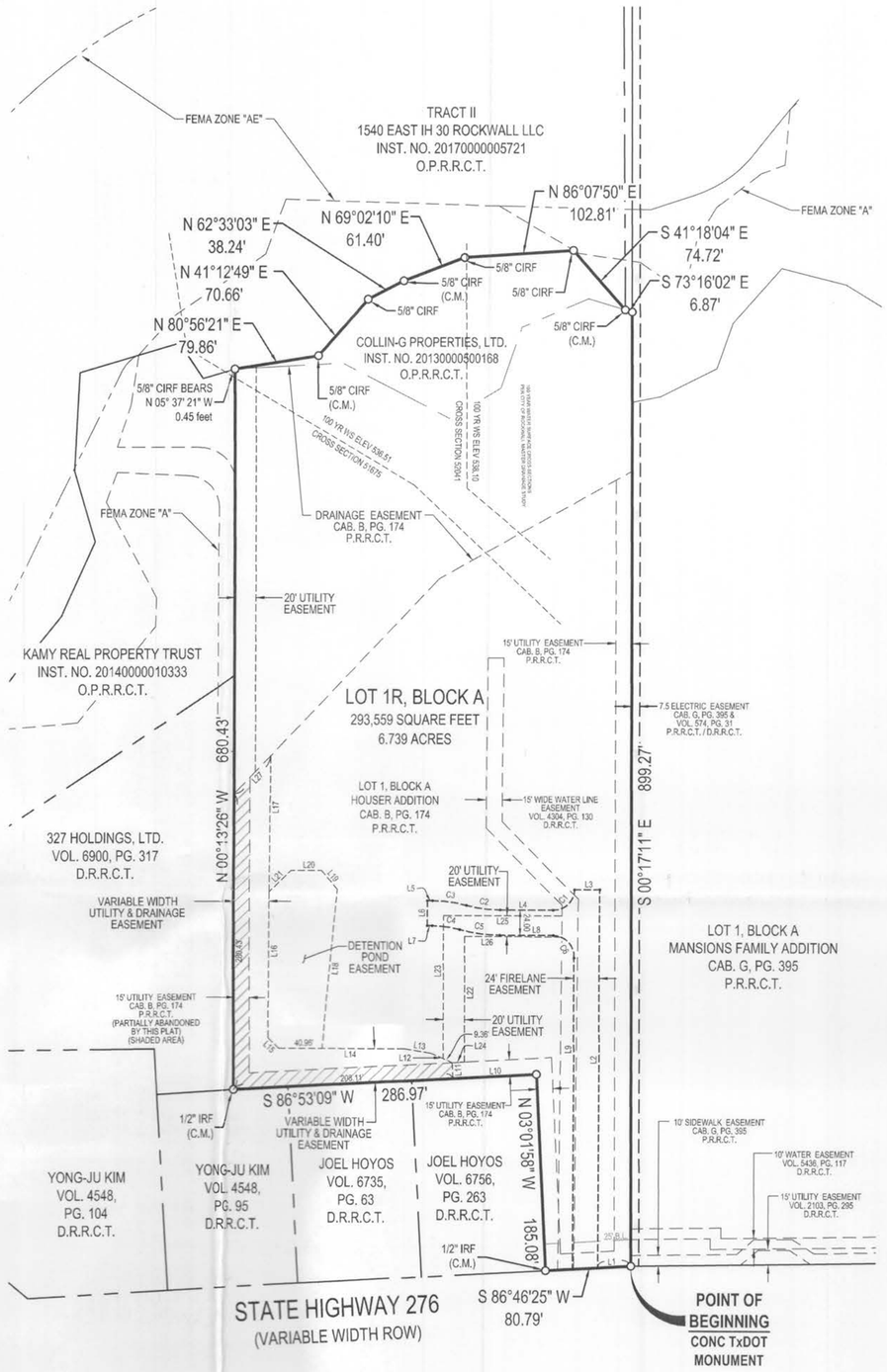
City Council - Consent Agenda: February 4, 2019 (Monday at 6:00 p.m.)



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.



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as COLLIN-G PROPERTIES, LTD., to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

7. The Property Owner is responsible for all maintenance , repair , and replacement of storm drain / detention facilities in easements.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

COLLIN-G PROPERTIES, LTD.,

_____
Representative:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, Collin-G Properties, LTD., being the owner of a tract of land out of the N.M. Ballard Survey, Abstract No. 24, in the City of Rockwall, Rockwall County, Texas, Being all of a Lot 1, Block A ,Houser Addition, an addition to The City of Rockwall as recorded in Cabinet B, Page 174 of the Plat Records of Rockwall County, Texas., and all of a tract of land to Collin-G Properties as recorded in Instrument Number 20130000500168 Official Public Records Rockwall County Texas, and being more particularly described as follows:

BEGINNING at a Concrete TxDOT Monument found lying on the Northerly Right-of-Way Line of State Highway 276, (a variable width public right-of-way) at the southwest corner of Lot 1, Block A, Mansions Family Addition, an addition to the City of Rockwall as recorded in Cabinet G, Page 395, Plat Records Rockwall County Texas and the southeast corner of said Lot 1, Block A ,Houser Addition;

THENCE South 86 degrees 46 minutes 25 seconds West along the Northerly right-of-way of said State Highway 276, a distance of 80.79 feet to a 1/2 inch iron rod found for the southeast corner of a tract of land to Joel Hoyos as recorded in Volume 6756, Page 263 of the Deed Records Rockwall County Texas, said point also being the most southerly southwest corner of said Lot 1, Block A ,Houser Addition;

THENCE North 03 degrees 01 minutes 58 seconds West along a common line of said Hoyos tract and said Lot 1, Block A ,Houser Addition, a distance of 185.08 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at an inner ell corner of said Lot 1, Block A ,Houser Addition;

THENCE South 86 degrees 53 minutes 09 seconds West, a distance of 286.97 feet to a 1/2 inch rod found lying on the northerly line of a tract of land to to Yong-Ju Kim as recorded in Volume 4548, Page 95 of the Deed Records Rockwall County Texas, said point also being the most westerly southwest corner of said Lot 1, Block A ,Houser Addition and the southeast corner of a tract of land to 327 Holdings, LTD as recorded in Volume 6900, Page 317, of the Deed Records Rockwall County Texas;

THENCE North 00 degrees 13 minutes 26 seconds West along the common line of said 327 Holdings, LTD tract and said Lot 1, Block A ,Houser Addition, passing the northeast corner of said 327 Holdings, LTD tract, same being the southeast corner of a tract of land to Kamy Real Property Trust as recorded in Instrument number 20140000010333 of the Official Public Records Rockwall County Texas and continuing along the common line of said Kamy tract and said Lot 1, Block A ,Houser Addition, a distance of 680.43 feet to the northwest corner of said Lot 1, Block A ,Houser Addition said point also lying on the southerly line of a tract of land called Tract II to 1540 East IH 30 Rockwall LLC as recorded in Instrument Number 20170000005721 of the Official Public Records Rockwall County Texas and being the west corner of said Collin-G Properties tract, from which 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for reference bears North 05 degrees 37 minutes 21 seconds West, a distance of 0.45 feet;

THENCE along the common line of said Collin-G Properties tract and said Tract II the following courses and distances:

North 80 degrees 56 minutes 21 seconds East, a distance of 79.86 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

North 41 degrees 12 minutes 49 seconds East, a distance of 70.66 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

North 62 degrees 33 minutes 03 seconds East, a distance of 38.24 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

North 69 degrees 02 minutes 10 seconds East, a distance of 61.40 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

North 86 degrees 07 minutes 50 seconds East, a distance of 102.81 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for corner;

South 41 degrees 18 minutes 04 seconds East, a distance of 74.72 feet to a 5/8 inch iron rod with cap stamped "R-DELTA ENGINEERS" found for the common southeast corner of said Collin-G Properties tract and said Tract II, said point also lying on the north line of said Lot 1, Block A ,Houser Addition;

THENCE South 73 degrees 16 minutes 02 seconds East along the north line of said Lot 1, Block A ,Houser Addition, a distance of 6.87 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of same lying on the west line of said Lot 1, Block A, Mansions Family Addition;

THENCE South 00 degrees 17 minutes 11 seconds East along the common line of said Mansions Family Addition and said Lot 1, Block A ,Houser Addition, a distance of 899.27 feet to the POINT OF BEGINNING containing 293,559 square feet, or 6.739 acres of land.

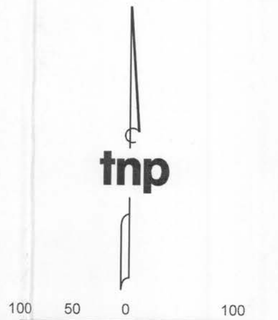
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 2018

_____
BRIAN J. MADDOX, R.P.L.S. NO. 5430



LEGEND

IRF-IRON ROD FOUND
(C.M.)-CONTROLLING MONUMENT
5/8" CIRF- 5/8" CAPPED IRON ROD FOUND "R-DELTA ENGINEERS"
WS ELEV- WATER SURFACE ELEVATION
VOL.-VOLUME
PG.-PAGE
CAB.-CABINET
NO.-NUMBER
P.R.R.C.T.-PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.-DEED RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.-OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L1	31.41'	S86°46'12"W
L2	356.57'	S00°01'43"E
L3	24.00'	S89°57'09"E
L4	50.05'	S89°49'20"E
L5	4.71'	S89°49'20"E
L6	24.00'	N00°10'40"E
L7	4.71'	N89°49'20"W
L8	50.29'	N89°49'58"W
L9	293.95'	N90°00'00"W
L10	78.86'	S86°53'09"W
L11	15.00'	S03°23'13"E
L12	21.99'	N66°19'50"W
L13	25.79'	N80°36'40"W
L14	118.88'	S89°47'55"W
L15	13.96'	S45°36'22"E

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L16	138.85'	S00°09'01"W
L17	128.95'	N00°09'02"E
L18	151.78'	S05°13'08"W
L19	23.61'	S39°46'52"E
L20	28.73'	N89°46'34"E
L21	29.17'	N44°46'34"E
L22	118.07'	N00°11'18"W
L23	134.80'	N00°11'31"W
L24	11.46'	N86°53'09"E
L25	112.05'	S89°55'06"E
L26	91.85'	S89°53'13"E
L27	49.74'	N43°33'56"E

EASEMENT CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	90°12'19"	20.00'	N 45°04'31" E	28.33'	31.49'
C2	14°57'36"	123.96'	S 82°20'32" E	32.27'	32.37'
C3	14°57'36"	123.96'	S 82°20'32" E	32.27'	32.37'
C4	8°51'17"	99.96'	N 79°17'23" W	15.43'	15.45'
C5	14°57'36"	147.96'	N 82°20'32" W	38.52'	38.63'
C6	89°47'41"	20.00'	N 44°55'29" W	28.23'	31.34'



VICINITY MAP
NOT TO SCALE

NOTES:
1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
2. BY GRAPHIC SCALE THE PROPERTY SHOWN HEREON IS LOCATED IN ZONES "A" AND "AE" (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. BASE FLOOD ELEVATIONS ARE ESTABLISHED) AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD HAZARD) ACCORDING TO MAP NO. 48397C0045L, DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
4. THE PORTION OF THE EASEMENT SHOWN SHADED IS TO BE PARTIALLY ABANDONED BY THIS PLAT.
5. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. ALL CORNERS ARE 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE SHOWN.

_____ _____
Planning & Zoning Commission, Chairman *Date*

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the ____ day of _____, 2018.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

Witness our hands this the ____ day of _____, 2018.

_____ _____ _____
Mayor, City of Rockwall *City Secretary* *City Engineer*

REPLAT
HOUSER ADDITION
LOT 1R, BLOCK A
293,559 SQUARE FEET
6.739 ACRES

BEING ALL OF LOT 1, BLOCK A, HOUSER ADDITION AND ALL OF A TRACT OF LAND TO COLLIN-G PROPERTIES AS RECORDED IN INSTRUMENT NUMBER 20130000500168 SITUATED IN THE N.M. BALLARD SURVEY ABSTRACT NO. 24 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEER
DOUPHRATE & ASSOCIATES, INC.
P.O. BOX 1336
Rockwall, Texas 75087
Rockwall County, Texas

OWNER
COLLIN-G PROPERTIES, LTD.
P.O. Box 847
Rockwall, TX. 75087-0847
Rockwall County, Texas

PROJECT INFORMATION
Project No.: DPH 18146
Date: NOVEMBER 26, 2018
Drawn By: GS9
Scale: 1"=100'
SHEET 1 of 1

tnp

SURVEYOR
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/29/2019

APPLICANT: Maria C. Bonilla of *Winkelmann & Associates, Inc.*

AGENDA ITEM: **P2019-003;** *Lot 2, Block B*, *R.W. Marketcenter Addition*

SUMMARY:

Consider a request by Maria C. Bonilla of Winkelmann & Associates, Inc. on behalf of Jill Fisher of Dunhill Partners, Inc. for the approval of a replat for Lot 2, Block B, R. W. Marketcenter Addition being a replat of a 21.424-acre parcel identified as Lot 1A, Block B, R. W. Marketcenter Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated at the southwest corner of Market Center Drive and the E. IH-30 Frontage Road, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat a 21.424-acre tract of land [*i.e. Lot 1A, Block B, R. W. Marketcenter Addition*] for the purpose of the replat is to abandoning a portion of an existing firelane, access & utility easement and realigning the easement to accommodate the expansion of an existing Bath and Beyond retail store [*i.e. SP2018-034*]. The site is located on the southeastern portion of the lot, adjacent to Ralph Hall Parkway and Market Center Drive, and is zoned Commercial (C) District.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for a *replat* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the replat for *Lot 2, Block B, Marketcenter Addition*, staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.

2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the 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.



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.

MATCHLINE A ~ SEE SHEET 2

MATCHLINE B ~ SEE SHEET 2

MARKET CENTER DRIVE
(60' RIGHT-OF-WAY)

C1

RALPH M. HALL PARKWAY
(85' PUBLIC RIGHT-OF-WAY)

15' DRAINAGE EASEMENT
CABINET D, PAGE 134

10' WATER EASEMENT
CABINET D, PAGE 134

20' SANITARY
SEWER EASEMENT
VOLUME 147, PAGE 917

20'x15' WATER EASEMENT
CABINET D, PAGE 134

FIRE LANE, ACCESS &
UTILITY EASEMENT
CABINET D, PAGE 134

DRAINAGE EASEMENT
CABINET D, PAGE 134

2'x10' WATER EASEMENT
CABINET D, PAGE 134

10'x10' WATER EASEMENT
CABINET D, PAGE 134

10' WATER EASEMENT
CABINET D, PAGE 134

15' DRAINAGE EASEMENT
CABINET D, PAGE 134

LOT 1A, BLOCK B
R W MARKETCENTER ADDITION
CABINET D, PAGE 134

FIRE LANE, ACCESS &
UTILITY EASEMENT
CABINET D, PAGE 134

TXU ELECTRIC EASEMENT
VOLUME 1682, PAGE 167

5'x184' WATER EASEMENT
CABINET D, PAGE 134

10' WATER EASEMENT
CABINET D, PAGE 134

FIRE LANE, ACCESS &
UTILITY EASEMENT
CABINET D, PAGE 134

LOT 1A-R, BLOCK B
R W MARKETCENTER ADDITION

21.424 ACRES
(933,244 SQ. FT.)

DRAINAGE EASEMENT
CABINET D, PAGE 134

10' WATER EASEMENT
CABINET D, PAGE 134

15'X10' WATER EASEMENT
CABINET D, PAGE 134

DETENTION POND
EASEMENT
CABINET D, PAGE 57
CABINET D, PAGE 134

E.P.G. CHISUM SURVEY, ABSTRACT No. 64
JAMES SMITH SURVEY, ABSTRACT No. 200

24' FIRE LANE, ACCESS &
UTILITY EASEMENT
CABINET D, PAGE 134

10' WATER EASEMENT
CABINET D, PAGE 134

DRAINAGE EASEMENT
CABINET D, PAGE 134

WATER EASEMENT
CABINET D, PAGE 134

7' LONE STAR GAS
EASEMENT
VOLUME 227, PAGE 540

7' LONE STAR GAS
EASEMENT TRACT 2
VOLUME 1617, PAGE 126

7' LONE STAR GAS
EASEMENT
VOLUME 227, PAGE 540

WATER EASEMENT
CABINET D, PAGE 134

WATER EASEMENT
CABINET D, PAGE 134

1,010.21'

1/2" CIRF

C5

1/2" CIRS

227.00'

N 29°42'01" W

5/8" CIRF "KHA" BEARS
N02°49'56 "W, 0.62'

C4

1/2" CIRS

L2

1/2" CIRS

C3

XCF

521.68'

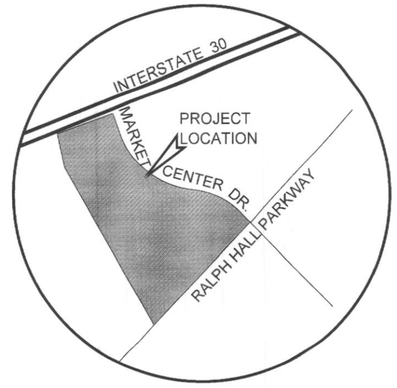
24' JOINT FIRE LANE &
ACCESS EASEMENT
CABINET D, PAGE 134

TXU ELECTRIC EASEMENT
VOLUME 1682, PAGE 167

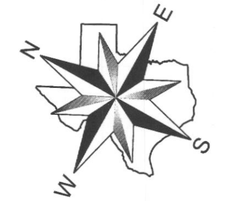
N 29°26'15" W

XCF CM

2019-003



VICINITY MAP
NOT TO SCALE



0 30 60 120
Scale 1" = 60'

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND w/CAP
CIRS	1/2" IRON ROD w/ RED PLASTIC CAP "W.A.I."
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKF	PK NAIL FOUND
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT

CONSULTING ENGINEERS:
Winkelmann & Associates Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, TX 75230
(972) 490-7090

OWNER: (Lot 1A)
ROCKWALL DUNHILL, LLC
3100 Monticello Avenue
Suite 300
Dallas, Texas 75205
Phone: 214-261-9588

REPLAT
R W MARKETCENTER ADDITION
LOT 1A-R, BLOCK B
BEING A REPLAT OF LOT 1A, BLOCK B
R W MARKETCENTER ADDITION
BEING 21.424 ACRES OUT OF THE
JAMES SMITH SURVEY, ABSTRACT NO. 200 and
the E. P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Surveyors No. 10088600 Expires 12/31/2018
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JAMES SMITH, ABSTRACT NO. 200 and the E. P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

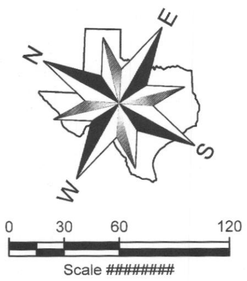
ROCKWALL DUNHILL, LLC
3100 MONTICELLO AVENUE, SUITE 300
ROCKWALL COUNTY, TEXAS

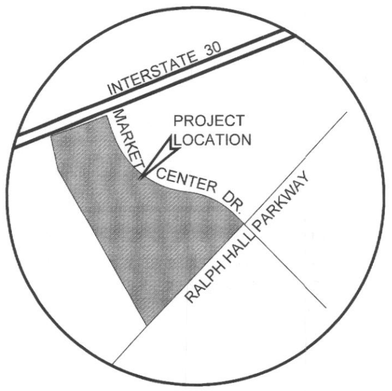
REPLAT
R W MARKETCENTER ADDITION
LOT 1A-R, BLOCK B
21.424 ACRES

Date : 9.12.18	Scale : 1" = 60'	File : 50402.0B-PPLT	Project No. : 50402.0B

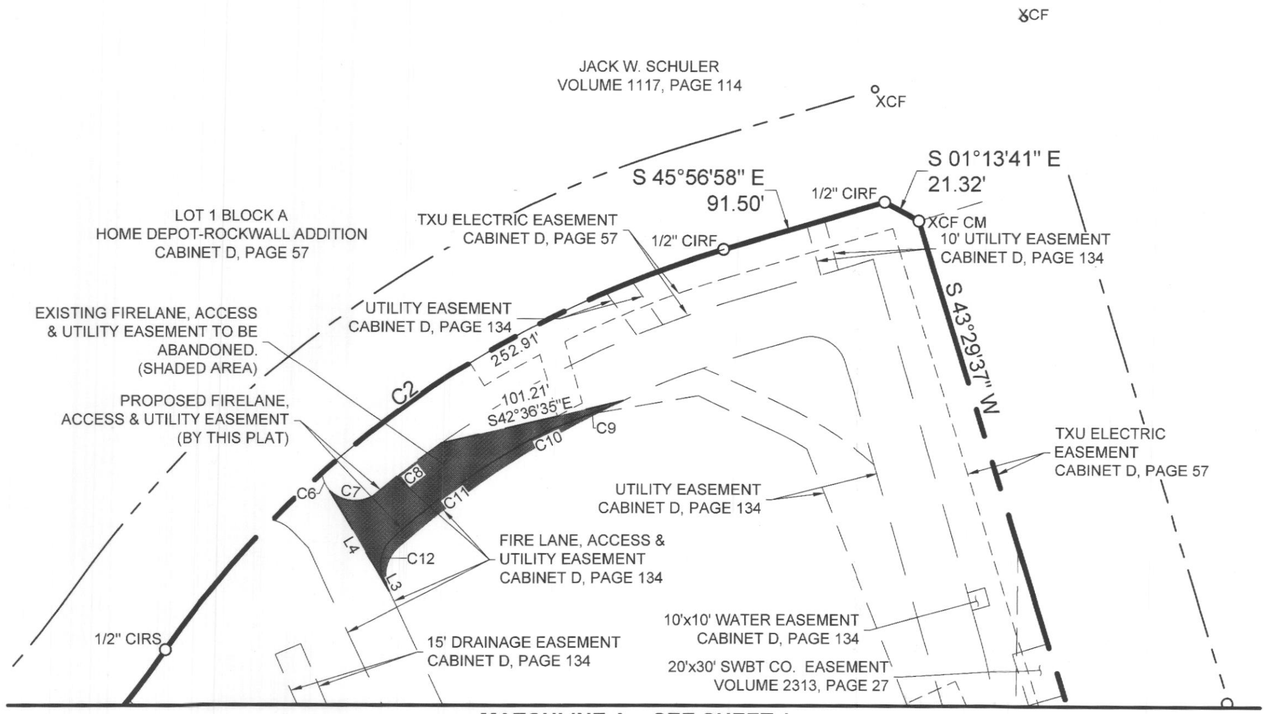
SHEET 1 OF 3

G:\50402\0B\SURVEY\Plats\50402.0B-PPLT.dwg

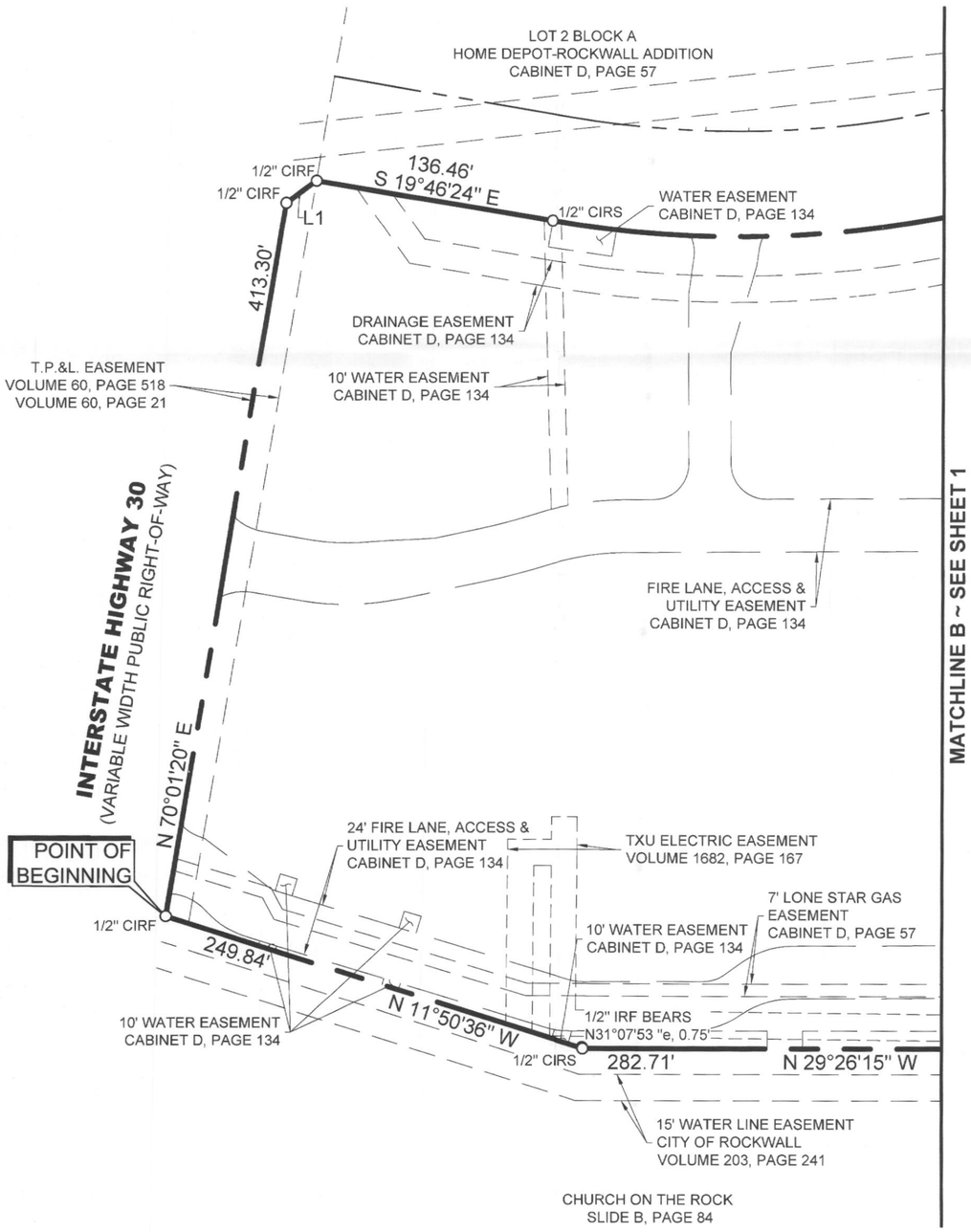




VICINITY MAP
NOT TO SCALE



MATCHLINE A ~ SEE SHEET 1



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S64°52'32"E	21.18'
L2	N41°07'33"W	94.02'
L3	S32°55'18"W	6.10'
L4	N29°46'18"E	63.24'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	64°32'45"	630.00'	709.72'	672.78'	S52°02'46"E
C2	38°22'10"	570.00'	381.71'	374.62'	S65°08'03"E
C3	11°41'18"	190.00'	38.76'	38.69'	N35°16'54"W
C4	11°25'32"	210.00'	41.88'	41.81'	N35°24'47"W
C5	30°23'13"	210.00'	111.37'	110.07'	N14°30'24"W

CONSULTING ENGINEERS:
Winkelmann & Associates Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, TX 75230
(972) 490-7090

OWNER: (Lot 1A)
ROCKWALL DUNHILL, LLC
3100 Monticello Avenue
Suite 300
Dallas, Texas 75205
Phone: 214-261-9588

REPLAT
R W MARKETCENTER ADDITION
LOT 1A-R, BLOCK B
BEING A REPLAT OF LOT 1A, BLOCK B
R W MARKETCENTER ADDITION
BEING 21.424 ACRES OUT OF THE
JAMES SMITH SURVEY, ABSTRACT NO. 200 and
the E. P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
(972) 490-7090
(972) 490-7099 FAX
Texas Engineers Registration No. 89
Texas Surveyors No. 10086500 Expires 12/31/2018

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JAMES SMITH, ABSTRACT NO. 200 and the E. P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ROCKWALL DUNHILL, LLC
3100 MONTICELLO AVENUE, SUITE 300
ROCKWALL COUNTY, TEXAS

REPLAT
R W MARKETCENTER ADDITION
LOT 1A-R, BLOCK B
21.424 ACRES

Date : 12.26.18
Scale : 1" = 60'
File : 50402.0B-PPLT
Project No. : 50402.0B

SHEET 2 OF 3

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, ROCKWALL DUNHILL, LLC being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the JAMES SMITH SURVEY, ABSTRACT No. 200, and the E. P. GAINES SURVEY, ABSTRACT NO. 64, in the City of Rockwall, Rockwall County, Texas, being all of Lot 1A, Block B, R W Marketcenter Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Page 134, Official Public Records of Rockwall County, Texas, and all of a tract of land described in Warranty Deed with Vendor's Lien to R W Marketplace Associates, Ltd. as recorded in Volume 1522, Page 279, Official Public Records, Rockwall County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Northwest corner of said Lot 1A and the Northeast corner of Church on the Rock Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 84, Official Public Records of Rockwall County, Texas, on the Southeast right-of-way of Interstate Highway 30, a variable width right-of-way;

THENCE North 70 deg 01 min 20 sec East, with the Southeast right-of-way of said Interstate Highway 30 and the Northwest line of said Lot 1A, a distance of 413.30 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner at the Northwest end of a corner clip at the intersection of the Southeast right-of-way of said Interstate Highway 30 and the West right-of-way for Market Center Drive, a 60-foot right-of-way, as established by Home Depot-Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Page 57, Official Public Records of Rockwall County, Texas:

THENCE South 64 deg 52 min 32 sec East, along said corner clip, a distance of 21.18 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner at the Southeast end of said corner clip on the West right-of-way of said Market Center Drive;

THENCE in a Southeasterly direction with the Southwest right-of-way of said Market Center Drive and the Northeast lines of said Lot 1A, the following courses and distances:

South 19 deg 46 min 24 sec East, a distance of 136.46 feet to a 1/2-inch iron rod with plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 630.00 feet, a central angle of 64 deg 32 min 45 sec, a chord bearing of South 52 deg 02 min 46 sec East, and a chord length of 672.78 feet;

Along said curve to the left, an arc distance of 709.72, to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for, said point being the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 38 deg 22 min 10 sec, a chord bearing of South 65 deg 08 min 03 sec East, and a chord length of 374.62 feet;

Along said curve to the right, an arc distance of 381.71 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

South 45 deg 56 min 58 sec East, a distance of 91.50 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner at the North end of a corner clip at the intersection of the West right-of-way with the Northwest right-of-way of Ralph M. Hall Parkway, an 85-foot right-of-way, as established by Plat of said Home Depot-Rockwall Addition;

THENCE South 01 deg 13 min 41 sec East, along said corner clip, a distance of 21.32 feet to an "X" cut in concrete found for corner on the Northwest right-of-way of said Ralph M. Hall Parkway;

THENCE South 43 deg 29 min 37 sec West, along the Northwest right-of-way of said Ralph M. Hall Parkway and the Southeast line of said Lot 1A, a distance of 1,010.21 feet to an "X" cut in concrete found for the Southwest corner of said Lot 1A on the Northeast line of said Church on the Rock Addition;

THENCE North 29 deg 26 min 15 sec West, along the Southwest line of said Lot 1A and the Northeast line of said Church on the Rock Addition, a distance of 521.68 feet to an "X" cut in concrete found for the Southeast corner of said R W Marketplace Associates tract, said point being the beginning of a curve to the left having a radius of 190.00 feet, a central angle of 11 deg 41 min 18 sec, a chord bearing of North 35 deg 16 min 54 sec West, and a chord length of 38.69 feet;

THENCE along the Southwest lines of said R W Marketplace Associates tract, the following courses and distances:

Along said curve to the left, an arc distance of 38.76 feet, to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 41 deg 07 min 33 sec West, a distance of 94.02 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 210.00 feet, a central angle of 11 deg 25 min 32 sec, a chord bearing of North 35 deg 24 min 47 sec West, and a chord length of 41.81 feet;

Along said curve to the right, an arc distance of 41.88 feet, to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner from which a 5/8-inch iron rod with plastic cap stamped "KHA" found bears North 02 deg 49 min 56 sec West, a distance of 0.62 feet;

North 29 deg 42 min 01 sec West, a distance of 227.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 210.00 feet, a central angle of 30 deg 23 min 48 sec, a chord bearing of North 14 deg 30 min 06 sec West, and a chord length of 110.11 feet;

Along said curve to the right, an arc distance of 111.41 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Northwest corner of said R W Marketplace Associates tract;

THENCE North 29 deg 26 min 15 sec West, along the Southwest line of said Lot 1A and the Northeast line of said Church on the Rock Addition, a distance of 282.69 feet to a 1/2-inch iron rod with plastic cap stamped "W.A.I. 5714" set for corner from which a 1/2-inch iron rod found bears North 31 deg 07 min 53 sec East, a distance of 0.75 feet;

THENCE North 11 deg 50 min 36 sec West, along the Southwest line of said Lot 1A and the Northeast line of said Church on the Rock Addition, a distance of 249.84 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 933,244 square feet or 21.424 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 22nd day of August, 2013, utilizing the Southeast line of Lot 1A, Block B, R W Marketcenter Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Page 134, Official Public Records of Rockwall County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **R W MARKETCENTER ADDITION**, Lots 1A-R, Block B, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the R W Marketcenter Addition subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or
part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

7. All detention systems to be maintained and repaired by property owner.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required
improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

Rockwall Dunhill LLC

By: _____
Name: Tim Denker
Title: Authorized Person

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared Stephen Brookshire, and acknowledge that he executed this instrument on behalf of the corporation, which acted for the partnership.

Given upon my hand and seal of office this _____day of _____, 2019.

_____ _____ _____
Notary Public in and for the State of _____ My Commission Expires:

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared Randall H. Noe and acknowledge that he executed this instrument on behalf of the corporation, which acted for the partnership.

Given upon my hand and seal of office this _____day of _____, 2019.

_____ _____ _____
Notary Public in and for the State of _____ My Commission Expires:

SURVEYOR'S CERTIFICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Leonard J. Lueker, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090
l.lueker@winkelmann.com

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, 2019.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2019.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, _____.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

CONSULTING ENGINEERS:
Winkelmann & Associates Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, TX 75230
(972) 490-7090

OWNER: (Lot 1A)
ROCKWALL DUNHILL, LLC
3100 Monticello Avenue
Suite 300
Dallas, Texas 75205
Phone: 214-261-9588

REPLAT
R W MARKETCENTER ADDITION
LOT 1A-R, BLOCK B
BEING A REPLAT OF LOT 1A, BLOCK B
R W MARKETCENTER ADDITION
BEING 21.424 ACRES OUT OF THE
JAMES SMITH SURVEY, ABSTRACT NO. 200 and
the E. P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7090 (972) 490-7099 FAX
DALLAS, TEXAS 75230
Texas Engineers Registration No. 89
Texas Surveyors No. 10086600 Expires 12/31/2015

COPYRIGHT © 2015, Winkelmann & Associates, Inc.

JAMES SMITH, ABSTRACT NO. 200 and the E. P. Gaines SURVEY, ABSTRACT NO. ##
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ROCKWALL DUNHILL, LLC
3100 MONTICELLO AVENUE, SUITE 300
ROCKWALL COUNTY, TEXAS

REPLAT
R W MARKETCENTER ADDITION
LOTS 1A-R, BLOCK B
21.424 ACRES

Date : 9.12.18	Scale : N/A	File : 50402.0B-PPLT	Project No. : 50402.0B

SHEET 3 OF 3

G:\50402\0B\SURVEY\Plats\50402.0B-PPLT.dwg

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/29/2019

APPLICANT: Tony Degeli of *A & W Surveyors.*

AGENDA ITEM: **P2019-004;** *Lot 7, Block A*, *Temunovic Addition*

SUMMARY:

Consider a request by Tony Degeli of A & W Surveyors on behalf of Michael Fisher for the approval of a replat for Lot 7, Block A, Temunovic Addition being a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District, situated within the Scenic Overlay (SOV) District, addressed as 1306 Summer Lee Drive, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat a 1.082-acre tract of land [*i.e. Lot 6, Block A, Temunovic Addition*] for the purpose of establishing firelane, public access, drainage & utility easements to allow for the construction of a medical office building. The subject property is situated within the Scenic Overlay (SOV) District, addressed as 1306 Summer Lee Drive, and zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

- ☑ A Specific Use Permit (SUP) [*i.e*. *Ordinance No. 17-52, S-175*] was approved by the City Council on October 2, 2017 allowing for a structure to exceed 36-feet in height within the Scenic Overlay District (SOV).

- ☑ A site plan [*i.e. SP2017-023*] was approved by the Planning and Zoning Commission on September 26, 2017.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for a *replat* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the replat for *Lot 7, Block A*, *Temunovic Addition*, staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.

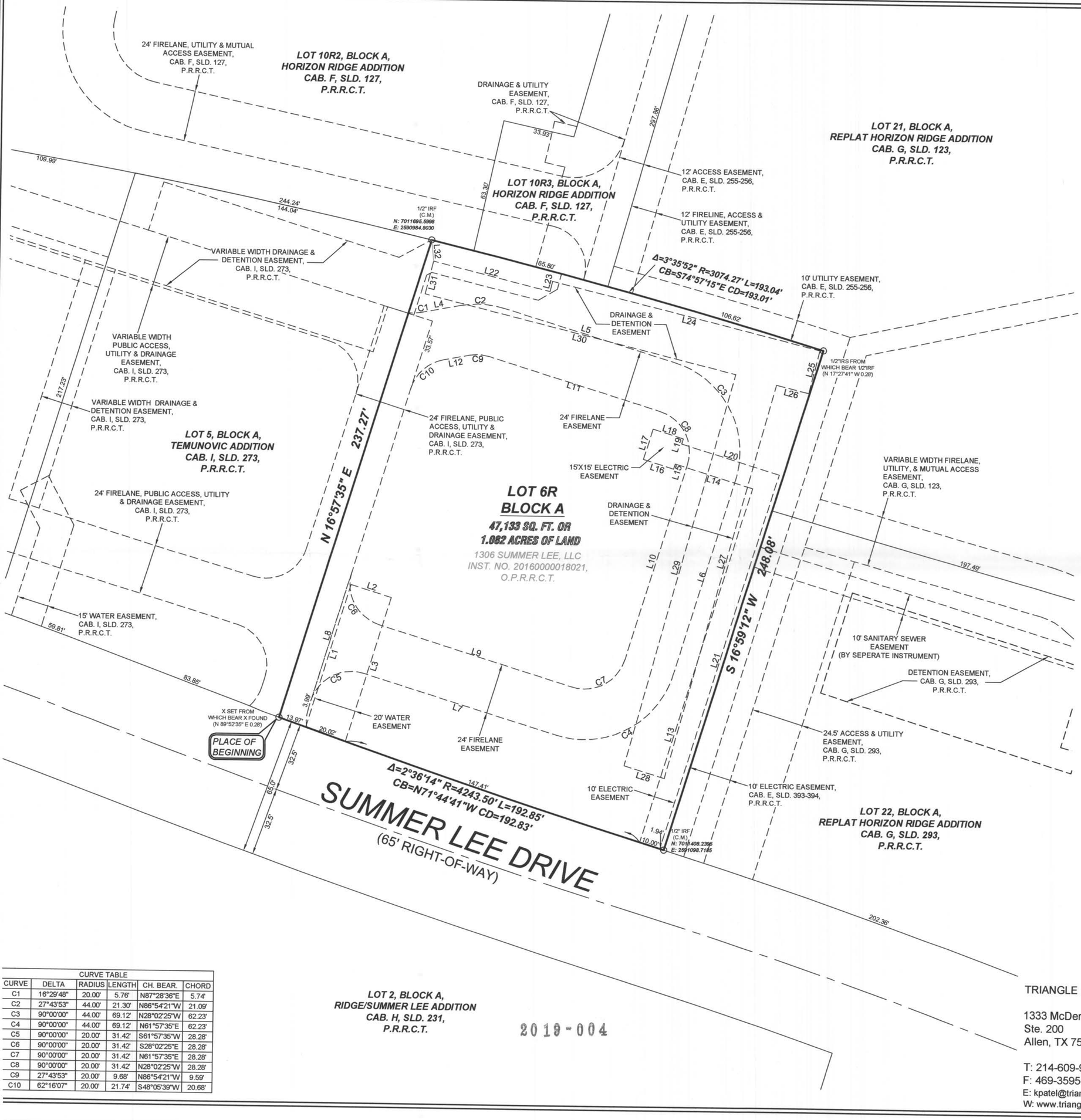
2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

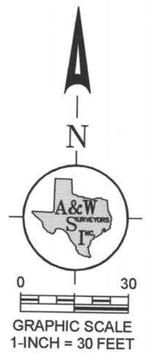


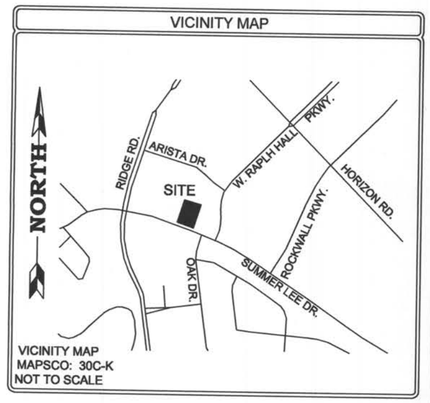
City of Rockwall

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.







GENERAL NOTES

1) Any structure new or existing may not extend across new property lines.

2) The purpose of this Replat is to define easements conditional to new development.

3) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).

4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection

5) 16" Water lines shown are approximate location.

6) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LINE TABLE		
LINE	LENGTH	BEARING
L1	70.66'	N16°57'35"E
L2	20.00'	S73°02'25"E
L3	71.45'	S16°57'35"W
L4	19.18'	N79°13'42"E
L5	84.96'	S73°02'25"E
L6	96.90'	S16°57'35"W
L7	95.82'	N73°02'25"W
L8	64.00'	S16°57'17"W
L9	95.82'	N73°02'25"W
L10	96.90'	S16°57'35"W
L11	84.96'	S73°02'25"E
L12	12.27'	N79°13'42"E
L13	175.80'	N16°57'35"E
L15	2.50'	S16°57'35"W
L17	15.00'	N16°57'35"E
L18	15.00'	S73°02'25"E
L19	2.50'	S16°57'35"W
L20	48.63'	S73°02'25"E
L21	185.82'	S16°57'35"W
L22	57.00'	S76°10'25"E
L23	5.00'	N13°49'35"E
L24	131.00'	S76°10'25"E
L25	21.00'	S13°49'35"W
L26	15.79'	N76°10'25"W
L27	193.50'	S15°10'47"W
L28	20.01'	N73°02'25"W
L29	192.41'	N15°10'47"E
L30	152.20'	N76°10'25"W
L31	16.00'	N13°49'35"E
L32	10.07'	S05°37'20"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	16°29'48"	20.00'	5.76'	N87°28'36"E	5.74'
C2	27°43'53"	44.00'	21.30'	N86°54'21"W	21.09'
C3	90°00'00"	44.00'	69.12'	N28°02'25"W	62.23'
C4	90°00'00"	44.00'	69.12'	N61°57'35"E	62.23'
C5	90°00'00"	20.00'	31.42'	S61°57'35"W	28.28'
C6	90°00'00"	20.00'	31.42'	S28°02'25"E	28.28'
C7	90°00'00"	20.00'	31.42'	N61°57'35"E	28.28'
C8	90°00'00"	20.00'	31.42'	N28°02'25"W	28.28'
C9	27°43'53"	20.00'	9.68'	N86°54'21"W	9.59'
C10	62°16'07"	20.00'	21.74'	S48°05'39"W	20.68'

LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
CAB.	Cabinet
SLD.	Slide
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet

TRIANGLE ENGINEERING

1333 McDermott Drive
Ste. 200
Allen, TX 75013

T: 214-609-9271
F: 469-3595-6709
E: kpatel@triangle-engr.com
W: www.triangle-engr.com

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Owner: 1306 Summer Lee, LLC
~ 2344 Harvest Ridge Drive, Rockwall, Texas75032 ~

Job No: 18-0032 | Drawn by: 517 | Date: 01-08-2018 | Revised:

"A professional company operating in your best interest"

REPLAT
LOT 6R, BLOCK A TEMUNOVIC ADDITION

1.082 ACRES OF LAND
BEING A REPLAT OF LOT 6, BLOCK A
TEMUNOVIC ADDITION
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
EDWARD TEAL SURVEY ABSTRACT NO. 207
CASE FILE NO. SP2017-023

OWNER'S CERTIFICATE

WHEREAS 1306 Summer Lee, LLC is the sole owner of a tract of land located in the EDWARD TEAL SURVEY, Abstract No. 207, City of Rockwall, Rockwall County, Texas, and being Lot 6, Block A, of Temunovic Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet I, Slide 237, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to 1306 Summer Lee, LLC, recorded in Instrument No. 20160000018021, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at an "X" set in the North line of Summer Lee Drive, a 65' right-of-way, at the common Southerly corner of Lot 5, and said Lot 6, Block A, of said Temunovic Addition;

Thence North 16°57'35" East, a distance of 237.27' to a 1/2" iron rod found in the South line of Lot 10R2, Block A, of Horizon Ridge Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 127, Plat Records, Rockwall County, Texas, said point being at the beginning of a non-tangent curve to the right, having a central angle of 03°35'52", a radius of 3074.27', and a chord bearing and distance of South 74°57'15" East, 193.01';

Thence Southeasterly, along said curve to the right, an arc distance of 193.04' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the interior 'el' corner of Lot 21, Block A, of Replat Horizon Ridge Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, SLide 123, Plat Records, Rockwall County, Texas, same being the Northeast corner of said Lot 6, Block A;

Thence South 16°59'12" West, a distance of 248.08' to a 1/2" iron rod found in the said North line of Summer Lee Drive, at the Southwest corner of Lot 22, Block A, of Replat Horizon Ridge Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, SLide 293, Plat Records, Rockwall County, Texas, same being the Southeast corner of said Lot 6, Block A, and being at the beginning of a non-tangent curve to the left, having a central angle of 02°36'14", a radius of 4243.50', and a chord bearing and distance of North 71°44'41" West, 192.83';

Thence Northwesterly, along said curve to the left and said North line, an arc distance of 192.85' to the PLACE OF BEGINNING and containing 47,133 square feet or 1.082 of an acre of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 20__.

_____
John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

That, 1306 Summer Lee, LLC, the undersigned owners of the land shown on this plat, designated herein as ***LOT 6R, BLOCK A, TEMUNOVIC ADDITION*** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the TEMUNOVIC ADDITION have been notified and signed this plat.
I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

_____
Name:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 20__.

_____
Notary Public in and for The State of Texas

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission *Date*

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20__.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.
WITNESS OUR HANDS, this _____ day of _____, _____.

_____ _____ _____
Mayor, City of Rockwall *City Secretary* *City Engineer*

TRIANGLE ENGINEERING

1333 McDermott Drive
Ste. 200
Allen, TX 75013

T: 214-609-9271
F: 469-3595-6709
E: kpatel@triangle-engr.com
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WWW.AWSURVEY.COM

Owner: 1306 Summer Lee, LLC
~ 2344 Harvest Ridge Drive, Rockwall, Texas75032 ~

Job No: 18-0032 | Drawn by: 517 | Date: 01-08-2018 | Revised:

"A professional company operating in your best interest"

REPLAT

LOT 6R, BLOCK A TEMUNOVIC ADDITION

1.082 ACRES OF LAND
BEING A REPLAT OF LOT 6, BLOCK A
TEMUNOVIC ADDITION
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
EDWARD TEAL SURVEY ABSTRACT NO. 207
CASE FILE NO. SP2017-023

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/29/2019

APPLICANT: Tom Jones

AGENDA ITEM: **Z2018-056;** *Zoning Change (AG to LI)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Tom Jones on behalf of Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a zoning change from an Agricultural (AG) District to a Light Industrial (LI) District for a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting a change in zoning from an Agricultural (AG) District to a Light Industrial (LI) District for the purpose of constructing a *house of worship* on the subject property. The subject property is situated on a 6.03-acre tract of land, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, and located east of the intersection of Justin Road and John King Boulevard. The subject property was annexed in 1985 [*Ordinance No. 85-69*] and IS zoned Agricultural (AG) District. The Agricultural (AG) District is a holding district with the intent that a property will be rezoned in conformance with the Future Land Use Plan contained in the Comprehensive Plan. According to Section 1.0, *Use of Land and Buildings*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a house of worship is permitted in an Agricultural (AG) District by Specific Use Permit (SUP) or permitted by-right in a Light Industrial (LI) District. The proposed request to rezone the property to Light Industrial (LI) District is in conformance with the City's Future Land Use Plan.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north of the subject property is a railroad (*i.e. Union Pacific/Dallas Garland N. E.*) followed by several vacant tracts of land. Beyond this is Airport Road which is identified as a M4U (*Major Collector, four [4] lane, undivided roadway)* on the City's Master Thoroughfare Plan. Beyond this is the Rockwall Municipal Airport. These areas are zoned Agriculture (AG) District.

South*:* Directly south of the subject property is Justin Road, which is identified M4D (*Major Collector, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan. Beyond this are several vacant tracts of land zoned Light Industrial (LI) District and Commercial (C) District followed by IH-30*,* which is identified as a TxDOT roadway on the City's Master Thoroughfare Plan.

East: Directly east of the subject property are several vacant tracts of land zoned Agricultural (AG) District and Light Industrial (LI) District. Beyond this is FM-3549, which is identified as a TxDOT Roadway, which delineates the city limits of Rockwall.

West: Directly west of the subject property is a small vacant tract of land followed by S. John King Boulevard, which is identified as a P6D (*Principal Arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are two (2) manufacturing companies (*i.e. Channell Commercial Corporation and Graham Packaging Technologies*). These areas are zoned Light Industrial (LI) District.

UNIFIED DEVELOPMENT CODE:

According to the purpose statements stipulated in Subsection 5.02, *Light Industrial (LI) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Light Industrial (LI) District is intended for industrial parks and larger cleaner types of industries and located close to an arterial capable of carrying commercial traffic. In this case, the subject property is located at the intersection of an arterial and a major collector (*i.e. S. John King Blvd and Airport Road*) and conforms to these requirements. The following is a summary of the minimum development standards for a property within a Light Industrial (LI) District:

Ordinance Provisions	*Zoning District Standards*
Minimum Lot Area	*12,500 SF*
Minimum Lot Width	*100-Feet*
Minimum Lot Depth	*125-Feet*
Minimum Front Yard Setback	*25-Feet*
Minimum Rear Yard Setback	*10-Feet*
Minimum Side Yard Setback	*15-Feet 1/2 Building Height*
Maximum Height	*60-Feet*
Minimum Masonry Requirement	*90%*
Maximum Impervious Parking	*90-95%*
Maximum Building Coverage	*60%*
Floor Area Ratio	*2:1*

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan, designates the subject property for ***Technology/Employment*** land uses, which is characterized by employment-oriented businesses, typically situated in larger centers that have access to key transportation networks. In this case, the applicant's request to rezone the property to Light Industrial (LI) District is in conformance with the Future Land Use Plan; however the land use (*i.e. a house of worship*) is considered to be a ***Quasi-Public*** land use. This will necessitate a change in the Future Land Use Plan and this change has been made a condition of approval.

STAFF ANALYSIS:

According to the Future Land Use Plan, the subject property is located within the Central District and is designated for ***Technology/Employment*** land uses. The ***Technology/Employment*** designation is typically associated with Light Industrial (LI) District zoning. Alternatively, the plan allows the City Council to consider requests conforming to the ***Special Commercial Corridor***, which is typically associated with Commercial (C) District zoning. In this case, the applicant originally submitted a request for Commercial (C) District zoning; however, after reviewing the case staff suggested that the applicant consider Light Industrial (LI) District zoning. The reason for this suggestion is two (2) fold: (1) this property is directly adjacent to John King Boulevard and would hinder the visibility of adjacent properties that do not front onto John King Boulevard, therefore it is a reasonable expectation that the adjacent properties will develop in accordance with the ***Technology/Employment*** designation, and (2) the adjacent properties proximity to the existing railroad tracks may make the adjacent property better suited to Light Industrial (LI) District zoning in the future.

Staff should also note that while the Church could maintain its Agricultural (AG) District zoning by requesting a Specific Use Permit (SUP), a SUP would necessitate that the Church amend

said SUP with every proposed change on the property. The Light Industrial (LI) District zoning will allow the church the flexibility to make improvements to the property in conformance with the UDC without the burden of a public hearing process for every proposed improvement. With that being said, approval of a zoning change is discretionary to the City Council, pending a recommendation from the Planning and Zoning Commission. In this case, the Planning and Zoning Commission and City Council have the discretion to approve the request as submitted (*i.e. Light Industrial [LI] District*) or choose to downzone the property to a Commercial (C) District. Either zoning district allows the *House of Worship* land use *by-right.*

NOTIFICATION:

On January 14, 2019, staff mailed 10 notices to property owners and residents within 500-feet of the subject property. There are no HOA's/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff also advertised the public hearings in the Rockwall Herold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had not received any notices concerning this case.

RECOMMENDATIONS:

Should the Planning and Zoning Commission recommend approval of the change in zoning, staff would recommend the following conditions of approval:

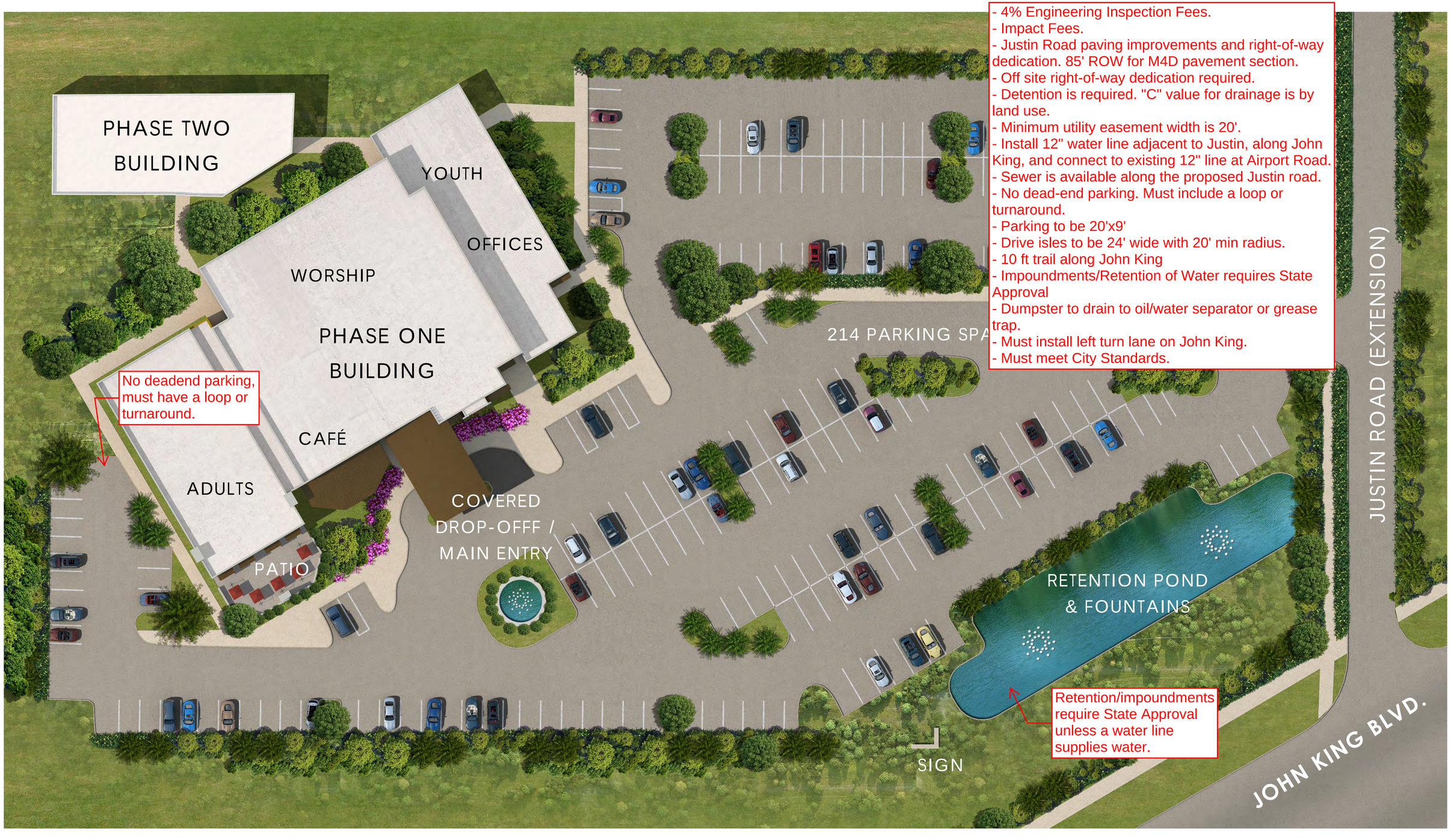
1) Any construction or building necessary to complete this change in zoning request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Plan. Specifically, this will change the designation of the subject property from a *Technology/Employment* land use designation to a *Quasi-Public* land use designation;

ROCKWALL FRIENDSHIP BAPTIST CHURCH

NEW WORSHIP CENTER

CROSSPOINTE CHURCH ARCHITECTS
designing buildings that grow churches



ROCKWALL FRIENDSHIP BAPTIST CHURCH

MASTER SITE PLAN

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designing buildings that grow churches



ROCKWALL FRIENDSHIP BAPTIST CHURCH

FLOOR PLAN

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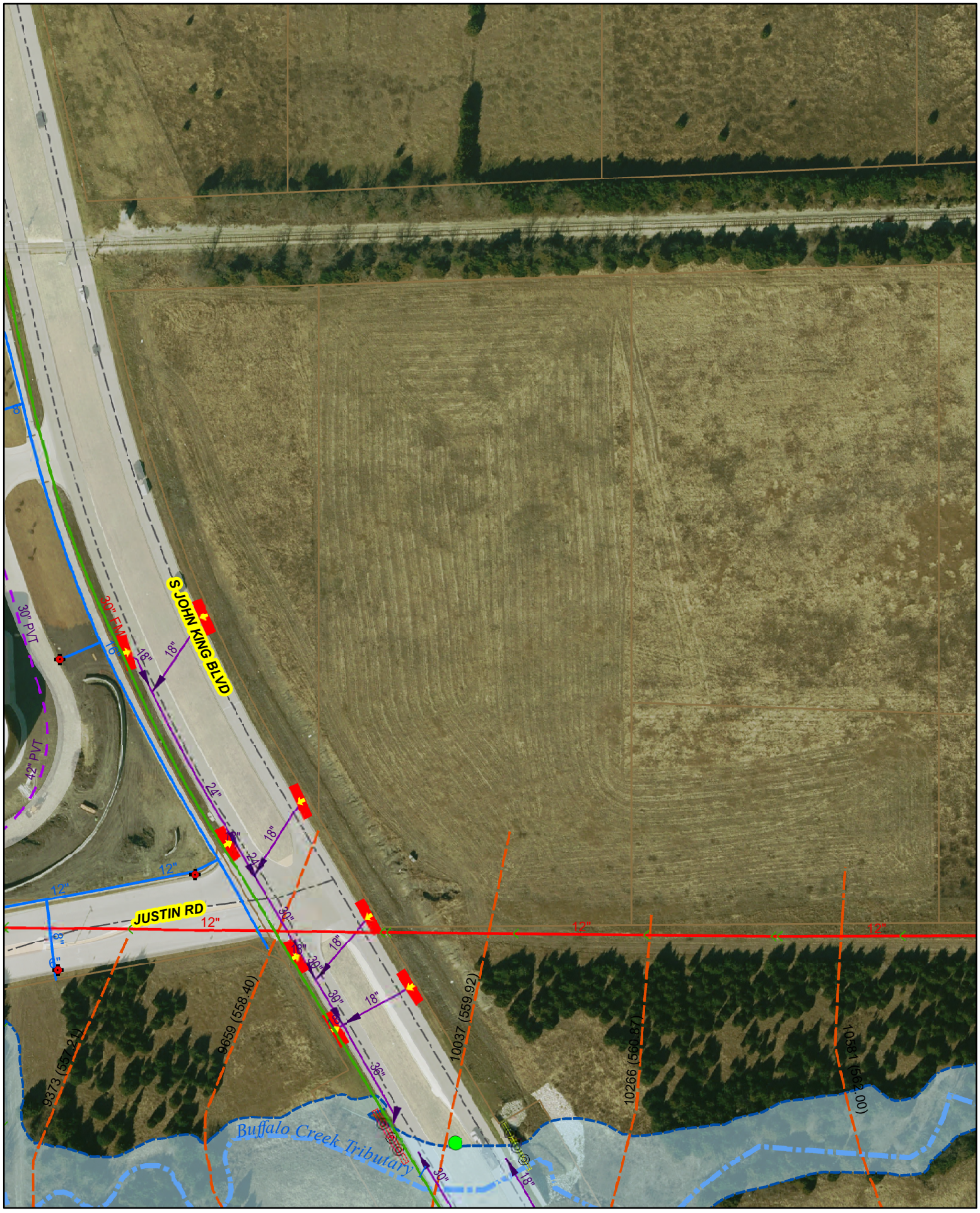


City of Rockwall

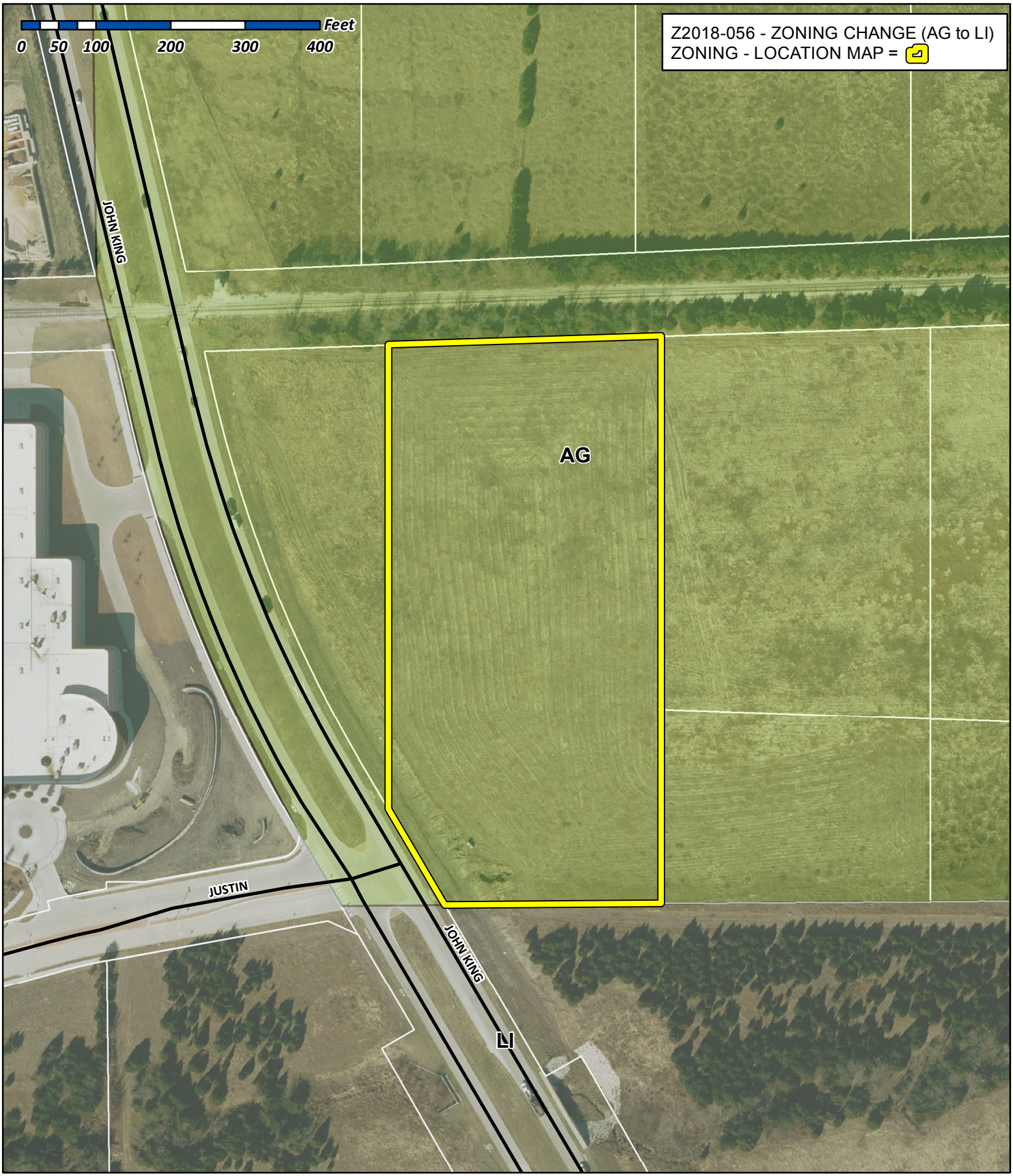
N
W E
S

0 50 100 Feet

CITY OF ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS
1 inch = 142 feet
Date: 12/3/2018

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

Approximate Utility Locations



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.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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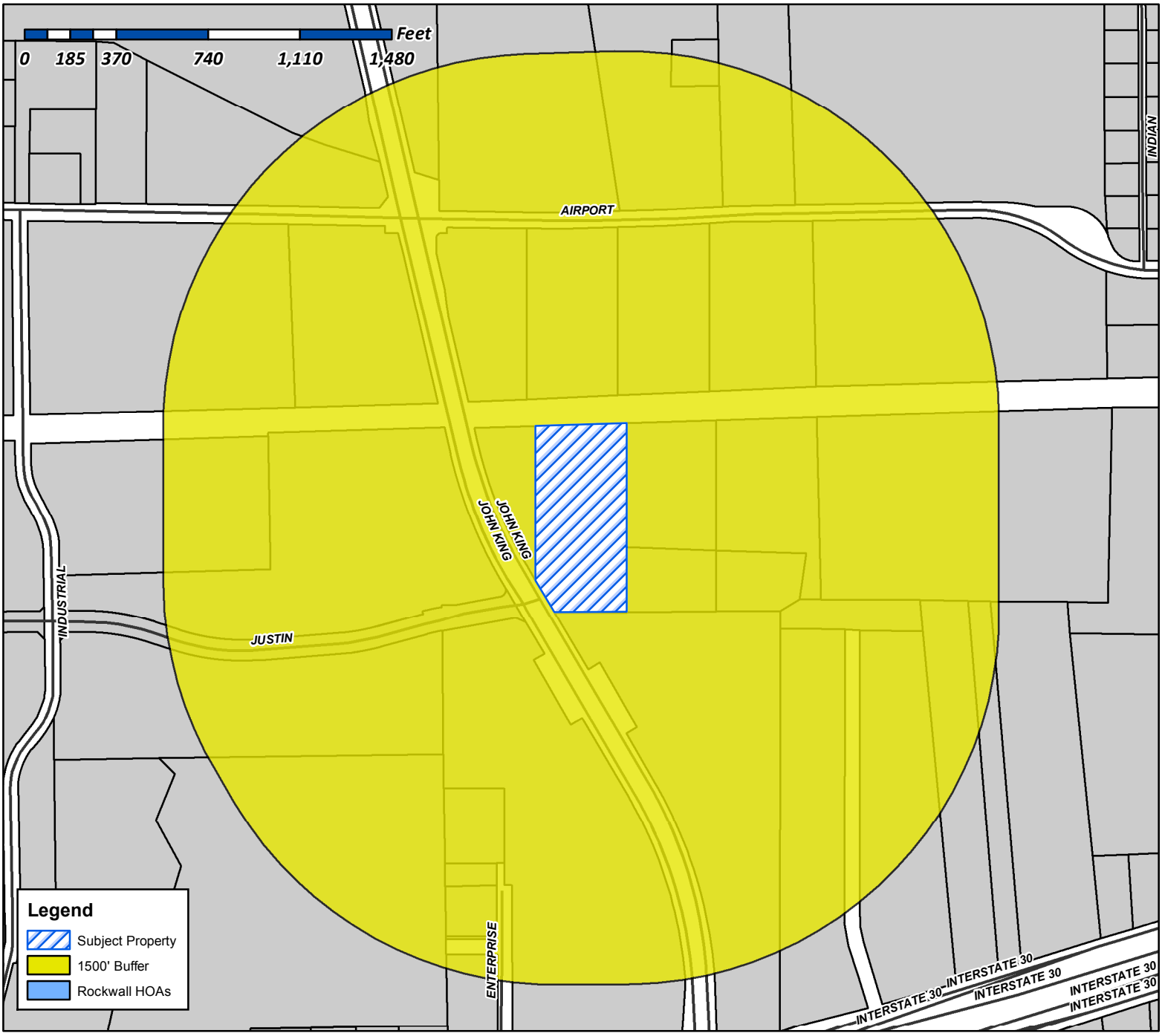
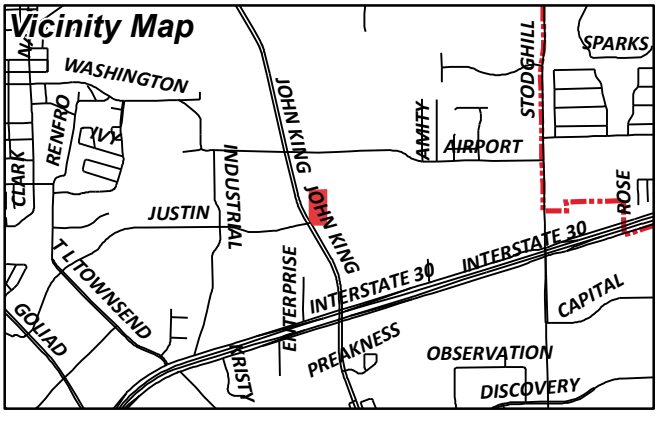


Case Number: Z2018-056
Case Name: Zoning Change (AG to LI)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: East of the Intersection of Justin Road and John King Blvd.

Date Created: *1/25/2019*

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



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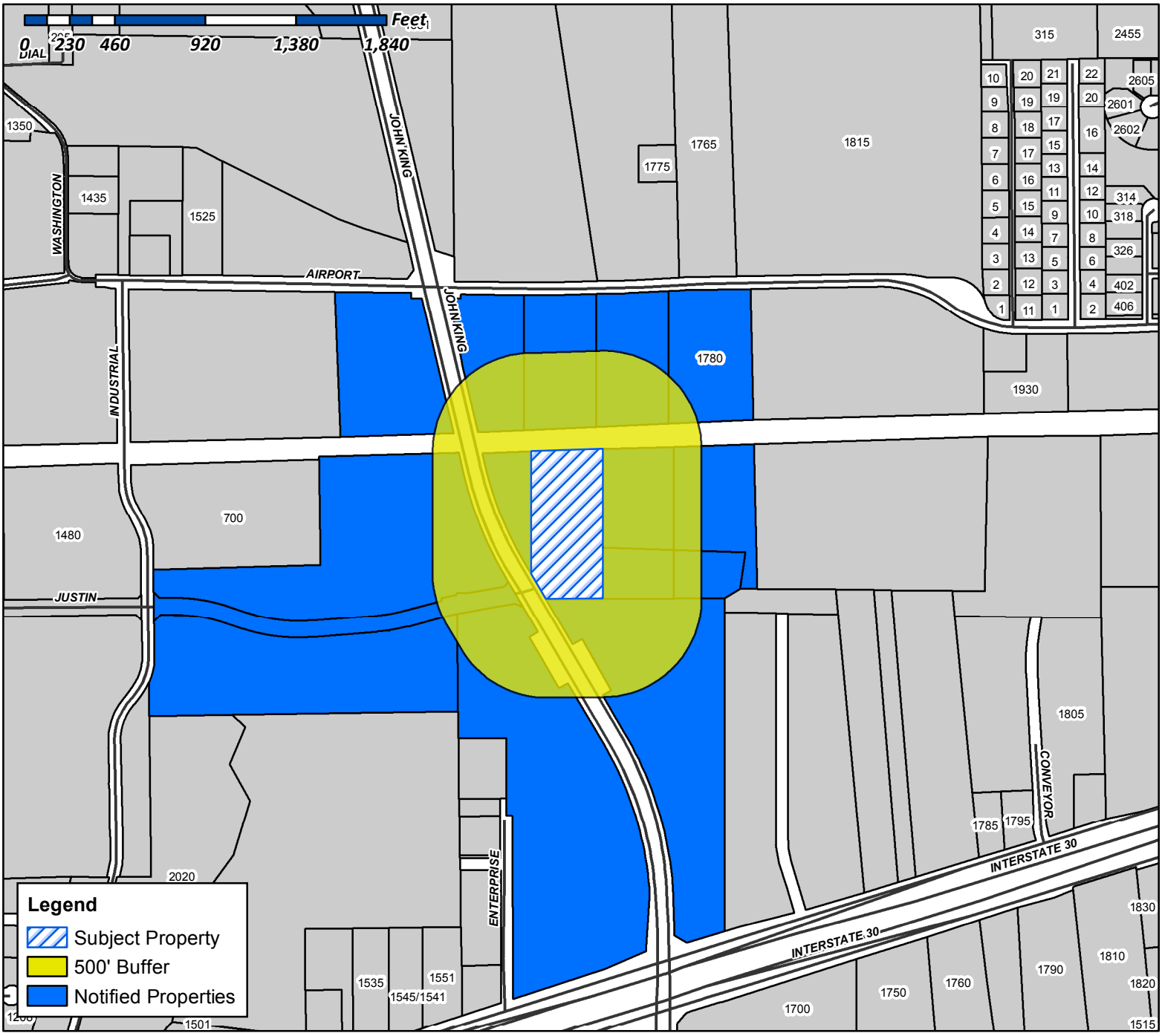

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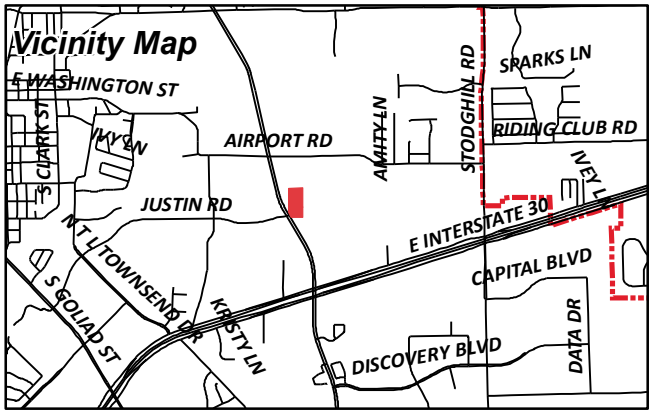


Date Created: 12/14/2018

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

CURRENT RESIDENT
1780 AIRPORT RD
ROCKWALL, TX 75087

ATHEY JACKIE RAY
1780 AIRPORT RD
ROCKWALL, TX 75087

VALK RON
1834 S FM 551
FATE, TX 75189

WILLCAR HOLDINGS LLC
ATTN: WILLIAM H CHANNELL JR
26040 YNEZ ROAD
TEMECULA, CA 92591

TEMUNOVIC PARTNERSHIP LTD
3021 RIDGE RD SUITE A57
ROCKWALL, TX 75032

ROCKWALL FRIENDSHIP BAPTIST CHURCH
REV SHANON THOMAS, PASTOR
5651 STATE HIGHWAY 276
ROYSE CITY, TX 75189

ATHEY JO ANN
PO BOX 219
LAVON, TX 75166

ATHEY BOBBY FRANK
PO BOX 472051
GARLAND, TX 75047

ATHEY BOBBY FRANK
PO BOX 472051
GARLAND, TX 75047

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

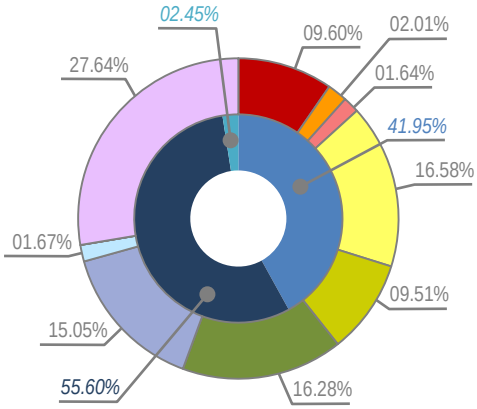
The *Central District* is composed of a wide range of land uses that very from single-family to industrial. The district's residential areas consist of suburban residential (*e.g. Park Place*), estate and rural residential (*e.g. Rolling Meadows Subdivision*), and higher density residential developments (*e.g. Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- *and City* -- in an east/west direction. The Ralph Hall Municipal Airport and several other large public/school facilities are also located within the boundaries of this district.

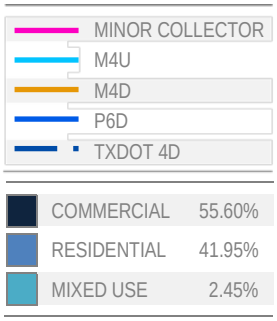
John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

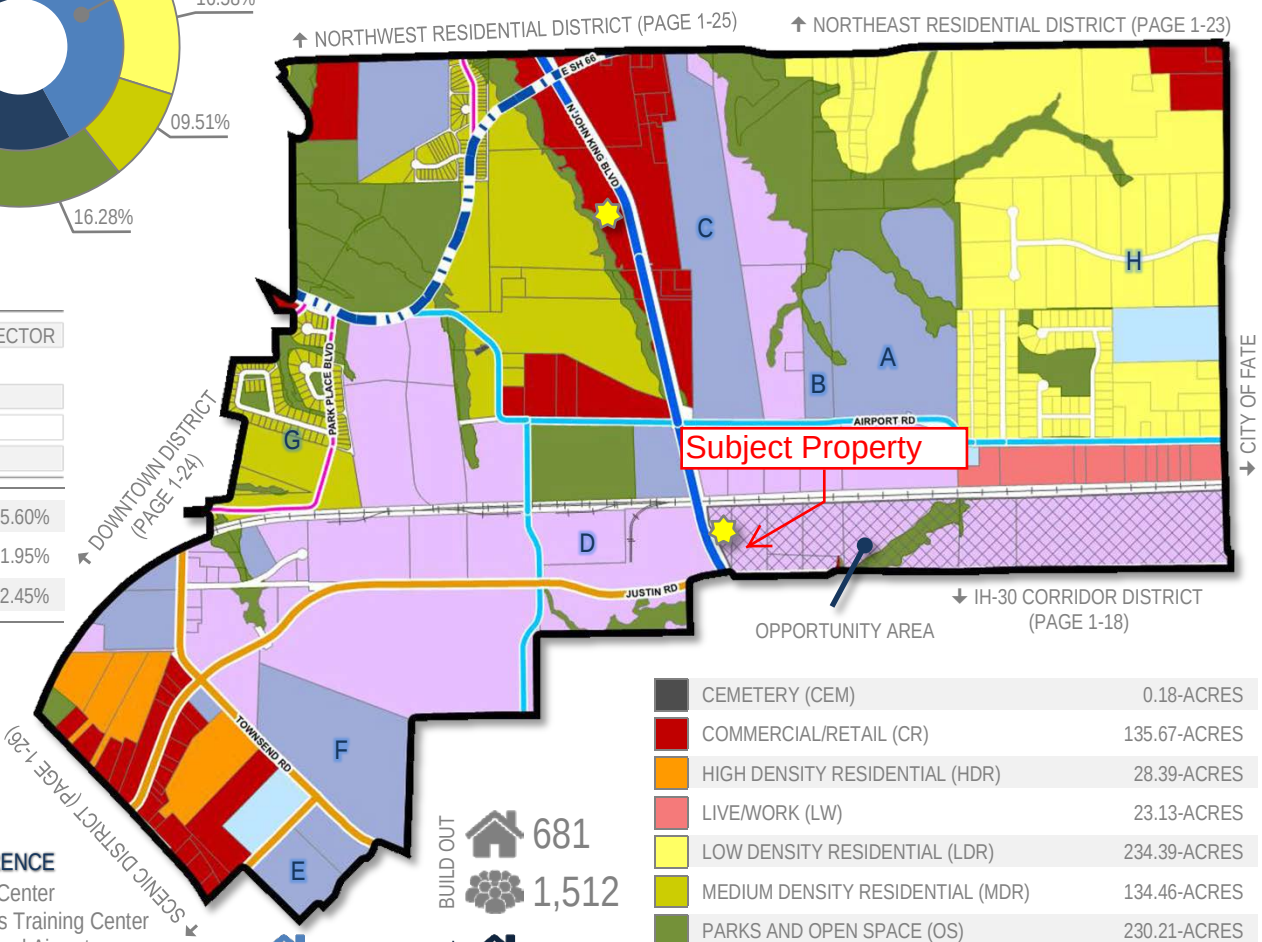
DISTRICT STRATEGIES

The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

1. *Live/Work*. The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
2. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should *not* be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (*i.e. Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition *(e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
3. *Commercial/Retail Centers*. The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
4. *Industrial/Special Commercial Corridor Opportunity Area*. The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor.*
5. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.







POINTS OF REFERENCE

A. Animal Adoption Center
B. Regional Firearms Training Center
C. Ralph Hall Municipal Airport
D. Leon Tuttle Athletic Complex
E. Rockwall County Courthouse
F. Utley Middle School
G. Park Place Subdivision
H. Rolling Meadows Subdivision

	CURRENT	BUILD OUT	% OF ROCKWALL
	220	681	1.10%
	71	1,512	3.91%
	488		0.82%

CEMETERY (CEM)	0.18-ACRES
COMMERCIAL/RETAIL (CR)	135.67-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	28.39-ACRES
LIVE/WORK (LW)	23.13-ACRES
LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	134.46-ACRES
PARKS AND OPEN SPACE (OS)	230.21-ACRES
PUBLIC (P)	212.77-ACRES
QUASI-PUBLIC (QP)	23.65-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	0.07-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	390.78-ACRES

ROCKWALL FRIENDSHIP BAPTIST CHURCH

NEW WORSHIP CENTER

CROSSPOINTE CHURCH ARCHITECTS
designing buildings that grow churches



ROCKWALL FRIENDSHIP BAPTIST CHURCH

MASTER SITE PLAN

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ROCKWALL FRIENDSHIP BAPTIST CHURCH

FLOOR PLAN

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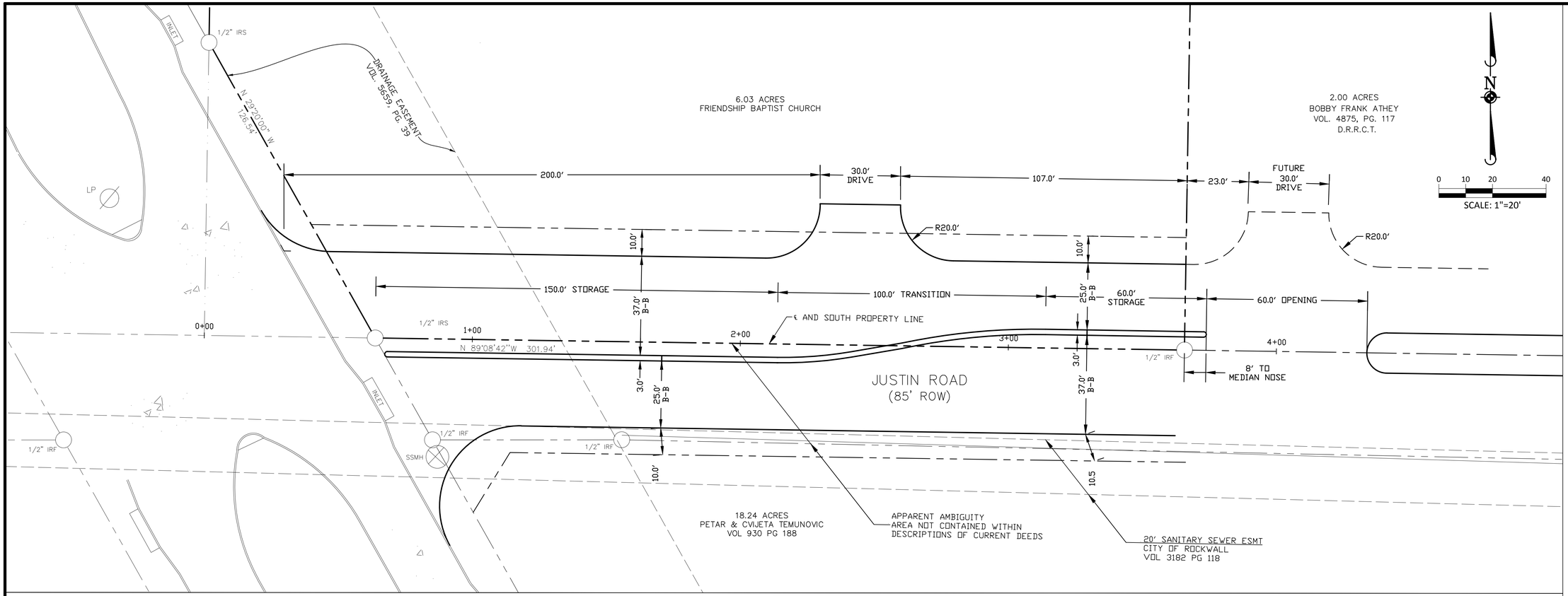
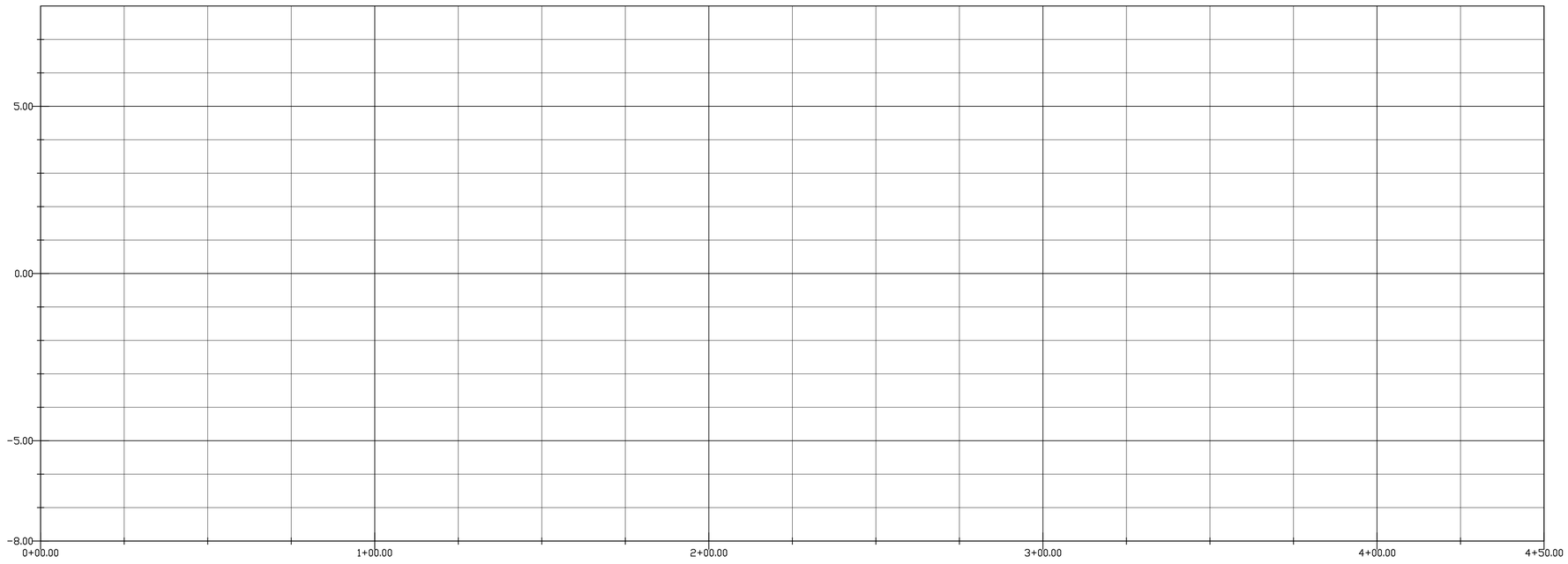




DRAWN BY | REVISIONS | DATE

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
tjones@tomden.com
FIRM No. 19244

JUSTIN ROAD EXTENSION
FRIENDSHIP BAPTIST CHURCH
PRELIMINARY ROADWAY LAYOUT

THOMAS P. JONES, P.E.
TEXAS P.E. No. 58887
ISSUED THIS DATE:
DECEMBER 10, 2018

PROJ. MGR.: TJ
PROJ. ASSOC.: AC
DRAWN BY: AC
DATE: 12/10/2018
SCALE:

SHEET
1 OF 1

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

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, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT ON A 6.03-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-4 OF THE D. HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND FURTHER DESCRIBED IN *EXHIBIT 'B'* OF THIS ORDINANCE; 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 Tom Jones on behalf of Susan Thomas of Rockwall Friendship Baptist Church for a change in zoning from an Agricultural (AG) District to a Light Industrial (LI) District on a 6.03-acre tract of land identified as Tract 2-4 of the D. Harr Survey, Abstract No. 103, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and more fully depicted in *Exhibit 'A'* and described in *Exhibit 'B'* 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] 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, 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 of the *Subject Property* from an Agricultural (AG) District to a Light Industrial (LI) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Light Industrial (LI) District as stipulated in Section 1.1*, Use of Land and Buildings,* of Article IV*, Permissible Uses* and Subsection 5.02*, Light Industrial (LI) District,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

DRAFT 01.25.19

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the 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 (UDC) 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; and

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, 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 19TH DAY OF FEBRUARY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

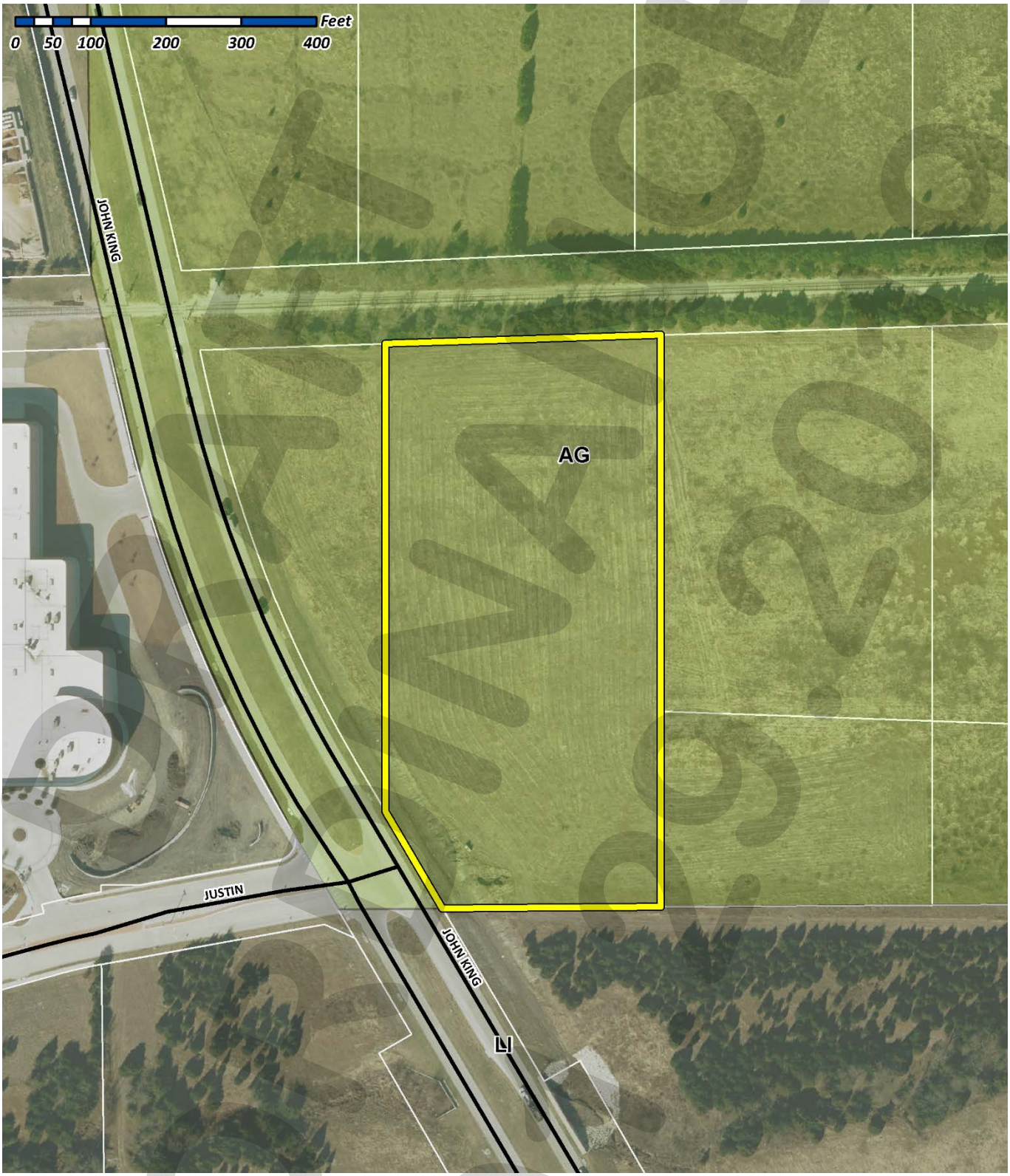
1st Reading: *February 4, 2019*

2nd Reading: *February 19, 2019*

DRAFT ORDINANCE 01.29.19

Exhibit 'A'
Zoning Exhibit

Legal Description: *Tract 2-4 of the D. Harr Survey, Abstract No. 102*



ORIGINAL PAGE 02-29-2019

Exhibit 'B'
Legal Description

All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 120, City of Rockwall, Rockwall County, Texas, and being a part of a 50 acres tract of land as described in a Warrantydeed to F.B. Athey, as recorded in Volume 42, Page 91 of the Deed Records of Rockwall County, Texas, and being a part of Tract B2 as described in a Deed to Bobby Frank Athey, as recorded in Volume 4875, Page 117 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 south right-of-way line of M.K. & T. Railroad, said point being at the northwest corner of Tract B2, said point being N. 89 deg. 23 min. 21 sec. E, a distance of 360.54 feet from the intersection of the west boundary of said 50 acres and said railroad right-of-way;

THENCE N. 89 deg. 23 min. 21 sec. E. along said right-of-way line, a distance of 365.97 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 56 min. 05 sec. W. a distance of 732.64 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 08 min. 42 sec. W. a distance of 301.94 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the northeast right-of-way line of John King Boulevard, per Volume 5659, Page 39 of the Official Public Records of Rockwall County, Texas;

THENCE N. 29 deg. 20 min. 00 sec. W. along said right-of-way line, a distance of 126.54 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 00 deg. 55 min. 26 sec. E. a distance of 613.93 feet to the POINT OF BEGINNING and containing 262,780 square feet or 6.03 acres of land.

DRAFT ORDINANCE 01.29.19

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Korey Brooks, *Senior Planner*

CC: Ryan Miller, *Director of Planning and Zoning*

DATE: January 29, 2019

SUBJECT: MIS2019-002; *Masonry Exception for Accessory Building*

The applicant is requesting approval of a masonry exception to allow a metal accessory building on the subject property. In November 2018, the applicant submitted a request for the approval of a Specific Use Permit (SUP) for an accessory building that did not meet the requirements of the Unified Development Code (UDC). Specifically, the applicant was proposing an accessory building that exceeded the maximum size requirements (*i.e. an ~ 3,000 SF metal building*), exceeded the number of allowable accessory buildings (*i.e. there are two [2] existing metal buildings on the property*), and did not conform to the minimum masonry requirements of the Unified Development Code (UDC). On November 13, 2018, the Planning and Zoning Commission passed a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0 with Vice-Chair Chodun absent. On November 19, 2018, the City Council expressed disapproval of the proposed cladding (*i.e. metal*) and the size of the building, and a motion to approve the Specific Use Permit (SUP) failed by a vote of 0-5 with Mayor Pruitt and Council Member Trowbridge absent. Since that time, the City Council approved a text amendment allowing the Board of Adjustments (BOA) the ability to grant an exception to the maximum size requirements of accessory buildings, and the Planning and Zoning Commission the ability to grant variances to the masonry requirements. This eliminated the requirement of a Specific Use Permit (SUP) for accessory buildings not meeting the requirements of the Unified Development Code (UDC).

In response to this change, the applicant submitted a request to the Director of Planning and Zoning proposing a 2,000 SF building (*i.e. 1,000 SF smaller than originally requested*) with a four (4) foot high masonry wainscot on the front facade. In accordance with Section 8.3, *City Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the UDC, the Director of Planning reviewed the request and -- *after conferring with the City Attorney* -- determined that the request represented a substantial change from the request that was denied by the City Council. It should be noted that at the time the determination was made, staff recommended to the applicant that the masonry wainscot should be extended to all four (4) sides of the building. Based on the substantial change, the applicant submitted a request for a variance to the maximum size requirements to the Board of Adjustments (BOA). On January 10, 2019, the Board of Adjustments (BOA) granted a variance [*Order No. BOA 2019-2-V*] to allow an accessory building that exceeded the maximum allowable size and the maximum number of accessory buildings permitted (*i.e. a total of three [3] accessory buildings*) on the subject property. Based on this approval, the applicant has the ability to construct a 2,000 SF accessory building meeting the minimum masonry requirements on the subject property by-right; however, since the proposed building is metal and does not conform to the minimum masonry requirements, a masonry exception from the Planning and Zoning Commission is required. According to Subsection 7.04, *Accessory Structure Development Standards*, of Article V, *District Development Standards*, of the UDC, "(a)ccessory buildings and accessory structures not meeting the masonry requirements shall require approval of an exception from the Planning and Zoning Commission." The approval of any exception to the minimum masonry requirements is a discretionary decision for the Planning and Zoning Commission.

ORDER OF THE BOARD OF ADJUSTMENT
OF THE CITY OF ROCKWALL, TEXAS

ORDER NO. BOA 2019-2-V

WHEREAS, the Board of Adjustment held a public hearing on the 10th day of January , 2019, to consider the application of Mr. Rubin E. Harle, as owner for the tract of land described below, for a variance from the SF-1 zoning which allows 2 accessory structures up to 225 square feet and 15' in height, or 1225 square feet and 15' high accessory structure and 1 detached garage up to 900 square feet and 15' in height.

WHEREAS, the applicant requested a variance from the said zoning which to allow an accessory structure to be built in excess of the maximum allowable size and an increase in the allowable number of accessory structures on a track of land known as Lot 5R, Block A, Zion Addition, zoned Single-Family One (SF-1) District, addressed as 825 Zion Hill Circle.

WHEREAS, after due consideration and discussion it appears that the granting of such a variance would not cause an adverse effect on the surrounding properties and would not be contrary to the public interest.

NOW, THEREFORE BE IT ORDERED BY THE BOARD OF ADJUSTMENT OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this order as if copied in their entirety.

Section 2. That the request from the applicant for this Board to grant a variance from the zoning, be and in the same is hereby granted so as to an accessory structure to be built in excess of the maximum allowable size and an increase in the allowable number.

Section 3. That the Building Official of the City is hereby authorized and directed to issue the appropriate permits, if any, for the above described property under the terms and conditions of this Order.

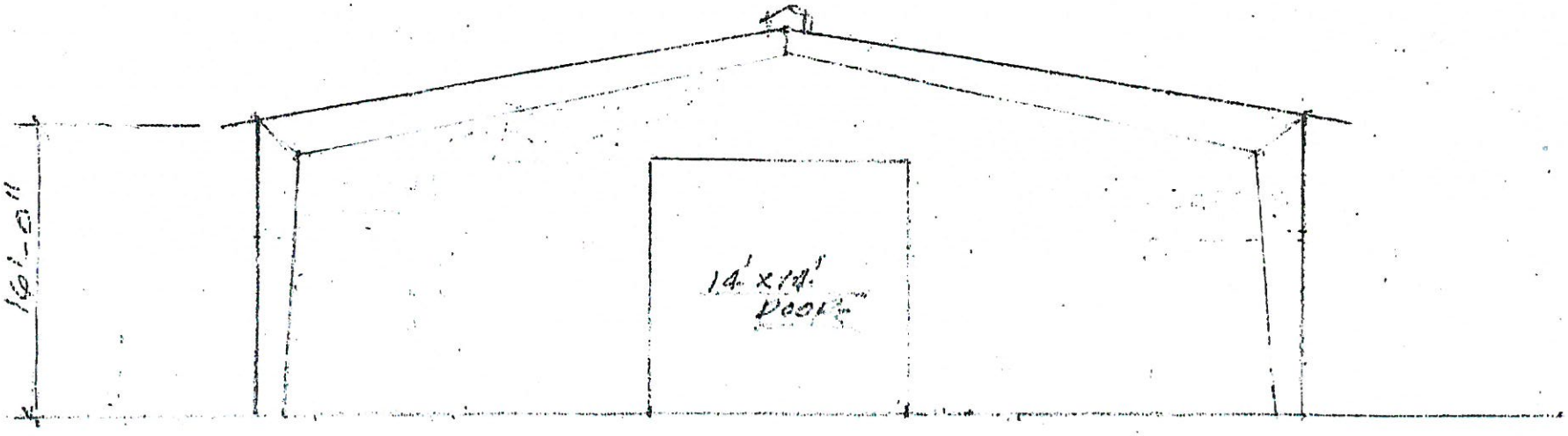
Section 4. That this Order was passed by the concurring vote of at least four (4) members of the Board of Adjustment and is effective as of the 10th day of January , 2019,

ATTEST:

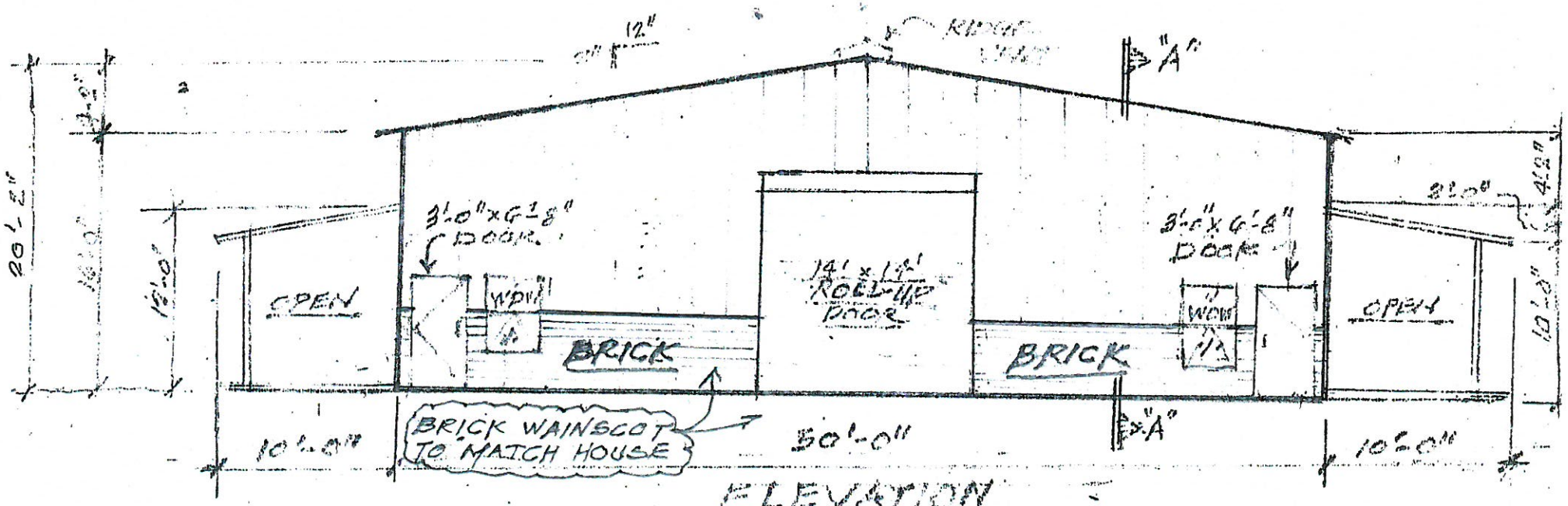
Secretary

APPROVED:

Chairman



SECTION "A-A"



ELEVATION

HARLE RESIDENCE
823 ZION HILL CIRCLE, ROCKWALL

SCALE: 1/8" = 1'-0"

15 SEP 2015

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: January 29, 2019

SUBJECT: *Z2019-001; Amendment to Article IV, Permissible Uses, of the UDC to amend Guest Quarters/Secondary Living Units and to add Barns or Agricultural Accessory Buildings to the Land Use Charts and Land Use Standards*

On January 7, 2019, the City Council directed staff to amend the *Land Use Standards* contained in Article IV, *Permissible Uses*, of the UDC to allow *guest quarters/secondary living units* not meeting the requirements stated in the *Land Use Standards* the ability to request a Specific Use Permit (SUP). In addition, the City Council also directed staff to create a land use for *Barns or Agricultural Accessory Buildings*. This direction came in response to a request by Dewayne Cain to amend the code to allow an ~4,950 SF, metal barn that would contain a storage area for eight (8) vehicles and a *guest quarters/secondary living facility* (*i.e. the facility includes all components of a residential living unit [e.g. kitchen, bathroom, etc.]*) on a property zoned Agricultural (AG) District.

Currently, the UDC does allow *guest quarters/secondary living units* in an Agricultural (AG) District pending they are [*1*] accessory uses to the primary use (*i.e. single family home*), [*2*] not to exceed 30% of the area of the main structure, and [*3*] that they cannot be sold or conveyed separately without meeting the requirements of the zoning district and subdivision ordinance; however, the code does not address *guest quarters/secondary living units* that do not meet these standards. In other residential zoning districts (*i.e. SF-8.4, SF-7, ZL-5 and 2F*) this use is only allowed through a Specific Use Permit (SUP), which gives the City Council the discretion to grant these even if they do not meet the requirements. Based on the City Council's direction staff proposes to change the code as follows (with the *highlighted, italics* areas indicating the changes):

Residential and Lodging

AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	← Residential Zoning Districts Commercial Zoning Districts → Land Use ↓	DT	RO	NS	GR	C	HC	LI	HI
A	A	A	A	A	S	S	S	S	P	Guest Quarters/Secondary Living Unit +								

A: Accessory; P: Permitted By-Right; S: Specific Use Permit

Guest quarters/secondary living unit.

(1) Guest quarters or secondary living unit*s* may be allowed on a property in a residential ~~*or commercial*~~ zoning district provided that it is ancillary *to a single family home* ~~*the primary use and that only one such facility is provided*~~*.*

(2) The area of such quarters shall not exceed 30 percent of the area of the main structure.

(3) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.

(4) Guest quarters or secondary living units not meeting the requirements stated above shall require a Specific Use Permit (SUP).

These changes would allow *guest quarters/secondary living units* not meeting the requirements the ability to request a Specific Use Permit (SUP) in the AG, SF-E, SF-1, SF-16, SF-10, and MF districts.

The purpose of creating a *Barns or Agricultural Accessory Buildings* land use came about due to the fact that the current code does not allow accessory buildings in an Agricultural (AG) District. According to Article IV, *Permissible Uses*, of the UDC:

Residential and Lodging

AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	← Residential Zoning Districts Commercial Zoning Districts → Land Use ↓	DT	RO	NS	GR	C	HC	LI	HI
	P	P	P	P	P	P	P	P	P	Accessory Building +		P	P	P	P	P	P	P

A: Accessory; P: Permitted By-Right; S: Specific Use Permit

The purpose of this is to incentivize smaller properties (*i.e. properties less than ten [10] acres in size and considered to be legally non-conforming*) to zone in accordance with the Future Land Use Plan, bringing them into conformance with the UDC. Without this requirement, it would be difficult for the City to incentivize smaller properties to change their zoning, which could have the effect of leaving small spots of Agricultural (AG) District zoning on non-conforming lots throughout the City. To address this, the City Council has directed staff to establish a new land use (*e.g. barn/agricultural accessory building*), which would allow larger buildings in the Agricultural (AG) District. Based on this direction the new land use would be created as follows (with the *highlighted, italics* areas indicating the changes):

Rural and Animal Related

AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	← Residential Zoning Districts Commercial Zoning Districts → Land Use ↓	DT	RO	NS	GR	C	HC	LI	HI
S										*Barn or Agricultural Accessory Building+*								

A: Accessory; P: Permitted By-Right; S: Specific Use Permit

Barn or Agricultural Accessory Building. A *Barn or Agricultural Accessory Building* is a building that is located on a property that is a minimum of ten (10) acres in size, zoned Agricultural (AG) District, and is intended to be used to store agricultural equipment used for animal production, crop production and/or other agricultural related uses.

(1) A *Barn or Agricultural Accessory Building* is a minimum of 2,000 SF and a maximum of 4,999 SF in total size (*i.e. under roof*).
(2) A *Barn or Agricultural Accessory Building* is exempt from the masonry requirements stipulated by Section 7.01, *Residential District Development Standards*.
(3) The *Barn or Agricultural Accessory Building* shall be located behind the front façade of the primary structure, and be subject to the same building setbacks as the primary structure.

At the meeting on January 7, 2019, the City Council did have a discussion concerning allowing these structures by-right as opposed to by Specific Use Permit (SUP); however, staff is obligated to mention that allowing these structures by-right would directly conflict with the City Council's recent action concerning *Case No. Z2018-053*. This case involved a structure that was constructed illegally without a building permit. The structure itself incorporated two (2) logistics containers, connected by wood siding, and covered by a metal roof. This case was

ultimately denied by the City Council; however, should this proposed ordinance be passed the structure would meet all the criteria and would be permitted to remain on the property. With this being said any changes to the code are discretionary to the City Council pending a recommendation by the Planning and Zoning Commission.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. Attached to this case memo is a draft ordinance outlining the proposed changes. The schedule for this text amendment is as follows:

Planning and Zoning Work Session: January 29, 2019
Planning and Zoning Public Hearing: February 12, 2019
City Council Public Hearing/First Reading: February 18, 2019
City Council Second Reading: March 4, 2019

Staff will send out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. Should the Planning and Zoning Commission have any questions staff will be available at the meeting on *January 29, 2019*.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

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, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IV, *PERMISSIBLE USES*; 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, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*]; 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 city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That Article IV, *Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance.

SECTION 2. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 3. That 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 [*Ordinance No. 04-38*], 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 4. 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 4TH DAY OF MARCH, 2019.

_____

Jim Pruitt, *Mayor*

DRAFT ORDINANCE 04-2019

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *February 18, 2019*

2nd Reading: *March 4, 2019*

DRAFT ORDINANCE 01.29.2019

Additions: Highlighted
Deletions: ~~Highlighted, Strikeout~~

SECTION 1: LAND USE SCHEDULE

Section 1.1: Use of Land and Buildings

Residential and Lodging

AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	← Residential Zoning Districts Commercial Zoning Districts → Land Use ↓	DT	RO	NS	GR	C	HC	LI	HI
A	A	A	A	A	S	S	S	S	P	Guest Quarters/Secondary Living Unit +								

A: Accessory; P: Permitted By-Right; S: Specific Use Permit

Rural and Animal Related

AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	← Residential Zoning Districts Commercial Zoning Districts → Land Use ↓	DT	RO	NS	GR	C	HC	LI	HI
S										*Barn or Agricultural Accessory Building+*								

A: Accessory; P: Permitted By-Right; S: Specific Use Permit

SECTION 2: USE STANDARDS

Section 2.1.1: Rural and Animal Related

Barn or Agricultural Accessory Building. A *Barn or Agricultural Accessory Building* is a building that is located on a property that is a minimum of ten (10) acres in size, zoned Agricultural (AG) District, and is intended to be used to store agricultural equipment used for animal production, crop production and/or other agricultural related uses.

(1) A *Barn or Agricultural Accessory Building* is a minimum of 2,000 SF and a maximum of 4,999 SF in total size (*i.e. under roof*).
(2) A *Barn or Agricultural Accessory Building* is exempt from the masonry requirements stipulated by Section 7.01, *Residential District Development Standards*.
(3) The Barn or Agricultural Accessory Building shall be located behind the front façade of the primary structure, and be subject to the same building setbacks as the primary structure.

Section 2.1.2: Residential and Lodging Use Conditions

Guest quarters/secondary living unit.

(1) Guest quarters or secondary living units may be allowed on a property in a residential ~~*or commercial*~~ zoning district provided that it is ancillary *to a single family home* ~~*the primary use and that only one such facility is provided*~~.
(2) The area of such quarters shall not exceed 30 percent of the area of the main structure.
(3) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.
(4) Guest quarters or secondary living units not meeting the requirements stated above shall require a Specific Use Permit (SUP).

DRAFT ORDINANCE 5.29.19

City of Rockwall

Project Plan Review History

Project Number	Z2019-002	**Owner**	ROCKWALL, 12.833 LP	**Applied**	1/18/2019	LM
Project Name	SUP for SPR Packaging	**Applicant**	PROSS DESIGN GROUP, INC.	**Approved**		
Type	ZONING			**Closed**		
Subtype	SUP			**Expired**		
Status	P&Z HEARING			**Status**	1/25/2019	DG

Site Address	**City, State Zip**	**Zoning**
INDUSTRIAL	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	7	NULL	7	0020-0000-0007-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	1/18/2019	1/25/2019				
ENGINEERING	Sarah Hager	1/18/2019	1/25/2019	1/25/2019	7	APPROVED	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(1/25/2019 10:10 AM SH) The Zoning is Approved. Consider the following items moving forward. For Site Plan. - Need to show Existing and Proposed Utilities. - Show Existing Floodplain. - Show Proposed Fire Lanes. - Show dimensions on parking. - Fire Lane must have 30' Radii. - No utilities in Detenion pond. The force main will need to be relocated based on this layout. - Must label driveway spacing. - Airport Rd and E Washington must have 65' ROW. Must Dedicate 32.5' from the centerline. Must build min 24' of Airport Rd with Storm. The following items are for your information for engineering design - 4% Engineering Inspection Fees - Impact fees. - Flood Study is required. LOMR is required during construction. - WOTUS study is required. - Min 20' utility easements. - No structures in easements. - Fire lane easement to be on plat. - Fire lane to be 24' wide with 20' radii or larger depending on height of building. - Parking to be 20'x9' - No dead-end parking. - Driveway spacing must be labeled o Site Plan. - 12" water line available in Airport Rd. Must loop 8" waterline in site. - 8" sewer available east of property. - Dumpster area to drain to oil/water separator. - Must have detention. Manning's "c-value" is per zoning for the entire property. 4:1 max slope...no vertical walls allowed in detention easement - Any detention must be above the existing 100-year flood elevation unless the floodplain is mitigated for. - No trees within 5' of public utilities. - Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls. - Must meet all City Engineering Standards. - Pro-rata due for sewer ($105.18/lf) if you tie sewer along Industrial							
FIRE	Ariana Hargrove	1/18/2019	1/25/2019	1/24/2019	6	APPROVED	
PLANNING	David Gonzales	1/18/2019	1/25/2019	1/25/2019	7	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES – 01.24.2019

All staff comments are to be addressed and resubmitted by Tuesday, February 5, 2019. Please provide two (2) large copies [FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed/acknowledge are as follows:

• On all future submittals please include the Case Number Z2019-002 on the lower right hand corner.

• When provided, please review the SUP Draft Ordinance prior to the Planning & Zoning public hearing scheduled for February 12, 2019 and return with red lined corrections and/or additions you feel may be necessary for staff review and consideration.

** Planning Staff additional comments to be considered by the P&Z and City Council as conditions of approval:

1. Approval of an SUP is required to allow for the buildings/structures to exceed 60-ft in overall height within the Light Industrial (LI) District.

2. Adherence to all Engineering and Fire Department standards shall be required.

*** Operational Conditions:

1) The development of this property shall generally conform to the Concept Plan depicted in Exhibit 'B' of this ordinance; and,

2) The maximum overall height of the buildings and/or structures shall not exceed 120-feet, as depicted in Exhibit 'C' of thisordinance; and,

3) The building elevations depicted in Exhibit 'C' are for reference to the height of the extruder bays, and do not represent approved building elevations. Any building elevations associated with the project shall be subject to the requirements of the Unified Development Code(UDC) and will be subject to recommendations by the Architectural Review Board and approval by the Planning and Zoning Commission.

4) Future expansion of the site [i.e. Phases 3, 4, and 5], as depicted in Exhibit 'B' of this ordinance, should have all silo's placed on the southern portion of the subject property, adjacent to the railroad tracks. Screening of these silo's shall be required and approved at site plan by the Planning and Zoning Commission.

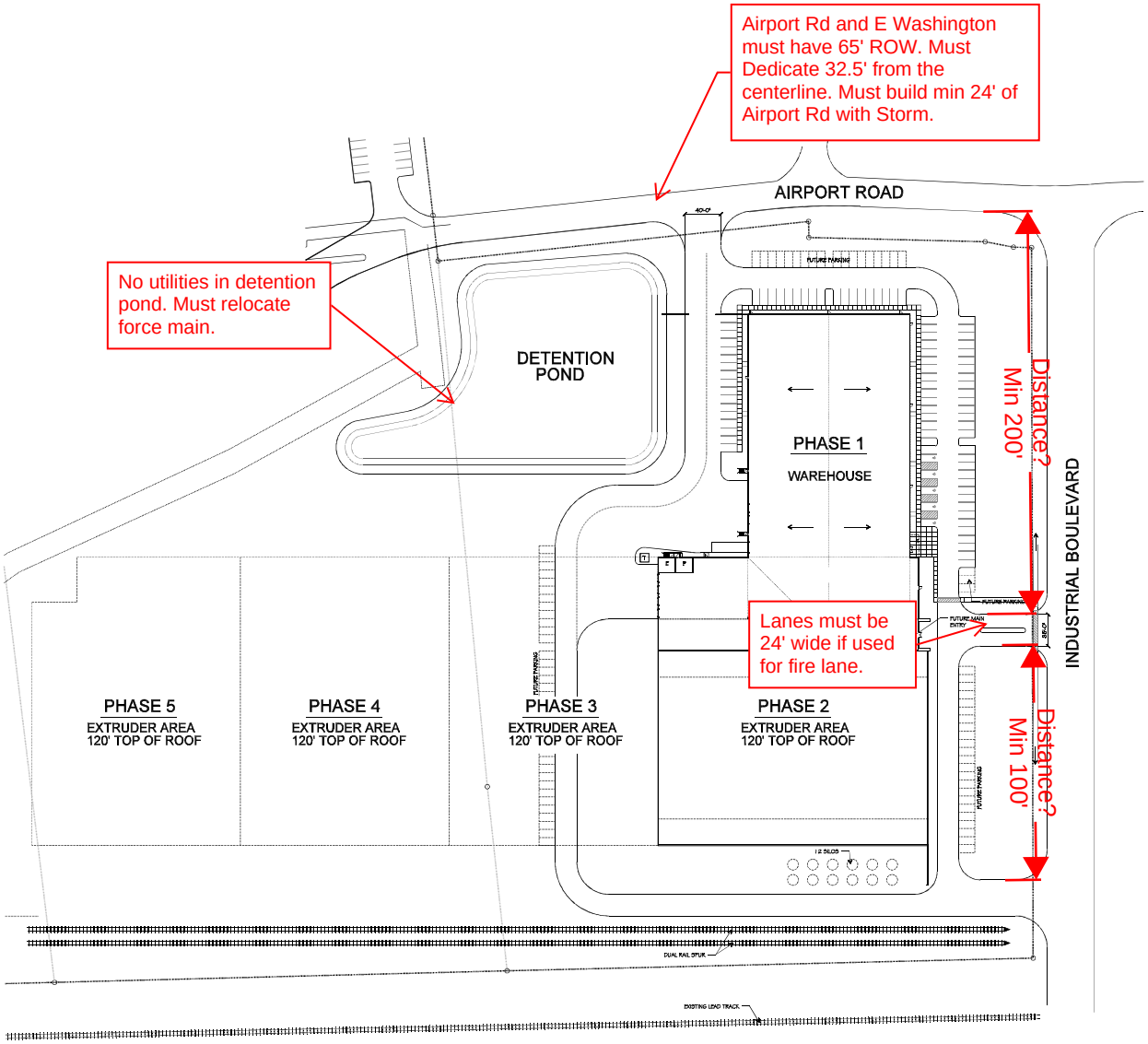
The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the SUP request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

*** Meeting Dates to Attend***

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Planning - Work Session: January 29, 2019 (6:00 p.m.) [Applicant to present case to P&Z for discussion]							
Planning - Public Hearing: February 12, 2019 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny, etc.)							
City Council - Public Hearing: February 19, 2019 (6:00 p.m.) [1st Reading of SUP Ordinance]							
City Council - Consent/Action Item: March 4, 2019 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]							

- 4% Engineering Inspection Fees
- Impact fees.
- Flood Study is required. LOMR is required during construction.
- WOTUS study is required.
- Min 20' utility easements.
- No structures in easements.
- Fire lane easement to be on plat.
- Fire lane to be 24' wide with 20' radii or larger depending on height of building.
- Parking to be 20'x9'
- No dead-end parking.
- Driveway spacing must be labeled o Site Plan.
- 12" water line available in Airport Rd. Must loop 8" waterline in site.
- 8" sewer available east of property.
- Dumpster area to drain to oil/water separator.
- Must have detention. Manning's "c-value" is per zoning for the entire property. 4:1 max slope...no vertical walls allowed in detention easement
- Any detention must be above the existing 100-year flood elevation unless the floodplain is mitigated for.
- No trees within 5' of public utilities.
- Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls.
- Must meet all City Engineering Standards.
- Pro-rata due for sewer ($105.18/lf) if you tie sewer along Industrial

For Site Plan.
- Need to show Existing and Proposed Utilities.
- Show Existing Floodplain.
- Show Proposed Fire Lanes.
- Show dimensions on parking.
- Fire Lane must have 30' Radii.



NORTH

1 SPECIAL USE PERMIT BUILDING MASTERPLAN
SCALE: 1"=60'-0"

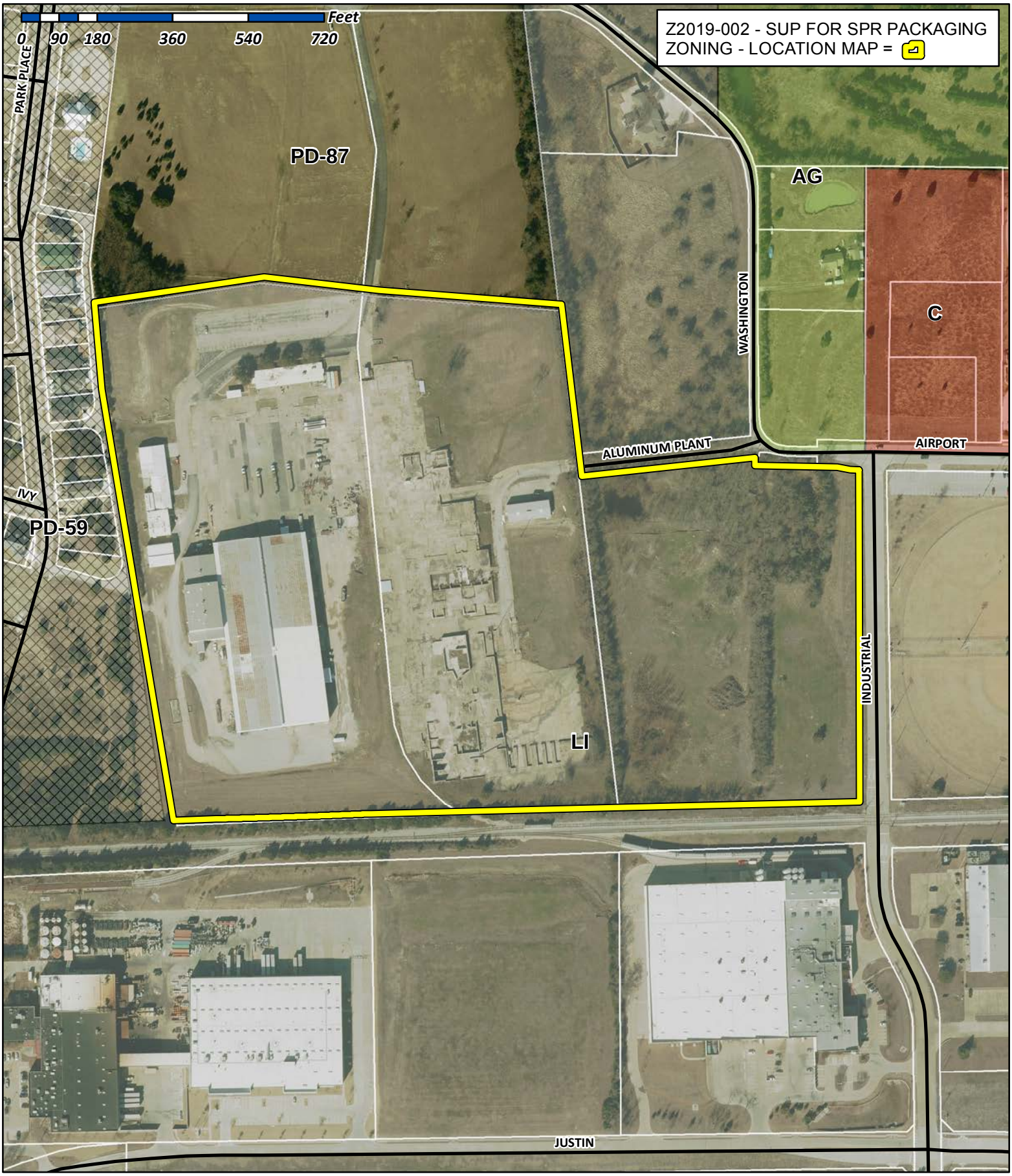
drawn: SF
checked MARK W. PROSS
date: 01/16/2019

#	DATE	DESCRIPTION

pross design group, incorporated

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no 1850
sheet A1.0



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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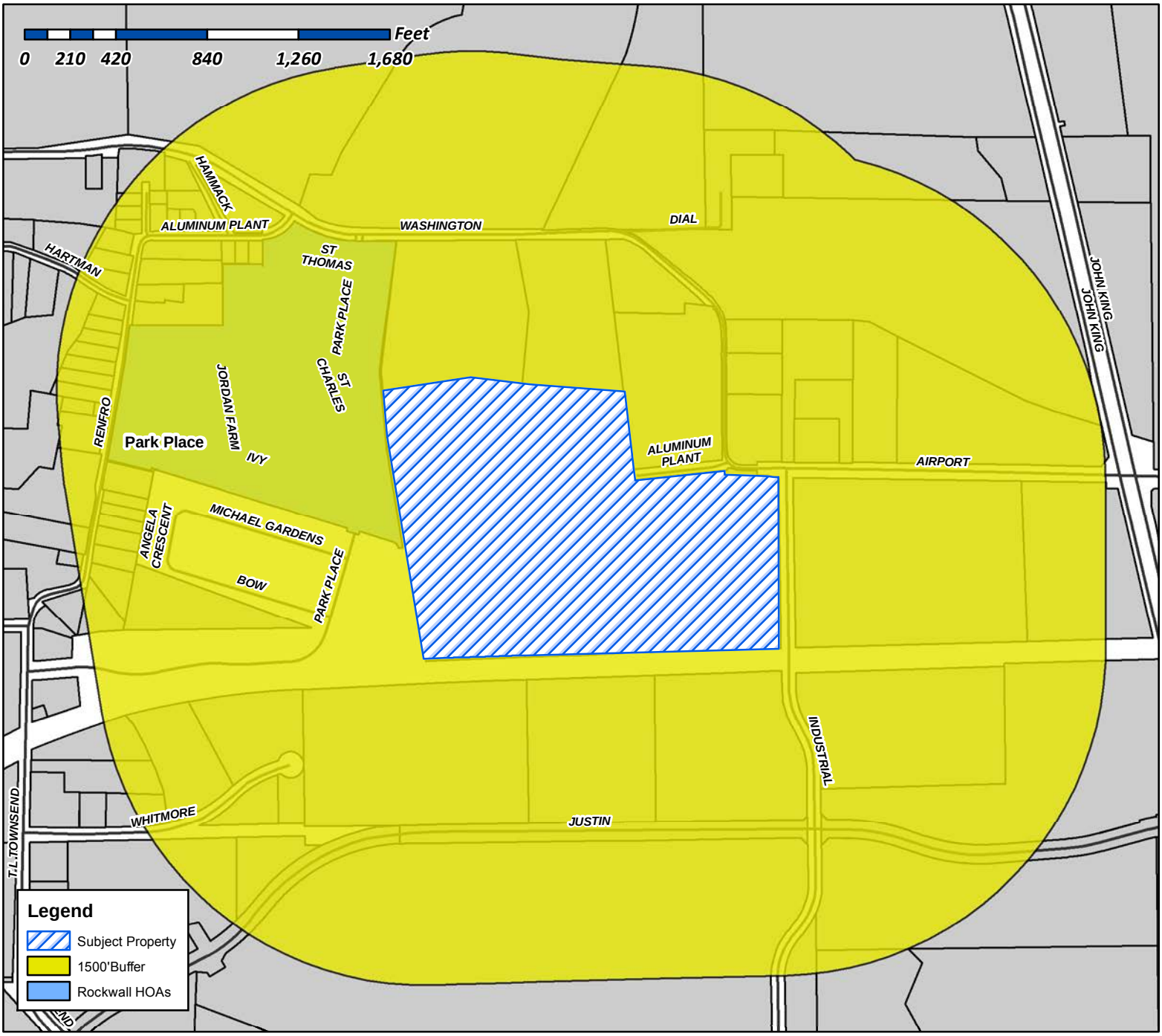
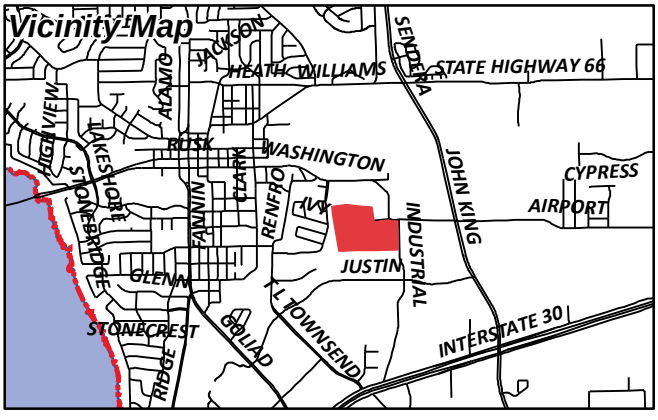


Case Number: Z2019-002
Case Name: SUP for SPR Packaging
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: SW Corner of Industrial Blvd. and Airport Road

Date Created: *1/18/2019*

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



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(P): (972) 771-7745
(W): www.rockwall.com

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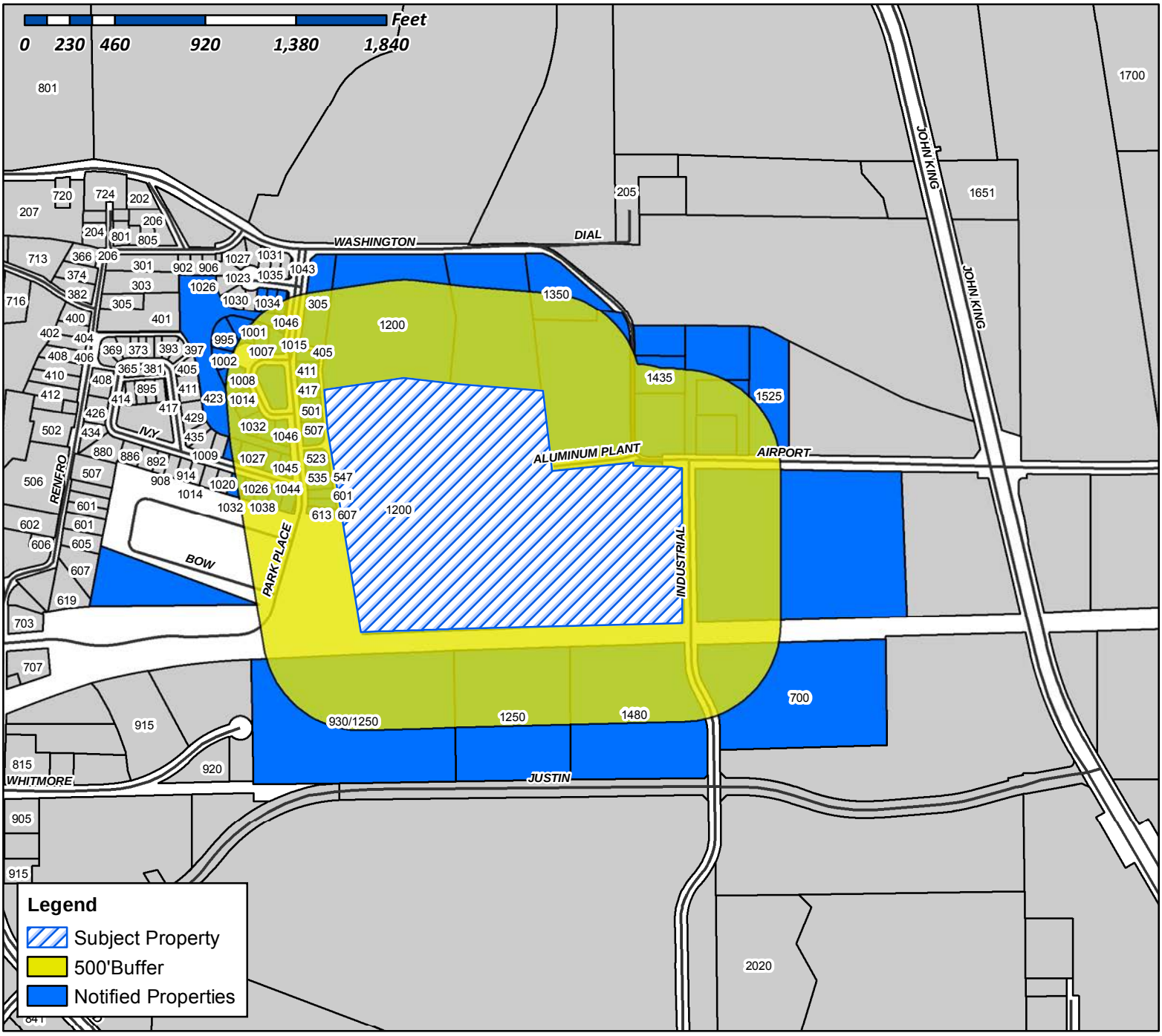
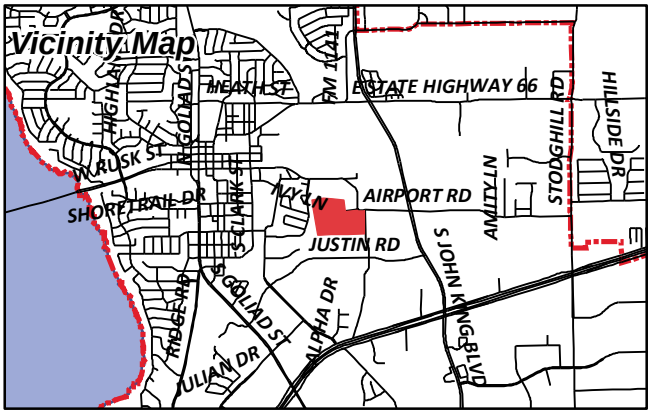


Case Number: Z2019-002
Case Name: SUP for SPR Packaging
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: SW Corner of Industrial Blvd. and Airport Road

Date Created: *1/22/2019*

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



CURRENT RESIDENT
1001 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 ST CHARLES CT
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1007 ST. CHARLES CT
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1007 ST. CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1008 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1015 ST CHARLES CT
ROCKWALL, TX 75087

DAVID DAVID A AND CHRISTINE A
1020 SAINT CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 IVY LN
ROCKWALL, TX 75087

FECHT JARED W & JULIE
1026 IVY LN
ROCKWALL, TX 75087

YOUNG PHIL & KATHY
1026 SAINT CHARLES COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
1027 IVY LN
ROCKWALL, TX 75087

JACKSON JOEY W AND ANITA L
1032 IVY LANE
ROCKWALL, TX 75087

FIELDS SHAY AND JONI
1032 ST CHARLES COURT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
1034 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1038 ST THOMAS CT
ROCKWALL, TX 75087

ALMQUIST DANA
1038 IVY LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1039 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1040 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1042 ST THOMAS CT
ROCKWALL, TX 75087

SMITH TAMMY WILLIAMS AND RICHARD
1044 IVY LN
ROCKWALL, TX 75087

SMITH RICHARD AND TAMMY
1044 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1045 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 ST THOMAS CT
ROCKWALL, TX 75087

CONFIDENTIAL
1050 IVY LANE
ROCKWALL, TX 75087

ZAPH & ATH PROPERTIES
1125 WATERSIDE CIR
ROCKWALL, TX 75087

HOULE GARY AND AYURNI NAKAMURA
114 MISCHIEF LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1200 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1200 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1250 JUSTIN RD
ROCKWALL, TX 75087

SOMMER RICHELLE AND RICHARD
131 COPTER LN
FATE, TX 75189

CURRENT RESIDENT
1350 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1435 E WASHINGTON ST
ROCKWALL, TX 75087

FLEXLAND LP
1480 JUSTIN RD
ROCKWALL, TX 75087

ALVAPLAST US INC
1480 JUSTIN RD
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1525 AIRPORT RD
ROCKWALL, TX 75087

VRANA MARK AND
1650 JOHN KING BLVD APT 3107
ROCKWALL, TX 75032

LAKEVIEW SUMMIT PROPERTIES LLC
1870 HILLCROFT DR
ROCKWALL, TX 75087

P & P ENTERPRISES
230 MYERS RD
HEATH, TX 75032

SHERMAN JOCELYN D
233 WILLINGHAM DR
COPPELL, TX 75019

CURRENT RESIDENT
305 PARK PLACE
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
305 PARK PLACE BLVD
ROCKWALL, TX 75087

COLUMBIA EXTRUSION CORP
305 PARK PLACE BLVD
ROCKWALL, TX 75087

LAKES REGIONAL MHMR CENTER
400 AIRPORT RD
TERRELL, TX 75160

BARRON GARY S AND DELL S
405 PARK PLACE BLVD
ROCKWALL, TX 75087

JONES KENNETH AND CINDY
411 PARK PLACE BLVD
ROCKWALL, TX 75087

COLBERT PHILIP AND MARGIE
417 PARK PLACE BLVD
ROCKWALL, TX 75087

STANLEY STEVEN B AND ROBIN
423 PARK PLACE BLVD
ROCKWALL, TX 75087

MORGAN WILBUR J AND NANCY F
429 PARK PLACE BLVD
ROCKWALL, TX 75087

ROLLINS DANNY & JONNA
4505 LAKE HILL DR
ROWLETT, TX 75089

KRAEMER TERESA A
4525 COLE AVENUE 0
DALLAS, TX 75205

LOVOI JOSEPH J SR AND VELMA J
501 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
507 PARK PLACE BLVD
ROCKWALL, TX 75087

RASMUSSEN MICHAEL AND DELILA RASMUSSEN
507 PARK PLACE BLVD
ROCKWALL, TX 75087

GARCIA MELISSA P AND
513 PARK PLACE BLVD
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75032

CURRENT RESIDENT
523 PARK PLACE BLVD
ROCKWALL, TX 75087

PROPER GROUP, LLC
5250 TX-78 0
SACHSE, TX 75048

CURRENT RESIDENT
535 PARK PLACE BLVD
ROCKWALL, TX 75087

HENRY PATRICIA A
541 PARK PLACE BLVD
ROCKWALL, TX 75087

BAYS JACOB M
5435 N GARLAND AVE 0
GARLAND, TX 75040

CURRENT RESIDENT
547 PARK PLACE BLVD
ROCKWALL, TX 75087

DUKE JERI L
5911 PINEY BIRCH COURT
KINGWOOD, TX 77345

CURRENT RESIDENT
601 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
607 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
613 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
700 INDUSTRIAL
ROCKWALL, TX 75087

CONTINENTAL PET TECHNOLOGY
700 INDIAN SPRINGS DR STE 100
LANCASTER, PA 17601

BENEDETTO MATT
907 W HOLIDAY RD
ROCKWALL, TX 75087

MOORE CONNIE JO
908 COUNTRY CLUB DR
HEATH, TX 75032

WHITMORE MANUFACTURING CO
930 WHITMORE DRIVE
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO
930 WHITMORE DRIVE
ROCKWALL, TX 75087

MARTIN CHARLES TED & RHONDA K
995 ST CHARLES CT
ROCKWALL, TX 75087

COX STEPHEN
M/R
, TX

PODINA HERB AND LAURA
PO BOX 1586
ROCKWALL, TX 75087

SOROPTIMIST INT'L OF ROCKWALL
PO BOX 372
ROCKWALL, TX 75087

DAVIS SHAUNTE AND JACOB
PO BOX 462311
GARLAND, TX 75046

pross design group, incorporated

SPECIAL USE PERMIT DESIGN REQUEST NARRATIVE

On behalf of SPR Packaging, we are representing the Owner in the design of the new facility, SPR North, which will be north of their current facility at 1480 Justin Road. As you are maybe aware, their business involves the use of high bay extruder equipment to fabricate plastic bags. The extruders themselves are many, many feet tall. The section of the building that houses the extruder will need to have a roof level of 120' above finish floor. This exceeds the current allowable height for buildings by 60'. SPR had previously received a Special Use Permit for the 75' high extruder section for their existing building on Justin Road. Technology has changed, and the new equipment is now much larger and much taller, requiring the higher top of roof. Accordingly, the Owner requests the variance to allow the 120' maximum on the extruder roof areas only. This would apply for Phase 3, Phase 4, and Phase 5 Extruder Expansions. See Elevations and Site Plan.

Sincerely,

Mark Pross
President

MWP/cs

Attachment: Elevation Concept

• 5310 Harvest Hill Road, Suite 180 • Dallas, Texas 75230 • 972 / 759-1400 •

PROPERTY DESCRIPTION

42.6035 ACRE PARCEL

N. BUTLER SURVEY - ABSTRACT NO. 20

R. BALLARD SURVEY - ABSTRACT NO. 29

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A 42.6035 ACRE PARCEL OF LAND SITUATED IN THE N. BUTLER SURVEY ABSTRACT NO. 20 AND THE R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; SAID 42.6035 ACRE TRACT BEING ALL OF 11.3736 ACRE OF TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO ALVAPLAST U.S., INC., A DELAWARE CORPORATION RECORDED IN INSTRUMENT NUMBER 20150000002739 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING PART OF 98.319 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO COLUMBIA EXTRUSION CORPORATION, DATED DECEMBER 22, 1988 AND RECORDED IN VOLUME 444, PAGE 102 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING A PART OF LOT 1 IN BLOCK 1 OF INDALLOY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET “D”, SLIDE 273 OF THE PLAT RECORDS OF ROCKWALL COUNTY TEXAS; SAID 42.6035 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (A 65-FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 00° 07' 36" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD AND THE EAST LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT FOR A DISTANCE OF 788.63 FEET TO A POINT FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF UP/DALLAS GARLAND N.E. RAILROAD (A 100-FOOT WIDE RIGHT-OF-WAY); SAID POINT BEING THE SOUTHEAST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT;

THENCE SOUTH 88° 36' 50" WEST DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD AND ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD AND THE SOUTH LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT, FOR A DISTANCE OF 584.08 FEET TO THE SOUTHWEST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT

AND THE SOUTHEAST CORNER OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF AFORESAID 98.319 ACRE TRACT DESCBIED IN DEED TO COLUMBIA EXTRUSION CORPORATION ;

THENCE SOUTH 88° 32’ 20” WEST CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD AND THE SOUTH LINE OF SAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND PASSING AND PASSING APPROXIMATELY AT A DISTANCE OF 332.77 FFET THE SOUTHWEST CORNER OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD FOR A TOTAL DISTANCE OF 578.23 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 21774.77 FEET WITH A CENTRAL ANGLE OF 00° 58’ 11” AND A CHORD BEARING SOUTH 88° 05’ 13” WEST AT A DISTANCE OF 368.51 FEET;

THENCE SOUTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD FOR AN ARC DISTANCE OF 368.52 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88° 04’ 12” WEST CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD FOR A DISTANCE OF 101.65 FEET TO A POINT FOR CORNER;

THENCE NORTH 09° 24’ 49” WEST DEPARTING THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD FOR A DISTANCE OF 1039.14 FEET TO A POINT FOR CORNER IN THE EAST BOUNDARY LINE OF PARK PLACE WEST II, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN CABINET “G”, SLIDE 100 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 04° 52’ 54” WEST ALONG THE EAST LINE OF SAID PARK PLACE WEST ADDITION FOR A DISTANCE OF 207.14 FEET TO A POINT FOR CORNER;

THENCE NORTH 81° 27’ 00” EAST LEAVING THE EAST LINE OF SAID PARK PLACE WEST ADDITION FOR A DISTANCE OF 408.12 FEET TO A POINT FOR CORNER;

THENCE SOUTH 83° 23’ 14” EAST AND PASSING AT A DISTANCE OF 216.91 FEET THE WEST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND CONTINUING ON FOR A TOTAL DISTANCE OF 274.94 FEET TO A POINT FOR CORNER;

THENCE SOUTH 85° 37’ 16” EAST FOR A DISTANCE OF 435.64 FEET TO A POINT FOR CORNER IN THE EAST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND THE WEST LINE OF 7.497 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL COMMUNITY PLAYHOUSE AND RECORDED IN VOULME 4239, PAGE 203 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 06° 42’ 50” EAST ALONG THE EAST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND THE WEST LINE OF SAID 7.497 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL COMMUNITY PLAYHOUSE, FOR A DISTANCE OF 360.89 FEET TO A POINT FOR CORNER AT THE END OF A 50’ WIDE STREET DEDICATION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS BY DEED RECORDED IN VOLUME 67, PAGE 116 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS

THENCE SOUTH 06° 22’ 45” EAST CONTINUING ALONG THE EAST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION FOR A DISTANCE OF 50.93 FEET TO A POINT FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID AIRPORT ROAD; SAID POINT ALSO BEING THE NORTHWEST CORNER OF AFORESAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT;

THENCE DEPARTING THE WEST LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC.TRACT AND THE EAST LINE OF SAID LOT 1 IN BLOCK 1 AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, THE FOLLOWING COURSES AND DISTANCES NUMBERED **(1) THROUGH (5);**

1. NORTH 83° 53' 38" EAST FOR A DISTANCE OF 413.66 FEET TO A POINT FOR CORNER;

2. SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 17.89 FEET TO A POINT FOR CORNER;

3. SOUTH 88° 37' 46" EAST FOR A DISTANCE OF 195.72 FEET TO A POINT FOR CORNER;

4. SOUTH 79° 05' 55" EAST FOR A DISTANCE OF 32.05 FEET TO A POINT FOR CORNER;

5. SOUTH 88° 51' 14" EAST FOR A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.6035 ACRES OF LAND, MORE OR LESS.

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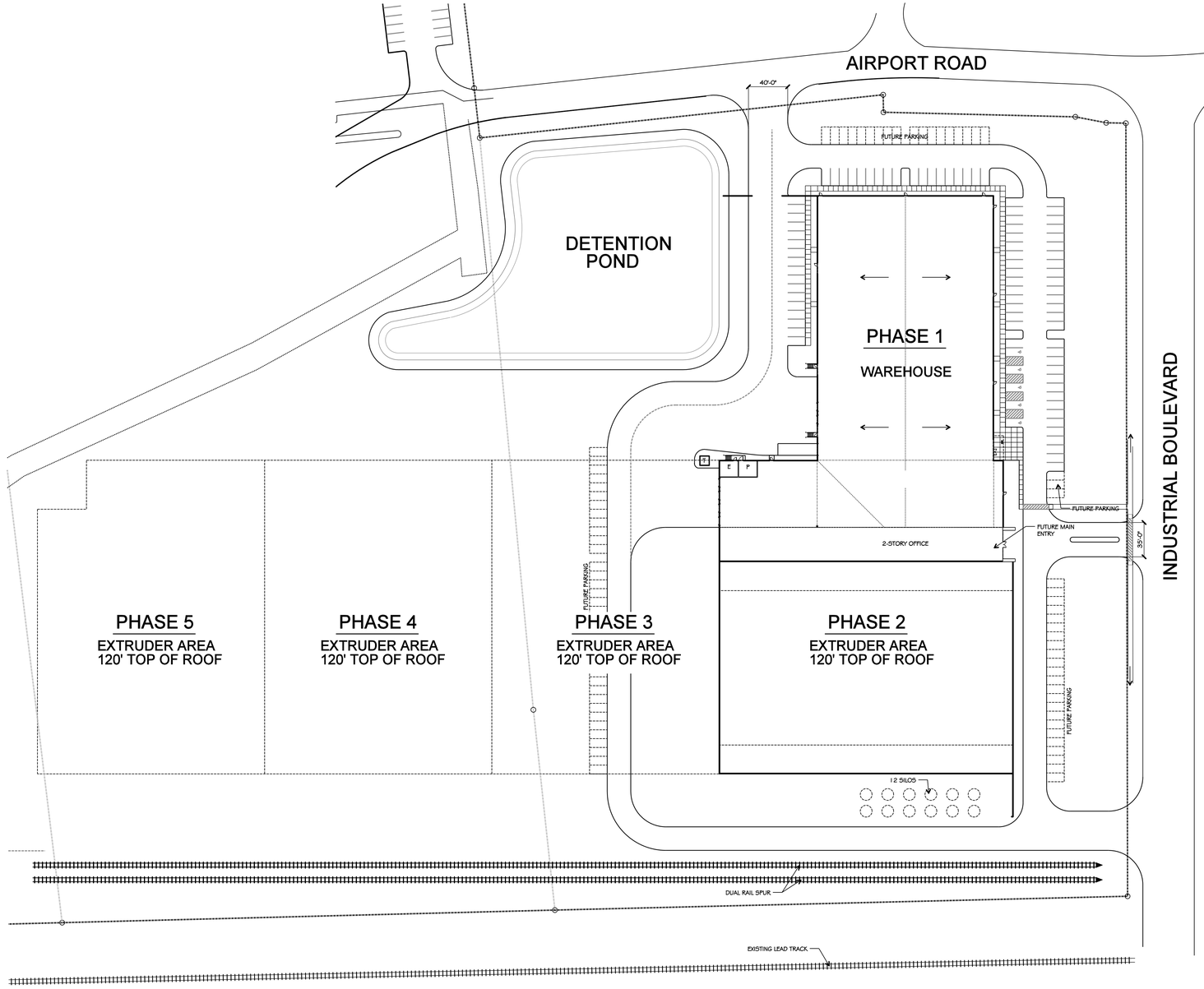
$DATE$
$FILE$



NORTH

1 SPECIAL USE PERMIT
BUILDING MASTERPLAN
SCALE: 1"=60'-0"

#	DATE	DESCRIPTION

drawn: SF
checked MARK W. PROSS
date: 01/15/2019

REGISTERED ARCHITECT STATE OF TEXAS
EXPIRES: 08/31/2019

pross design group, incorporated
8310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

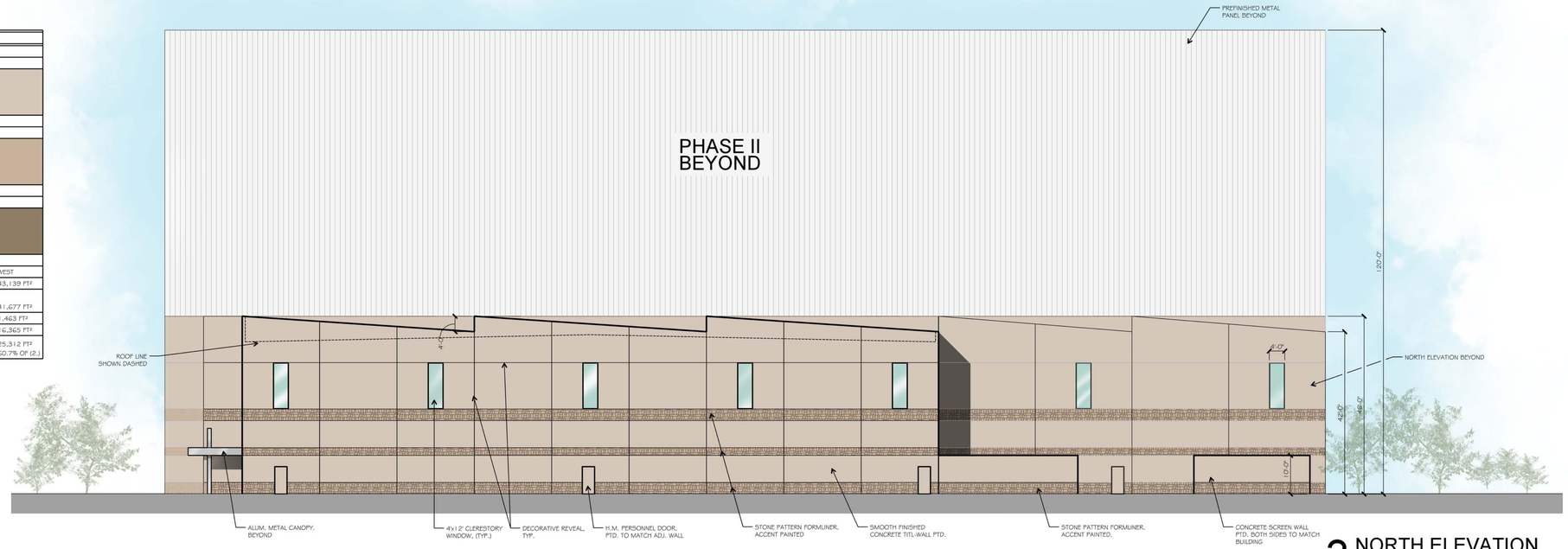
SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no 1850
sheet A1.0

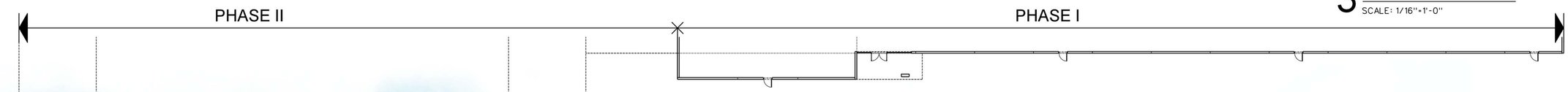
PAINT SCHEME LEGEND
A - BASE COLOR
SHERWIN WILLIAMS - SW9085 TOUCH OF SAND
B - ACCENT COLOR 01
SHERWIN WILLIAMS - SW 7518 BEACH HOUSE
C - ACCENT COLOR 02
SHERWIN WILLIAMS - SW 7550 RESORT TAN

FACADE MATERIAL CALCULATIONS

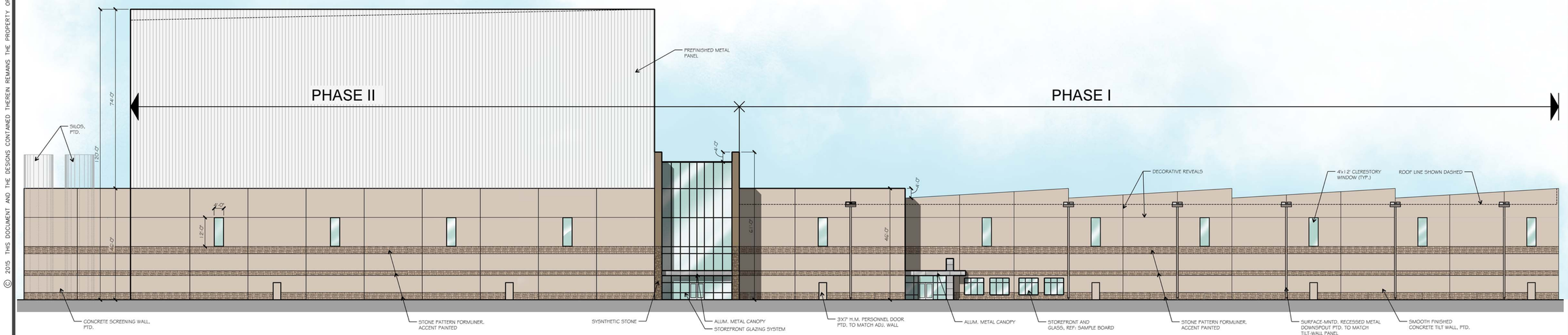
		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE SQ. FT.	13,239 FT²	35,004 FT²	45,051 FT²	43,139 FT²
2.	FACADE SQ. FT. EXCLUDING DOORS AND WINDOWS	12,807 FT²	34,644 FT²	42,390 FT²	41,677 FT²
3.	DOORS AND WINDOWS	432 FT²	360 FT²	2,661 FT²	1,463 FT²
4.	METAL	43 FT²	21,417 FT²	16,355 FT²	16,365 FT²
5.	PRIMARY MASONRY TOTALS	12,764 FT² 99.6% OF (2.)	13,227 FT² 61.8% OF (2.)	26,035 FT² 61.4% OF (2.)	25,312 FT² 60.7% OF (2.)



3 NORTH ELEVATION
SCALE: 1/16"=1'-0"



2 PARTIAL FLOOR PLAN
SCALE: 1/20"=1'-0"



1 EAST ELEVATION
SCALE: 1/20"=1'-0"

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$TIME$
$DATE$
$FILE$

drawn: SF
checked MARK W. PROSS
date: 01/04/19

#	DATE	DESCRIPTION

REGISTERED ARCHITECT MARK W. PROSS STATE OF TEXAS
EXPIRES: 08/31/2019

pross design group, incorporated
5310 Harvest Hill Road, Suite 190, Dallas, Texas 75230. 972/759-1400

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no 1850
sheet A3.0

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$TIME$
$DATE$
$FILE$

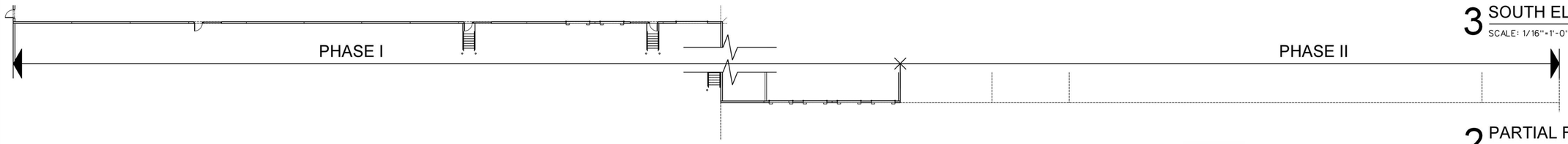
PAINT SCHEME LEGEND
A - BASE COLOR
SHERWIN WILLIAMS - SW9085 TOUCH OF SAND
B - ACCENT COLOR 01
SHERWIN WILLIAMS - SW 7518 BEACH HOUSE
C - ACCENT COLOR 02
SHERWIN WILLIAMS - SW 7550 RESORT TAN

FACADE MATERIAL CALCULATIONS

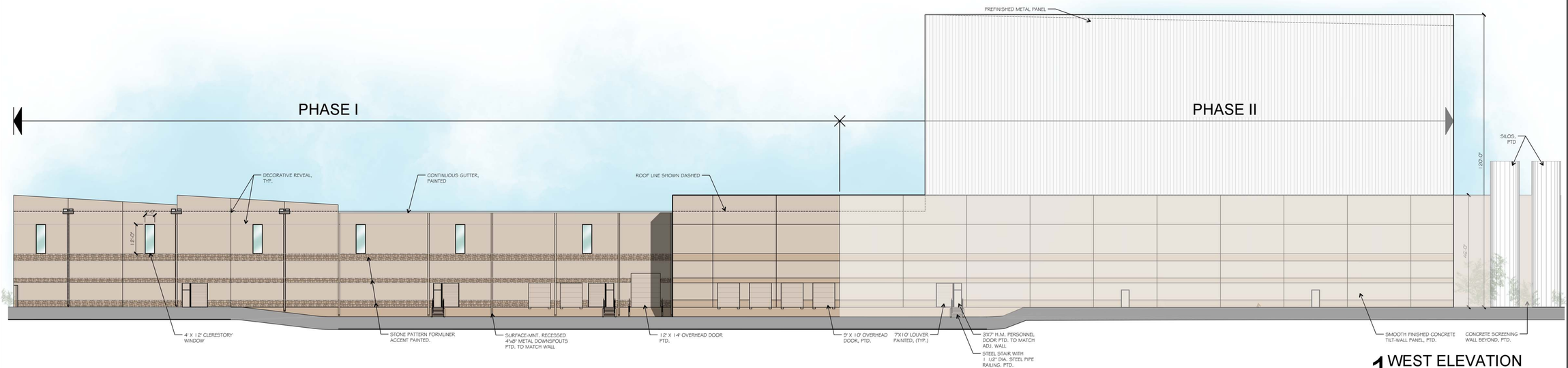
		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE SQ. FT.	13,239 FT²	35,004 FT²	43,032 FT²	43,139 FT²
2.	FACADE SQ. FT. EXCLUDING DOORS AND WINDOWS	12,807 FT²	34,644 FT²	40,371 FT²	41,677 FT²
3.	DOORS AND WINDOWS	432 FT²	360 FT²	2,661 FT²	1,463 FT²
4.	METAL	43 FT²	21,417 FT²	16,355 FT²	16,365 FT²
5.	PRIMARY MASONRY TOTALS	12,764 FT² 99.6% OF (2.)	13,227 FT² 61.8% OF (2.)	24,016 FT² 59.5% OF (2.)	25,312 FT² 60.7% OF (2.)



3 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



2 PARTIAL FLOOR PLAN
SCALE: 1/20"=1'-0"



1 WEST ELEVATION
SCALE: 1/20"=1'-0"

#	DATE	DESCRIPTION

drawn: SF
checked MARK W. PROSS
date: 07/04/19

REGISTERED ARCHITECT MARK W. PROSS STATE OF TEXAS
EXPIRES: 08/31/2019

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SPRI PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no 1850
sheet A3.1

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-1XX

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, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) ALLOWING A STRUCTURE THAT EXCEEDS 60-FEET IN HEIGHT WITHIN A LIGHT INDUSTRIAL (LI) DISTRICT, ON A 42.61-ACRE TRACT OF LAND BEING IDENTIFIED AS TRACT 7 OF THE N. BUTLER SURVEY, ABSTRACT NO. 20 (11.3736-ACRES); TRACT 31 OF THE R. BALLARD SURVEY, ABSTRACT NO. 29 (8.197-ACRES); AND LOT 1-01, BLOCK 1, INDALLOY ADDITION (14.53-ACRES), CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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 Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) to allow for a structure that exceeds 60-feet in height within the *Light Industrial* (*LI*) *District* on an 42.61-acre tract of land, identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard Survey, Abstract No. 29 (8.197-acres); and Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of Rockwall, Rockwall County, Texas, zoned *Light Industrial (LI) District*, generally located at the terminus of Aluminum Plant Road, and more specifically described 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 [*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 [*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 structure that exceeds 60-feet in height within the *Light Industrial (LI) District* as stipulated by *Section 5.01, Light Industrial (LI) District,* and *Section 7.03, Non-Residential District Development Standards, of Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in

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Section 5, Light Industrial (LI) Districts, of Article V, District Development Standards, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended 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 an office/ warehouse/manufacturing facility that exceeds 60-feet in height on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; and,

2) The maximum overall height of the buildings and/or structures shall not exceed 120-feet, as depicted in *Exhibit 'C'* of this ordinance; and,

3) The building elevations depicted in *Exhibit 'C'* are for reference to the height of the extruder bays, and do not represent approved building elevations. Any building elevations associated with the project shall be subject to the requirements of the Unified Development Code (UDC) and will be subject to recommendations by the Architectural Review Board and approval by the Planning and Zoning Commission.

4) Future expansion of the site [*i.e. Phases 3, 4, and 5*], as depicted in *Exhibit 'B'* of this ordinance, should have all silo's placed on the southern portion of the subject property, adjacent to the railroad tracks. Screening of these silo's shall be required and approved at site plan by the Planning and Zoning Commission.

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).

2) This Specific Use Permit (SUP) shall be subject to all requirements contained in Section 4, Specific Use Permits, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. 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 6. 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

DRAFT ORDINANCE 01.29.2019

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 7. 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 8. 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 4TH DAY OF MARCH, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *February 19, 2019*

2nd Reading: *March 4, 2019*

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Exhibit 'A':
Legal Description

BEING A 42.6035 ACRE PARCEL OF LAND SITUATED IN THE N. BUTLER SURVEY ABSTRACT NO. 20 AND THE R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; SAID 42.6035 ACRE TRACT BEING ALL OF 11.3736 ACRE OF TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO ALVAPLAST U.S., INC., A DELAWARE CORPORATION RECORDED IN INSTRUMENT NUMBER 20150000002739 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING PART OF 98.319 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO COLUMBIA EXTRUSION CORPORATION, DATED DECEMBER 22, 1988 AND RECORDED IN VOLUME 444, PAGE 102 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING A PART OF LOT 1 IN BLOCK 1 OF INDALLOY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "D", SLIDE 273 OF THE PLAT RECORDS OF ROCKWALL COUNTY TEXAS; SAID 42.6035 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (A 65-FOOT WIDE RIGHT-OF- WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 00° 07' 36" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD AND THE EAST LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT FOR A DISTANCE OF 788.63 FEET TO A POINT FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF UP/DALLAS GARLAND N.E. RAILROAD (A 100-FOOT WIDE RIGHT-OF-WAY); SAID POINT BEING THE SOUTHEAST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT;

THENCE SOUTH 88° 36' 50" WEST DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD AND ALONG THE SAID NORTH LINE OF UP/DALLAS GARLAND N.E. RAILROAD AND THE SOUTH LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT, FOR A DISTANCE OF 584.08 FEET TO THE SOUTHWEST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT AND THE SOUTHEAST CORNER OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF AFORESAID 98.319 ACRE TRACT DESCBIED IN DEED TO COLUMBIA EXTRUSION CORPORATION;

THENCE SOUTH 88° 32' 20" WEST CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD AND THE SOUTH LINE OF SAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND PASSING AND PASSING APPROXIMATELY AT A DISTANCE OF 332.77 FFET THE SOUTHWEST CORNER OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD FOR A TOTAL DISTANCE OF 578.23 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 21774.77 FEET WITH A CENTRAL ANGLE OF 00° 58' 11" AND A CHORD BEARING SOUTH 88° 05' 13" WEST AT A DISTANCE OF 368.51 FEET;

THENCE SOUTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD FOR AN ARC DISTANCE OF 368.52 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88° 04' 12" WEST CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD FOR A DISTANCE OF 101.65 FEET TO A POINT FOR CORNER;

THENCE NORTH 09° 24' 49" WEST DEPARTING THE SAID NORTH LINE OF UP/DALLAS GARLAND N.E. RAILROAD FOR A DISTANCE OF 1039.14 FEET TO A POINT FOR CORNER IN THE EAST BOUNDARY LINE OF PARK PLACE WEST II, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN CABINET "G", SLIDE 100 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 04° 52' 54" WEST ALONG THE EAST LINE OF SAID PARK PLACE WEST ADDITION FOR A DISTANCE OF 207.14 FEET TO A POINT FOR CORNER;

THENCE NORTH 81° 27' 00" EAST LEAVING THE EAST LINE OF SAID PARK PLACE WEST ADDITION FOR A DISTANCE OF 408.12 FEET TO A POINT FOR CORNER;

THENCE SOUTH 83° 23' 14" EAST AND PASSING AT A DISTANCE OF 216.91 FEET THE WEST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND CONTINUING ON FOR A TOTAL DISTANCE OF 274.94 FEET TO A POINT FOR CORNER;

THENCE SOUTH 85° 37' 16" EAST FOR A DISTANCE OF 435.64 FEET TO A POINT FOR CORNER IN THE EAST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND THE WEST LINE OF 7.497 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL COMMUNITY PLAYHOUSE AND RECORDED IN VOULME 4239, PAGE 203 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 06° 42' 50" EAST ALONG THE EAST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND THE WEST LINE OF SAID 7.497 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL COMMUNITY PLAYHOUSE, FOR A DISTANCE OF 360.89 FEET TO A POINT FOR CORNER AT THE END OF A 50' WIDE STREET DEDICATION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS BY DEED RECORDED IN VOLUME 67, PAGE 116 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS

THENCE SOUTH 06° 22' 45" EAST CONTINUING ALONG THE EAST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION FOR A DISTANCE OF 50.93 FEET TO A POINT FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID

DRAFT ORDINANCE 12.2.19

Exhibit 'A':
Legal Description

AIRPORT ROAD; SAID POINT ALSO BEING THE NORTHWEST CORNER OF AFORESAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT;

THENCE DEPARTING THE WEST LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC.TRACT AND THE EAST LINE OF SAID LOT 1 IN BLOCK 1 AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, THE FOLLOWING COURSES AND DISTANCES NUMBERED **(1) THROUGH (5);**

1. NORTH 83° 53' 38" EAST FOR A DISTANCE OF 413.66 FEET TO A POINT FOR CORNER;
2. SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 17.89 FEET TO A POINT FOR CORNER;
3. SOUTH 88° 37' 46" EAST FOR A DISTANCE OF 195.72 FEET TO A POINT FOR CORNER;
4. SOUTH 79° 05' 55" EAST FOR A DISTANCE OF 32.05 FEET TO A POINT FOR CORNER;
5. SOUTH 88° 51' 14" EAST FOR A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.6035 ACRES OF LAND, MORE OR LESS.

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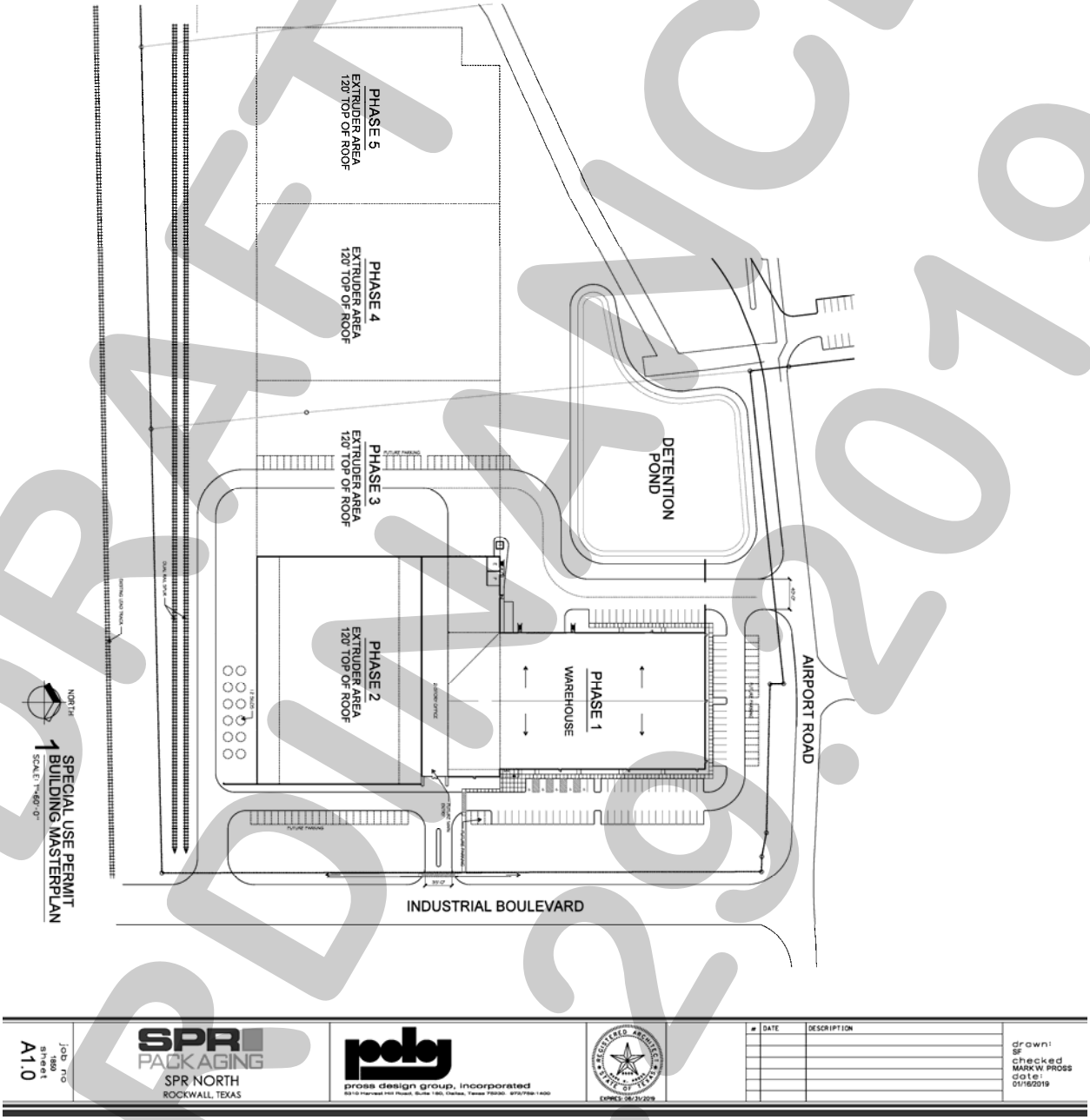
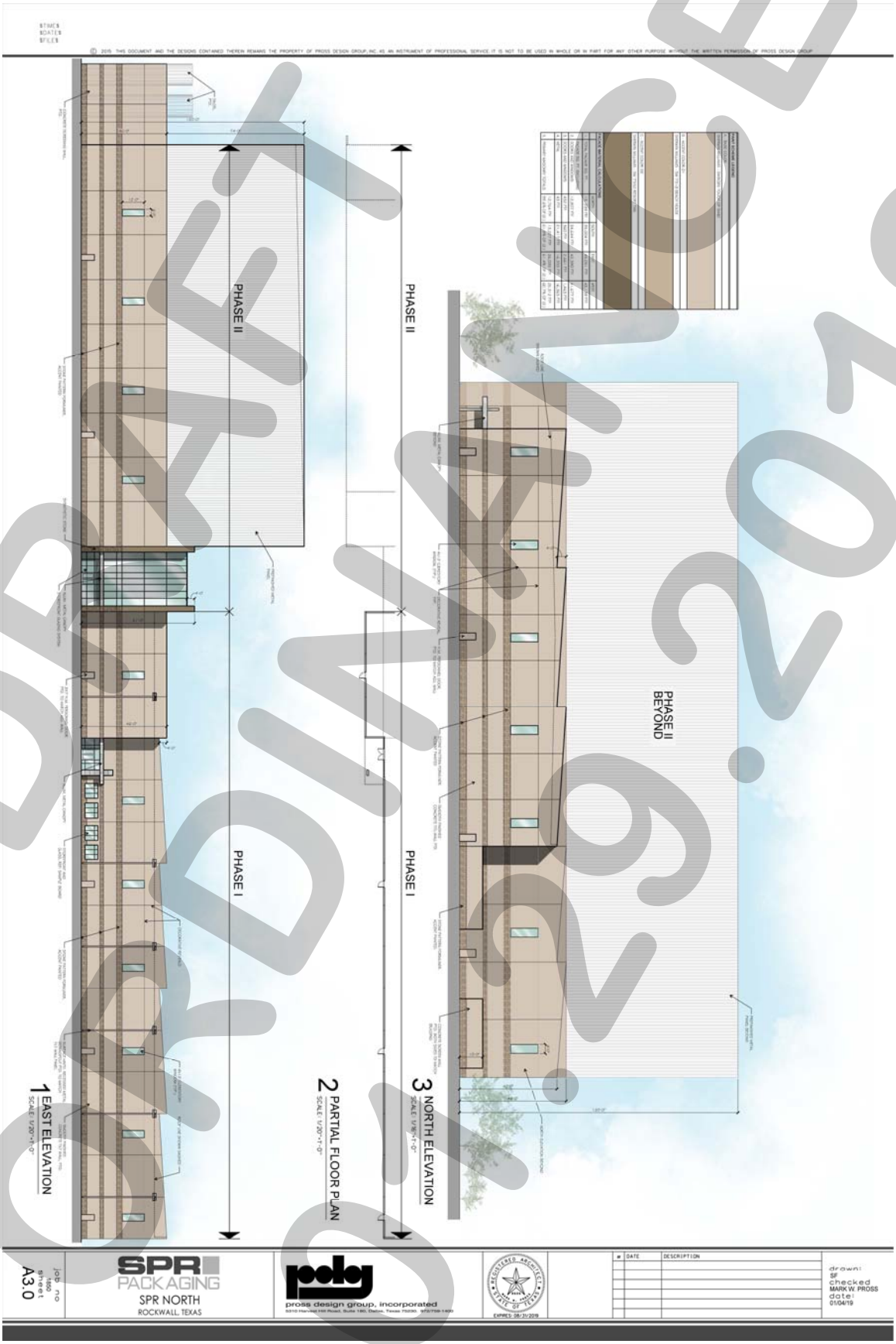
Exhibit 'B':
Conceptual Site Plan



DRAFT ORDINANCE 01.29.2019

Exhibit 'C':
Proposed Building Elevations



DRAFT ORDINANCE 01.29.2019

City of Rockwall

Project Plan Review History

Project Number	SP2019-001	**Owner**	FALLS, DAVID C & TERRI L	**Applied**	1/17/2019 LM
Project Name	T3 Chiropractic	**Applicant**	TRISTON GENERAL CONTRACTOR	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
903 N GOLIAD ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
GARNER	NULL	ALL 26	NULL	3730-0026-0ALL-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	1/17/2019	1/24/2019	1/22/2019	5	APPROVED	
ENGINEERING	Sarah Hager	1/17/2019	1/24/2019	1/25/2019	8	COMMENTS	

(1/25/2019 10:38 AM SH)
- Label the distance of the fire lane and the spacing between driveways.
- Show all existing and proposed utilities on landscape plans.
- Add note to landscape plans, "No trees within 5' of utilites."
- The other sheets were not reviewed.

The following items are for your information for the engineering design.
- 4% Engineering Inspection Fees
- Impact fees.
- Min 20' utility easements.
- No structures in easements.
- Fire lane easement to be on plat.
- Fire lane to be 24' wide with 20' radii.
- Parking to be 20'x9'
- No dead-end parking.
- Driveway spacing must be labeled on Site Plan.
- Must have detention. Manning's "c-value" is per zoning for the entire property. 4:1 max slope. No vertical walls allowed in detention easement
- No trees within 5' of public utilities.
- Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls.
- Must meet all City Engineering Standards.

FIRE	Ariana Hargrove	1/17/2019	1/24/2019	1/24/2019	7	COMMENTS	see comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(1/24/2019 6:10 PM AA) Proposed new and exisitng fire hydrants shall be indicated on the plans. Existing fire hydrants to be considered for the use shall be indicated on the plans. (Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. Existing fire hydrants on public streets are allowed to be considered as available where streets are not provided with median dividers which cannot be crossed by fire fighters pulling hose lines.) Is the rear drive fire lane?							
GIS	Lance Singleton	1/17/2019	1/24/2019	1/22/2019	5	APPROVED	See comments
(1/22/2019 2:09 PM LS) ADDRESSING: North building will be 903 N. Goliad St. Rockwall, TX 75087 South building will be 901 N. Goliad St. Rockwall, TX 75087							
PLANNING	Korey Brooks	1/17/2019	1/24/2019	1/25/2019	8	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

SP2019-001 Site Plan for T3 Chiropractic Office: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

? This is a request by Reese Baez of Triton General Contractors on behalf of Kevin Lefere for the approval of a site plan for a medical office building on a 0.26-acre portion of a larger one (1) acre tract of land identified as Block 26 of the Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, located north of the northwest corner of the intersection of W. Heath Street and S. Goliad Street [SH-205]

? For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

? For reference, include the case number (SP2019-001) in the lower right hand corner of all pages on future submittals.

? Site Plan. Please show centerlines of all adjacent roadways and darken/use thicker line for property line.

? Site Plan. The Site Plan looks more like a cover page.

? Site Plan. The site plan appears to be scaled with an architectural scale. Please use engineering scale. The recommended scales are listed in the site plan checklist.

? Site Plan. Please label existing sidewalks and proposed sidewalks and provide two different hatch/fill patterns.

? Site Plan. Please use a hatch pattern for pavement (i.e. firelane) and provide thickness and material information.

? Site Plan. Please provide highlighted information on attached checklist.

? Site Plan. Please provide location of utilities.

? Site Plan. Please utilize multiple line-weights for clarity.

? Site Plan. Please label third lot "Future Development" and remove "building by other". Greyscale everything that is not directly related to the subject property.

? Site Plan. Please change "Property Description" tableto Site Data Table and provide on each sheet—Also, please provide the additional highlighted information. The lower left corner of the title block of each sheet should be the project information. Swapping the location of the project information and the "Sheet" information would work—for future Civils/Building Permit submittals, this requirement is different.

? Landscape Plan. Please show centerlines of adjacent roadways.

? Landscape Plan. Please provide site data table as shown on site plan.

? Landscape Plan. Please utilize engineering scale and show adjacent properties.

? Landscape Plan. Please check the tree requirements along Goliad—There seems to be 1 or 2 trees missing.

? Landscape Plan. Please note that no parking space shall be 80-feet from a tree. Provide 80-foot buffer at 1 or 2 trees to show compliance.

? Landscape Plan. Please utilize different lineweights for clarity. For instance the callouts for the landscape could be a greyscale dashline.

? Landscape Plan. Please utilize different lineweights for clarity. For instance the callouts for the landscape could be a greyscale dashline.

? Landscape Plan. Please show heavy landscape screening from the adjacent residential property.

? Photometric Plan. Please darken and label property line on photometric plan.

? Photometric Plan. Please show centerlines of all adjacent roadways.

? Photometric Plan. Fixtures will need to be historic-looking (if possible). Please provide a cut sheet.

? Photometric Plan. It is only necessary to show the subject property. Also, if the FC font could be smaller, that would help (for archiving/digitizing purposes).

? Photometric Plan. Please provide title block in the lower right-hand corner of the page with the site/project info)

? Photometric Plan. Please provide site data table as shown on the other plans.

? Floor Plan. Please note that the floor plan is not reviewed during this phase so it does not need to be provided.

? Building Elevations. Please provide dimensions

? Building Elevations. Please provide material percentages per façade. The materials percentages only show "Masonry" and "Stone". We need each material broken down e.g. brick, stone, stucco.

? Building Elevations. Please keep the architectural scale on building elevations (I asked for engineering on the other plans)

? Building Elevations. Provide Site data Table as provided on other sheets.

? Building Elevations. Provide color elevations and rendering, if possible.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
? The Architectural Review Board (ARB) meeting for this case will be held on January 29, 2019 at 5:00 p.m.							
? Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 4, 2019. The Planning and Zoning Worksession for this case will be January 29, 2019, at 6:00 p.m. The Planning and Zoning Meeting will be February 12, 2019							

T3 Chiropractic

Office Building

- 4% Engineering Inspection Fees
- Impact fees.
- Min 20' utility easements.
- No structures in easements.
- Fire lane easement to be on plat.
- Fire lane to be 24' wide with 20' radii.
- Parking to be 20'x9'
- No dead-end parking.
- Driveway spacing must be labeled on Site Plan.
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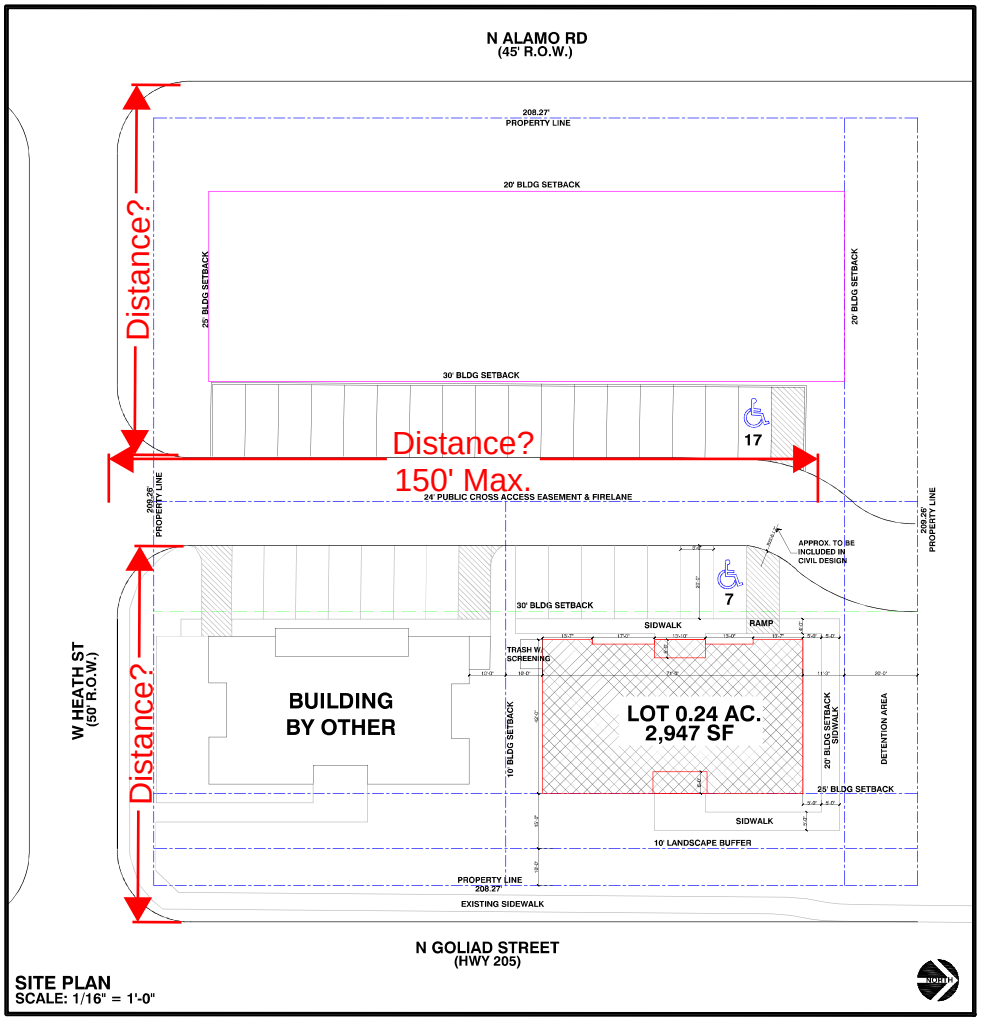
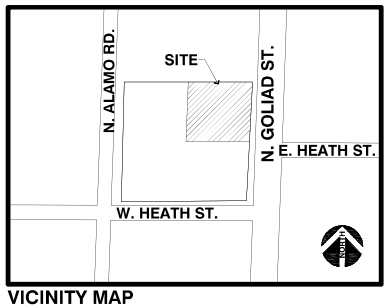
- No trees within 5' of public utilities.
- Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls.
- Must meet all City Engineering Standards.



SITE PLAN
SCALE: 1/16" = 1'-0"



VICINITY MAP

NOT FOR CONSTRUCTION

GENERAL NOTES

1. THIS SET OF CONSTRUCTION PLANS IS INTENDED TO PROVIDE THE NECESSARY INFORMATION TO COMPLETE THE CONSTRUCTION OF THIS PROJECT.
2. ALL NECESSARY PERMITS, INSPECTIONS, AND CERTIFICATES OF APPROVAL SHALL BE PAID FOR BY EITHER THE GENERAL CONTRACTOR OR THE HOME OWNER.
3. ALL BUILDING CODES (NATIONAL, STATE, AND LOCAL) ARE TO COMPLY WITH THE 2003 INTERNATIONAL RESIDENTIAL CODE. THE BUILDING CODES TO SUPERSEDE ANY NOTES OR SPEC'S ON THESE PLANS. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR APPLYING TO THEIR RESPECTIVE CODES.
4. ALL JOBSITE CHANGES AND DECISIONS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND CHECK THE PLANS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES, ERRORS, OR OMISSIONS FOUND WITHIN THE PLANS ARE TO BE BROUGHT TO THE ATTENTION OF LATIMER DESIGNS, INC. PRIOR TO ANY WORK BEING DONE.
6. THE GENERAL CONTRACTOR SHALL PROVIDE NECESSARY ENERGY CALCULATIONS TO COMPLY WITH LOCAL ENERGY CODES.
7. ALL DIMENSIONS ARE FOR ROUGH FRAMING. ALL STUD WALLS ARE DIMENSIONED AT 4" NOMINAL, BRICK LEDGES AT 5.5" NOMINAL, METAL SIDING LEDGES AT 1.5" NOMINAL, AND THIN WALLS AT 2" NOMINAL.
8. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
9. FOUNDATION PLAN, ROOF PLAN, AND FLOOR FRAMING PLANS ARE SCHEMATIC ONLY. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR NOTES AND SPEC'S. (IF REQUIRED, TO BE PROVIDED BY GENERAL CONTRACTOR).
10. DRIVEWAY FINISH TO BE SPECIFIED BY CIVIL AND/OR STRUCTURAL ENGINNER.
11. PLANT MATERIALS, INCLUDING SEED/SOD ARE NOT SPEC'D.
12. ALL EXTERIOR WINDOW AND DOOR INSTALLATIONS TO BE IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS.
13. ALL CARPENTRY WORK SHALL BE ERECTED PLUMB AND TRUE, FOLLOWING BEST PRACTICES OF THE TRADE. TRIM WORK SHALL BE NEATLY CUT AND FIT.
14. ALL LUMBER SHALL BE S4S UNO
15. FRAMER TO PROVIDE BACKING FOR ALL APPROPRIATE FINISH MATERIALS.
16. GENERAL CONTRACTOR AND PRODUCT SUPPLIER ARE RESPONSIBLE FOR ALL SAFETY GLASS WHERE REQUIRED BY CODE.
17. PLUMBER TO PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE PLUMBING SYSTEM. INCLUDING ALL HOT AND COLD WATER DISTRIBUTION AND ALL NECESSARY WASTE SYSTEMS.
18. PLUMBER TO PROVIDE A COLD WATER LINE TO THE REFRIGERATOR.
19. THE HVAC CONTRACTOR SHALL PROVIDE A LAYOUT SHOWING DUCT AND VENT LOCATION, AS WELL AS EQUIPMENT SPEC'S. THE HEATING SYSTEM SHALL BE INSTALLED TO ALL CODE REQUIREMENTS.
20. CONTRACTOR TO VERIFY BUILDING/SLAB LOCATION WITH OWNER PRIOR TO CONSTRUCTION.

ABBREVIATIONS

AB	ANCHOR BOLT	H	HIGH
ADJ	ADJUSTABLE	LC	LAUNDRY CHUTE
AFF	ABOVE FINISH FLOOR	LG	LONG
BLDG	BUILDING	ML	MICROLAM
BLK	BLOCK	MTL	METAL
BM	BEAM	OC	ON CENTER
CAB	CABINET	PT	PRESSURE TREATED
CLG	CEILING	PTB	PARTICLE BOARD
CLR	CLEAR	R	RADIUS
CONC	CONCRETE	R&S	ROD & SHELF
DBL	DOUBLE	SH	SHELF(S)
DIA	DIAMETER	SHWR	SHOWER
DN	DOWN	SIM	SIMILAR
DWG	DRAWING	SQ	SQUARE
EA	EACH	STL	STEEL
EQ	EQUAL	TBD	TO BE DETERMINED
FD	FLOOR DRAIN	TOJ	TOP OF JOIST
FDN	FOUNDATION	TOS	TOP OF SLAB
FF	FINISH FLOOR	TR	TRANSOM
FLR	FLOOR	TYP	TYPICAL
FT	FEET	UNO	UNLESS NOTED OTHERWISE
FTG	FOOTING	V	VERTICAL
GL	GLASS	WD	WOOD

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THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO THE COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOWN AS THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. NO PART OF THIS PLAN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL (INCLUDING PHOTOCOPYING, RECORDING, OR ANY INFORMATION RETRIEVAL SYSTEM), WITHOUT THE WRITTEN APPROVAL OF LATIMER DESIGNS, INC. NO DERIVATIVE WORKS OF THIS PLAN MAY BE MADE WITHOUT PRIOR WRITTEN PERMISSION. THE PURCHASER OF THIS SET OF HOME PLANS ENTITLES THE PURCHASER TO USE THIS SET OF PLANS FOR THE CONSTRUCTION OF ONLY ONE BUILDING.

LIABILITY

LATIMER DESIGNS, INC. ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS SET OF PLANS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THE PLANS AND/OR CONTRACTOR TO OBTAIN THE FOLLOWING PRIOR TO CONSTRUCTION:

1. CONSULT WITH A STRUCTURAL ENGINEER TO VERIFY:
   - 1.1. DESIGN, SIZE, AND REINFORCEMENT LOADS.
   - 1.2. ALL SITE CONDITIONS, TO INCLUDE SOIL TESTING FOR BEST LOCATION OF FOUNDATION.
   - 1.3. FOUNDATION DESIGN
2. CONSULT/VERIFY ALL ASPECTS OF PLANS FOR LOCAL CODES AND ORDINANCES FOR THE CONSTRUCTION LOCATION.

LIMIT OF DESIGNERS LIABILITY IS NOT TO EXCEED PRICE PAID FOR SET OF PLANS. LATIMER DESIGNS, INC. IS NOT LIABLE FOR ANY CHANGES MADE TO THIS SET OF PLANS NOR ASSUMES ANY LIABILITY FOR WORK ADVISEMENT PROVIDED BY THE CONTRACTOR OR OTHERS INVOLVED IN THE CONSTRUCTION PROCESS.

LATIMER DESIGNS, INC. IS NOT A REGISTERED ARCHITECT.

DRAWING/SHEET INDEX

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A3.1	LANDSCAPE PLAN
A3.2	LANDSCAPE PLAN
A4	PHOTOMETRIC PLAN
A5	FLOOR PLAN
A6	WEST & NORTH ELEVATIONS
A7	EAST & SOUTH ELEVATIONS

PROPERTY DESCRIPTION

PROPERTY ID	16663
GEOGRAPHIC ID	3730-0026-0ALL-00-0R
ADDRESS	GOLIAD/W.HEATH/ALAMO
ZONING	PD-50
PROPERTY USE	OFFICE
PROPERTY AREA (GROSS)	10,770 SF (APPROX)
BUILDING AREA	2,947 SF
BUILDING HEIGHT	29'-4"
PARKING REQUIRED	1 SPACE/500 = SPACE REQUIRED
HANDICAP REQUIRED	1 ACCESSIBLE 0-25, 2 PROVIDED
TOTAL PARKING PROVIDED	24 SPACES
ALL SF TOTALS ARE APPROXIMATE	

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LATIMER DESIGNS INC
CUSTOM HOUSE PLANS
INTERIOR DESIGN
RENOVATIONS

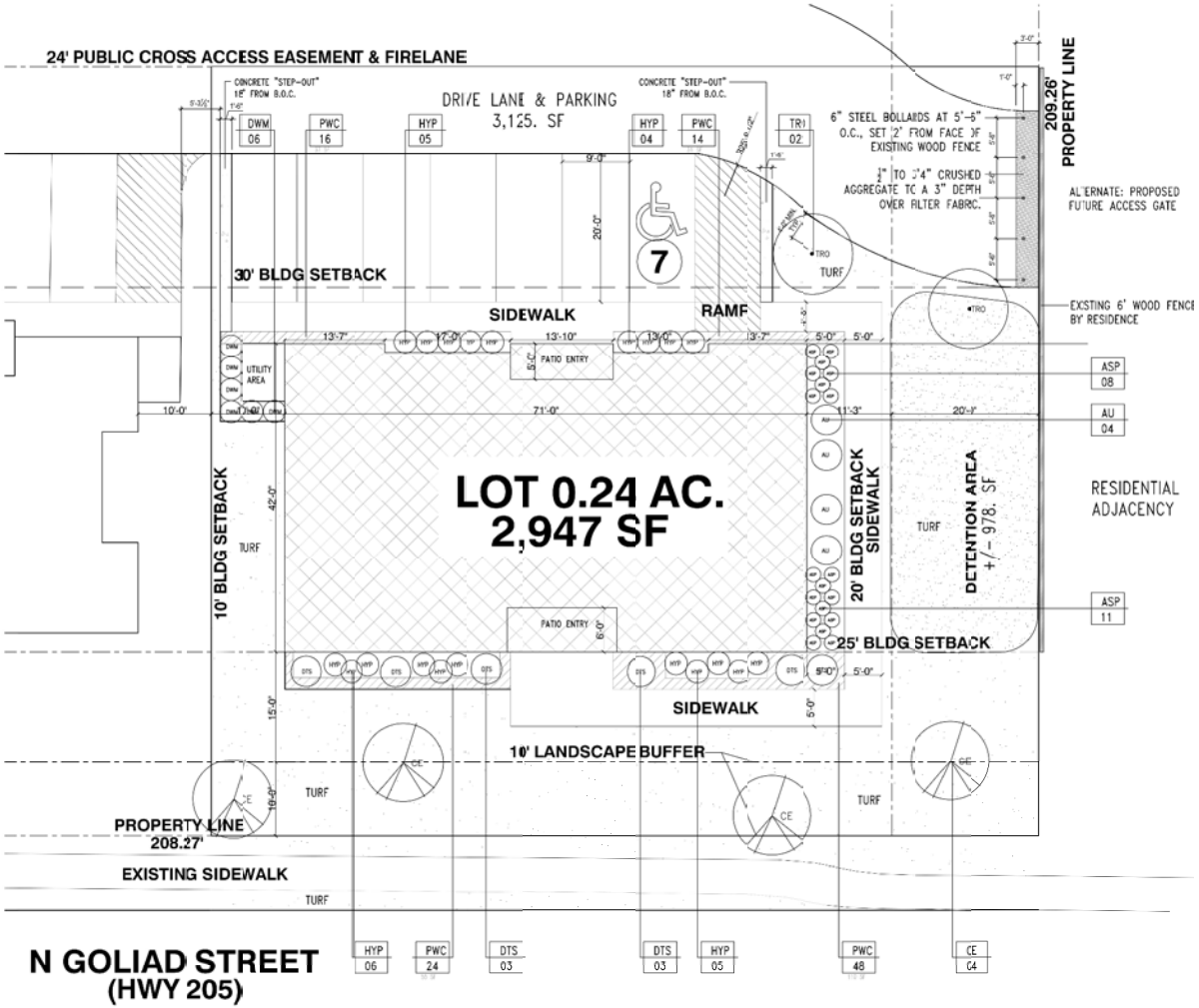
PROJECT/CLIENT: T3 CHIROPRACTIC OFFICE
LOCATION: 205 & W.HEATH • ROCKWALL • TX • 75087
DATE: 01.13.2019

REVISIONS:

DRAWING: SITE PLAN
SCALE: 1/16" = 1'-0"
SHEET SIZE: 24 x 36

SHEET NO.
A1 OF

PRELIMINARY PLANS - NOT FOR CONSTRUCTION



N GOLIAD STREET (HWY 205)

301 LANDSCAPE PLAN

SCALE: 1/8" = 1' - 0"

Show Existing and Proposed Utilties. Add note, " No trees within 5' of utilities."

LANDSCAPE TABULATION
LOT: .26 AC (11,746.81 SF)
BUILDING: 2,947. SF
ZONE: RESIDENTIAL-OFFICE / PD-50

5.1 LANDSCAPE BUFFER-STRIP
10' REQUIRED
10' PROVIDED

5.2 SCREENING OF OFF-STREET LOADING DOCKS
N/A

5.3 ACCEPTABLE LANDSCAPE MATERIALS
ALL PLANT MATERIALS USED WILL SATISFY THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE
ALL TREES PLANTED WILL BE A MINIMUM OF 3" CALIPER
ALL PLANT MATERIAL WILL OF CONTAINER GROWN QUALITY AND INSTALLED PER INDUSTRY STANDARDS.

5.4 PROTECTION OF LANDSCAPE AREAS:
ALL LANDSCAPE AREAS ADJACENT TO VEHICULAR AREAS WILL BE PROTECTED BY 7" CONCRETE CURBS OR WHEEL STOPS.

5.5 IRRIGATION:
AN UTOMATIC, UNDERGROUND DRIP IRRIGATION SYSTEM WILL BE INSTALLED WITH A RAIN GAUGE AND FREEZE/THAW SENSOR AND WILL PROVIDE IRRIGATION SYSTEM. THIS SYSTEM WILL PROVIDE 100% COVERAGE TO ALL PROPOSED AND REMAINING PLANT MATERIAL ON SITE.

5.6 SCREENING FROM RESIDENTIAL USES:
NORTH SIDE – RESIDENTIAL ADJACENCY
A 6 HT. MASONRY FENCE IS REQUIRED
A 6 HT. WOOD FENCE IS PROVIDED AND EXISTING

ALL AREAS ADJACENT TO THE REQUIRED SCREENING WALL, SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND TRASH IN ACCORDANCE WITH THE APPLICABLE CODES OF THE CITY.

5.7 STREET LANDSCAPING:
1 3" (MIN. CAL.) CANOPY TREE REQUIRED PER 50 LF OF FRONTAGE REQUIRED
1 3" (MIN. CAL.) CANOPY TREE PROVIDED PER 50 LF OF FRONTAGE PROVIDED
N. GOLIAD STREET (HWY 205) = 208.27 LF
4 CANOPY TREES REQUIRED
4 CANOPY TREE PROVIDED

5.8 RIGHT-OF-WAY LANDSCAPING:
GRASS OR GROUNDCOVER REQUIRED
GRASS PROVIDED

THE PROPOSED IRRIGATION SYSTEM WILL PROVIDE 100% COVERAGE TO ALL PLANT MATERIAL PROVIDED FOR THE PARKWAY TO B.O.C. ALONG N. GOLIAD STREET.

5.9 PARKING LOT LANDSCAPING:
PARKING AND MANEUVERING = 3,125 SF
1 LARGE TREE WITHIN 80 LF OF ANY PARKING SPACE REQUIRED.
1 LARGE TREE WITHIN 80 LF OF ANY PARKING SPACE PROVIDED.

5.10 – (DELETED):

5.11 DIMENSIONING OF LANDSCAPE AREA:
ALL LANDSCAPING REQUIRED TO BE IN AN ARE NO LESS THAN 5' WIDE AND MINIMUM OF 25 SF.
ALL LANDSCAPING PROVIDED TO BE IN AN ARE NO LESS THAN 5' WIDE AND MINIMUM OF 25 SF.

5.12 REQUIRED LANDSCAPING:
ZONED: RESIDENTIAL-OFFICE
A. AMOUNT OF LANDSCAPING
2,936.45 SF = 25% OF SITE REQUIRED TO BE LANDSCAPED.
5,676.81 SF = 48% OF SITE PROPOSED TO BE LANDSCAPED.

B. LOCATION OF LANDSCAPING
50% REQUIRED IN FRONT YARD
1,468.22 SF = 50% OF THE REQUIRED LANDSCAPE REQUIRED IN FRONT YARD.
2,797.00 SF = 95% OF THE REQUIRED LANDSCAPE PROVIDED IN FRONT YARD.

C. DETENTION BASIN = +/- 978. SF
LANDSCAPE REQUIRED
LANDSCAPE PROVIDED

1 TREE / 750 SF REQUIRED
1.30 TREES REQUIRED
2.00 TREES PROVIDED

9.1 MAINTENANCE REQUIREMENT:
ALL REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR THE REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PRUNING, OR OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER LIVING PLANT THAT COMPLIES WITH THE APPROVED LANDSCAPE PLAN WITHIN 6 MONTHS AFTER NOTIFICATION BY THE CITY.
A REQUIRED TREE THAT DIES AFTER ITS ORIGINAL PLANTING MUST BE REPLACED BY ANOTHER LIVING TREE HAVING A MINIMUM HEIGHT OF 14' AND A MINIMUM TRUNK CALIPER OF 4" MEASURED AT 12 INCHES ABOVE THE ROOT BALL.

9.2 UTILITY LINES AND RIGHTS-OF-WAY:
ANY DAMAGE TO UTILITIES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER, HIS AGENTS, OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS A LANDSCAPED AREA IN THE PUBLIC RIGHT-OF-WAY, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF NONETHELESS SOME PLANT MATERIALS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THE PLAN MATERIAL.

TREESCAPE – PROTECTED TREE MITIGATION
THERE ARE NO PROTECTED TREES EXISTING ON SITE
THERE ARE PROTECTED TREES EXISTING IN THE PARKWAY

STEVEN W. RYBA 1724 REGISTERED LANDSCAPE ARCHITECT

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PROPOSED PLANT SCHEDULE

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE		CHINESE ELM	Ulmus Parvifolia	3.5" AT CAL.	PLANT WHERE INDICATED
TRO	02	TEXAS RED OAK	Quercus Buckleyi	3.5" AT CAL.	PLANT WHERE INDICATED
DTS		DWARF TEXAS SAGE	Leucophyllum candidum 'Thunder Cloud'	7 GAL.	PLANT 48" O.C. MIN.
HYP		HYPERICUM	Hypericum Hirtum	5 GAL.	PLANT 36" O.C. MIN.
DWM	12	DWARF WAX MYRTLE	Myrica Nana	7 GAL.	PLANT 36" O.C. MIN.
ASP		ASIATIC JASMINE	Asiaticum Asian	5 GAL.	PLANT 24" O.C. MIN. EVENLY SPACED IN LANDSCAPE AREA
AU	04	GOLD DUST PLANT	Aucuba Japonica	5 GAL.	PLANT SHRUB SPACED AS NOTED, INDICATED, UNIFORM SIZE.
PWC		PURPLE LEAF WINTERCREEPER	Euonymus fortunei 'Coloratus'	1 GAL.	PLANT 18" O.C.
TURF		COMMON BERMUDA GRASS	Cynodon dactylon	SOD	LAYER SOD SQUARE AND HOLD INTO PLACE.

PLANT KEY
CE – CEDAR ELM
TRO – TEXAS RED OAK
DTS – DWARF TEXAS SAGE
DWM – DWARF WAX MYRTLE
AU – GOLD DUST PLANT
HYP – HYPERICUM
ASP – CAST IRON PLANT
PURPLE LEAF WINTERCREEPER
DETENTION AREA
TURF – TURF GRASS
CONCRETE "STEP-OUT"
CRUSHED AGGREGATE



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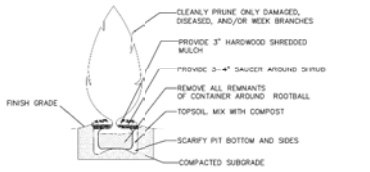
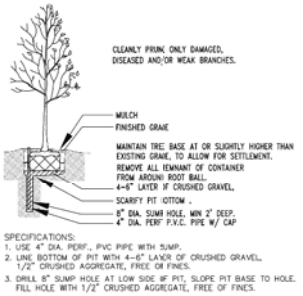
PRELIMINARY PLANS - NOT FOR CONSTRUCTION



LARGE SHRUB-SECTION

N.T.S.

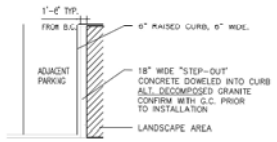


SPECIFICATIONS:
1. USE 4" DIA. PERF., PVC PIPE WITH SUMP.
2. LINE BOTTOM OF PIT WITH 4-6" LAYER OF CRUSHED GRAVEL, 1/2" CRUSHED AGGREGATE, FREE OF FINES.
3. DRILL 8" SUMP HOLE AT LOW SIDE OF PIT, SLOPE PIT BASE TO HOLE. FILL HOLE WITH 1/2" CRUSHED AGGREGATE, FREE OF FINES.

LARGE CANOPY TREE-SECTION

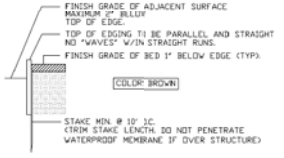
MUST INSTALL SUMP

N.T.S.



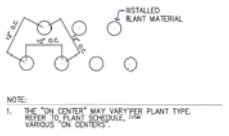
TYPICAL PARKING ISLAND-PLAN

N.T.S.



STEEL EDGE-SECTION

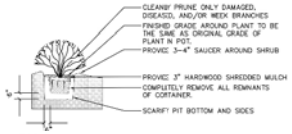
N.T.S.



NOTE:
1. THE "ON CENTER" MAY VARY PER PLANT TYPE. REFER TO PLANT SCHEDULE, TYP. VARIOUS "ON CENTERS".

GROUNDCOVER PLANTING-PLAN

N.T.S.



NOTE:
1. USE MIXED COMPOST TO BACKFILL.
2. FERTILIZE AND WATER THOROUGHLY AFTER INSTALLATION.
3. EXCAVATE ENTIRE SHRUB BED, AS SHOWN.
4. NO SHRUB, EDGER OR ROOTBALL, SHALL BE PLANTED CLOSER THAN 2'-0" FROM FOUNDATION OF BUILDING.

SHRUB PLANTING-SECTION

N.T.S.

GENERAL PLANTING NOTES:

1. QUANTITIES INDICATED ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT SCHEDULE.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, AMBIGUITY OR UNLABELED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF ANY OF THESE IS NOT CLARIFIED BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEMS ON BID.
3. SOIL AMENDMENTS TO BE "MIXED SOIL WITH COMPOST" AS PRODUCED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL. INSTALL 5" OF TOPSOIL WITHIN ALL PLANTING AREAS. REMOVE EXISTING SOIL AND REPLACE WITH TOPSOIL. TO GRADE.
4. TREE HOLES TO BE EXCAVATED 2' GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST AS NOTED IN#3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFIL..
5. SHRUB PIT SHALL BE EXCAVATED 12" GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST AS NOTED IN #3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
6. MULCH TOP DRESSING FOR ALL PLANTING BEDS UNLESS OTHERWISE NOTED SHALL BE A MINI. 3" DEPTH LAYER, DECOMPOSED GRANITE UNIFORMLY SPREAD ON ALL SHRUB AND GROUND COVER BEDS.
7. BED EDGING TO BE STEEL EDGING 12G, X 5.5" AS MANUFACTURED BY COL-MET , COLOR: BLACK OR APPROVED EQUAL. ALL HOLES FOR TREES AND LARGE SHRUBS SHALL BE TESTED FOR WATER RETENTION PRIOR TO TREE OR SHRUB PLANTING. AFTER HOLE IS EXCAVATED, IT IS TO BE FILLED WITH WATER TO THE TOP OF THE EXCAVATION. IF, AFTER 24 HOURS, THE HOLE STILL HOLDS WATER, THE CONTRACTOR SHALL EXCAVATE AND ADDITIONAL 6" FROM THE BOTTOM OF THE HOLE. THE LANDSCAPE CONTRACTOR SHALL THEN INSTALL 6" OF NATIVE WASHED GRAVEL COVERED ON THE TOP (AND UP TO A MINIMUM OF 12" ON THE SIDES OF THE HOLE) WITH FILTER FABRIC. THE CONTRACTOR SHALL ALSO INSTALL A CAPPED 3" DIAMETER PVC SUMP WHICH WILL EXTEND FROM NEAR THE BOTTOM OF THE ROCK LAYER TO 3" ABOVE THE PROPOSED FINISH GRADE SO THE HOLE CAN BE EXCAVATED THROUGH MECHANICAL MEANS.
8. ALL PLANTING (TREES, SHRUBS, GROUND COVER, AND/OR GRASS APPLICABLE) SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
9. ALL PROPOSED PLANT MATERIAL SHALL BE CONTAINER GROWN.
10. ANY LARGE OR SMALL TREE SHALL BE PLANTED AT LEAST 48" MIN. FROM THE EDGE OF ANY PAVED SURFACE.
11. GENERAL MAINTENANCE: REQUIRED PLANTS SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PEST PREVENTION, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES SHALL BE REPLACED WITH ANOTHER LIVING PLANT THAT IS COMPARABLE TO THE EXISTING PLANT MATERIALS SPECIFIED IN THE APPROVED LANDSCAPE PLAN
12. LANDSCAPES AREAS WILL BE IRRIGATED WITH A SYSTEM THAT IS SUITABLE FOR "WATER EFFICIENT LANDSCAPE" WITHIN NINETY (90) DAYS AFTER NOTIFICATION BY THE CITY.
13. THE LOCATION OF ALL UTILITIES, INDICATED ON THESE PLANS, WERE PROVIDED BY OTHERS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES SHOULD BE DETERMINED BY THE LANDSCAPE CONTRACTOR PRIOR TO HIS COMMENCEMENT OF WORK.
14. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXCAVATION OR GRADING INDICATED IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAKE HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS, PRIOR TO CONSTRUCTION. PROTECT ALL SITE UTILITIES DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
16. GROUNDCOVER / SEASONAL COLOR BEDS WILL RECEIVE 3" OF "MIXED SOIL WITH COMPOST" TILLED INTO PLACE TO A 6" DEPTH.



KEY MAP

N.T.S.

Show Existing and Proposed Utilties. Add note, " No trees within 5' of utilities."

STEVEN R. RYBA 1724

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REVISIONS:

DRAWING:
LANDSCAPE
SCALE:
1/4"=1'-0"
SHEET SIZE:
24 x 36
SHEET NO.
A3.2 OF



City of Rockwall

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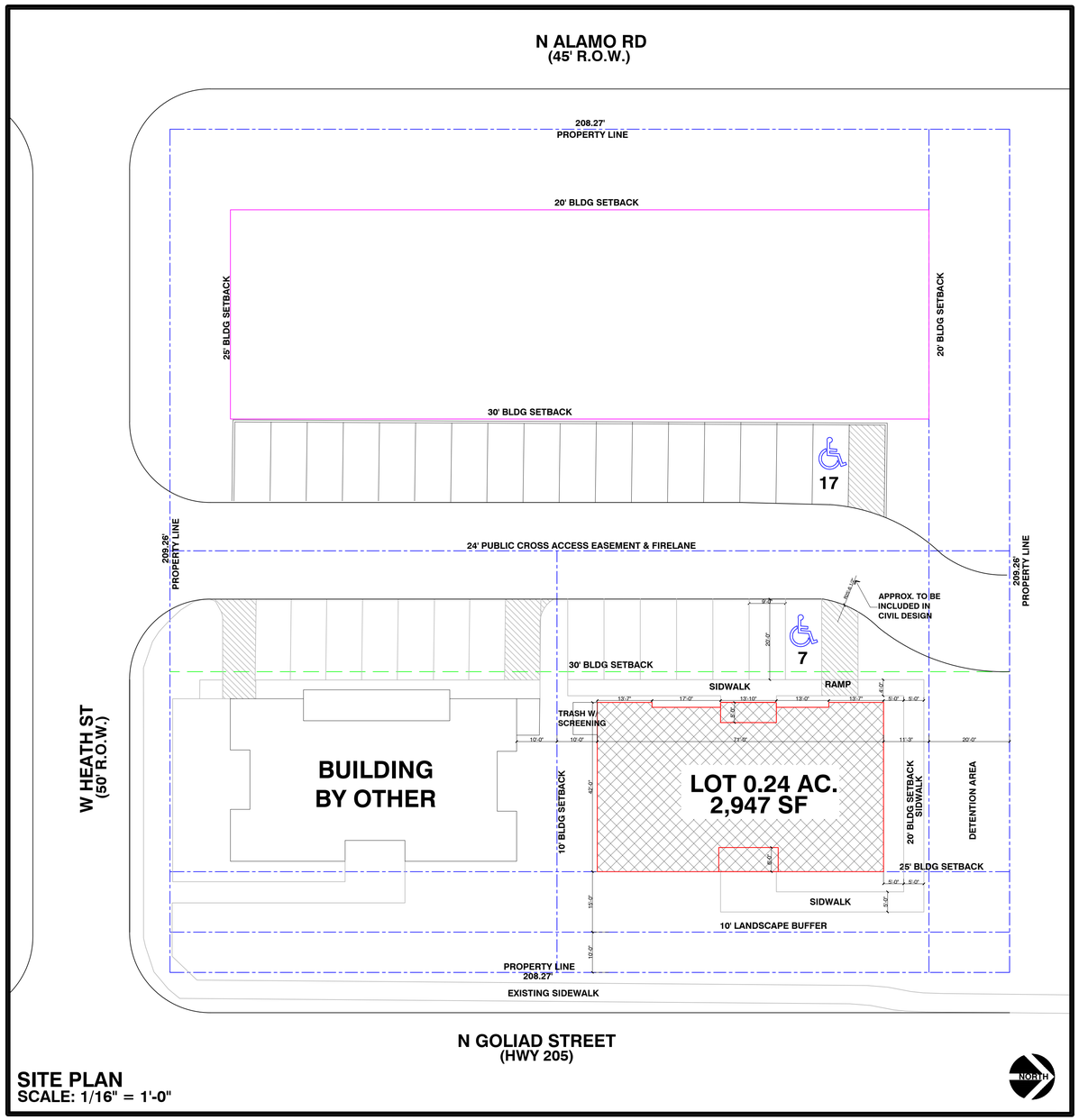
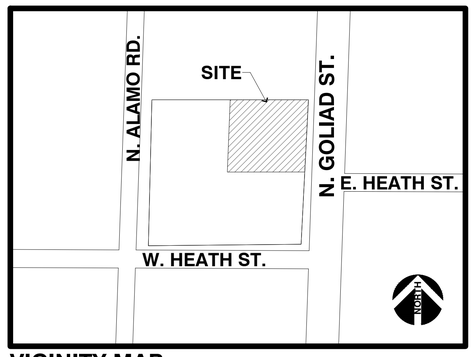
T3 Chiropractic

Office Building





SITE PLAN
SCALE: 1/16" = 1'-0"



VICINITY MAP

DEVELOPMENT PLANS
NOT FOR CONSTRUCTION

GENERAL NOTES

1. THIS SET OF CONSTRUCTION PLANS IS INTENDED TO PROVIDE THE NECESSARY INFORMATION TO COMPLETE THE CONSTRUCTION OF THIS PROJECT.
2. ALL NECESSARY PERMITS, INSPECTIONS, AND CERTIFICATES OF APPROVAL SHALL BE PAID FOR BY EITHER THE GENERAL CONTRACTOR OR THE HOME OWNER.
3. ALL BUILDING CODES (NATIONAL, STATE, AND LOCAL) ARE TO COMPLY WITH THE 2003 INTERNATIONAL RESIDENTIAL CODE. THE BUILDING CODES TO SUPERSEDE ANY NOTES OR SPEC'S ON THESE PLANS. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR APPLYING TO THEIR RESPECTIVE CODES.
4. ALL JOBSITE CHANGES AND DECISIONS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND CHECK THE PLANS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES, ERRORS, OR OMISSIONS FOUND WITHIN THE PLANS ARE TO BE BROUGHT TO THE ATTENTION OF LATIMER DESIGNS, INC. PRIOR TO ANY WORK BEING DONE.
6. THE GENERAL CONTRACTOR SHALL PROVIDE NECESSARY ENERGY CALCULATIONS TO COMPLY WITH LOCAL ENERGY CODES.
7. ALL DIMENSIONS ARE FOR ROUGH FRAMING. ALL STUD WALLS ARE DIMENSIONED AT 4" NOMINAL, BRICK LEDGES AT 5.5" NOMINAL, METAL SIDING LEDGES AT 1.5" NOMINAL, AND THIN WALLS AT 2" NOMINAL.
8. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
9. FOUNDATION PLAN, ROOF PLAN, AND FLOOR FRAMING PLANS ARE SCHEMATIC ONLY. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR NOTES AND SPEC'S. (IF REQUIRED, TO BE PROVIDED BY GENERAL CONTRACTOR).
10. DRIVEWAY FINISH TO BE SPECIFIED BY CIVIL AND/OR STRUCTURAL ENGINNER.
11. PLANT MATERIALS, INCLUDING SEED/SOD ARE NOT SPEC' D.
12. ALL EXTERIOR WINDOW AND DOOR INSTALLATIONS TO BE IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS.
13. ALL CARPENTRY WORK SHALL BE ERECTED PLUMB AND TRUE, FOLLOWING BEST PRACTICES OF THE TRADE. TRIM WORK SHALL BE NEATLY CUT AND FIT.
14. ALL LUMBER SHALL BE S4S UNO
15. FRAMER TO PROVIDE BACKING FOR ALL APPROPRIATE FINISH MATERIALS.
16. GENERAL CONTRACTOR AND PRODUCT SUPPLIER ARE RESPONSIBLE FOR ALL SAFETY GLASS WHERE REQUIRED BY CODE.
17. PLUMBER TO PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE PLUMBING SYSTEM. INCLUDING ALL HOT AND COLD WATER DISTRIBUTION AND ALL NECESSARY WASTE SYSTEMS.
18. PLUMBER TO PROVIDE A COLD WATER LINE TO THE REFRIGERATOR.
19. THE HVAC CONTRACTOR SHALL PROVIDE A LAYOUT SHOWING DUCT AND VENT LOCATION, AS WELL AS EQUIPMENT SPEC'S. THE HEATING SYSTEM SHALL BE INSTALLED TO ALL CODE REQUIREMENTS.
20. CONTRACTOR TO VERIFY BUILDING/SLAB LOCATION WITH OWNER PRIOR TO CONSTRUCTION.

ABBREVIATIONS

AB	ANCHOR BOLT	H	HIGH
ADJ	ADJUSTABLE	LC	LAUNDRY CHUTE
AFF	ABOVE FINISH FLOOR	LG	LONG
BLDG	BUILDING	ML	MICROLAM
BLK	BLOCK	MTL	METAL
BM	BEAM	OC	ON CENTER
CAB	CABINET	PT	PRESSURE TREATED
CLG	CEILING	PTB	PARTICLE BOARD
CLR	CLEAR	R	RADIUS
CONC	CONCRETE	R&S	ROD & SHELF
DBL	DOUBLE	SH	SHELF(S)
DIA	DIAMETER	SHWR	SHOWER
DN	DOWN	SIM	SIMILAR
DWG	DRAWING	SQ	SQUARE
EA	EACH	STL	STEEL
EQ	EQUAL	TBD	TO BE DETERMINED
FD	FLOOR DRAIN	TOJ	TOP OF JOIST
FDN	FOUNDATION	TOS	TOP OF SLAB
FF	FINISH FLOOR	TR	TRANSOM
FLR	FLOOR	TYP	TYPICAL
FT	FEET	UNO	UNLESS NOTED OTHERWISE
FTG	FOOTING	V	VERTICAL
GL	GLASS	WD	WOOD

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LIABILITY

LATIMER DESIGNS, INC. ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS SET OF PLANS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THE PLANS AND/OR CONTRACTOR TO OBTAIN THE FOLLOWING PRIOR TO CONSTRUCTION:

1. CONSULT WITH A STRUCTURAL ENGINEER TO VERIFY:
   - 1.1. DESIGN, SIZE, AND REINFORCEMENT LOADS.
   - 1.2. ALL SITE CONDITIONS, TO INCLUDE SOIL TESTING FOR BEST LOCATION OF FOUNDATION.
   - 1.3. FOUNDATION DESIGN
2. CONSULT/VERIFY ALL ASPECTS OF PLANS FOR LOCAL CODES AND ORDINANCES FOR THE CONSTRUCTION LOCATION.

LIMIT OF DESIGNERS LIABILITY IS NOT TO EXCEED PRICE PAID FOR SET OF PLANS. LATIMER DESIGNS, INC. IS NOT LIABLE FOR ANY CHANGES MADE TO THIS SET OF PLANS NOR ASSUMES ANY LIABILITY FOR WORK/ADVISEMENT PROVIDED BY THE CONTRACTOR OR OTHERS INVOLVED IN THE CONSTRUCTION PROCESS.

LATIMER DESIGNS, INC. IS NOT A REGISTERED ARCHITECT.

DRAWING/SHEET INDEX

A1	SITE PLAN
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A3.1	LANDSCAPE PLAN
A3.2	LANDSCAPE PLAN
A4	PHOTOMETRIC PLAN
A5	FLOOR PLAN
A6	WEST & NORTH ELEVATIONS
A7	EAST & SOUTH ELEVATIONS

PROPERTY DESCRIPTION

PROPERTY ID	16663
GEOGRAPHIC ID	3730-0026-0ALL-00-0R
ADDRESS	GOLIAD/W.HEATH/ALAMO
ZONING	PD-50
PROPERTY USE	OFFICE
PROPERTY AREA (GROSS)	10,770 SF (APPROX)
BUILDING AREA	2,947 SF
BUILDING HEIGHT	29'-4"
PARKING REQUIRED	1 SPACE/500 = SPACE REQUIRED
HANDICAP REQUIRED	1 ACCESSIBLE 0-25, 2 PROVIDED
TOTAL PARKING PROVIDED	24 SPACES
ALL SF TOTALS ARE APPROXIMATE	

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LATIMER DESIGNS INC
CUSTOM HOUSE PLANS
INTERIOR DESIGN
RENOVATIONS

PROJECT/CLIENT:
T3 CHIROPRACTIC OFFICE
LOCATION:
205 & W.HEATH • ROCKWALL • TX • 75087
DATE:
01.13.2019

REVISIONS:

DRAWING:
SITE PLAN
SCALE:
1/16"=1'-0"
SHEET SIZE:
24 x 36

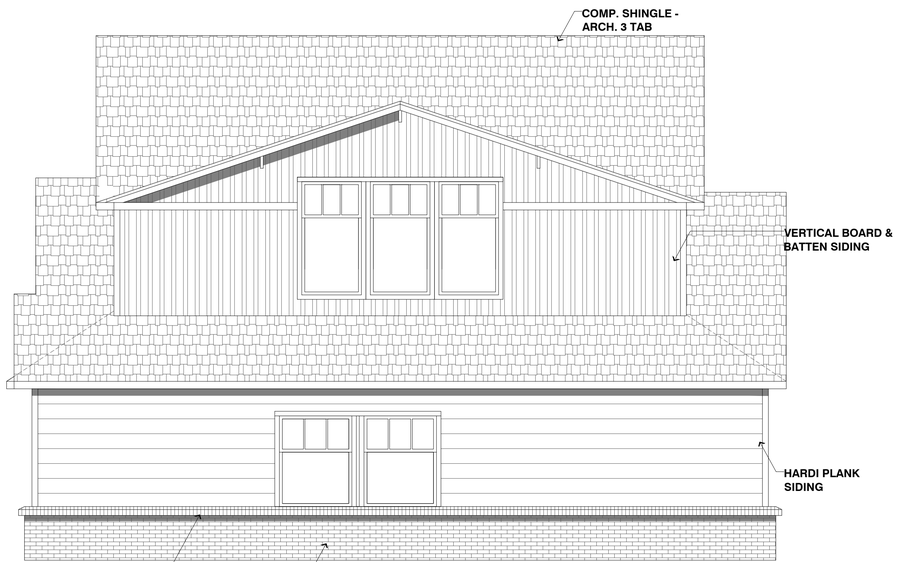
SHEET NO.
A1 OF

PRELIMINAR□PLANS - NOT FOR CONSTRUCTION



601 **EAST ELEVATION: GOLIAD FRONTAGE**

SCALE: 1/4" = 1' - 0"



602 **SOUTH ELEVATION**

SCALE: 1/4" = 1' - 0"

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COMMERCIAL PLANS
INTERIOR DESIGN

PROJECT/CLIENT:
T3 CHIROPRACTIC OFFICE
LOCATION:
205 & W.HEATH•ROCKWALL•TX•75087
DATE:
01.13.2019

REVISIONS:

DRAWING:
ELEVATIONS
SCALE:
1/4"=1'-0"
SHEET SIZE:
24 x 36

SHEET NO.
A6 OF

PRELIMINAR□PLANS - NOT FOR CONSTRUCTION



701 **WEST ELEVATION: PARKING LOT**

SCALE: 1/4" = 1' - 0"



702 **NORTH ELEVATION**

SCALE: 1/4" = 1' - 0"

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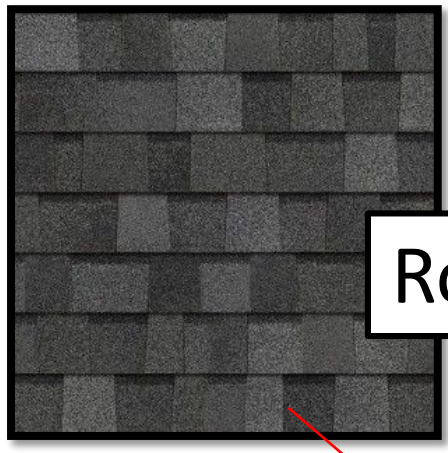
205 & W.HEATH•ROCKWALL•TX•75087
DATE:
01.13.2019

REVISIONS:

DRAWING:
ELEVATIONS
SCALE:
1/4"=1'-0"
SHEET SIZE:
24 x 36

SHEET NO.
A7 OF

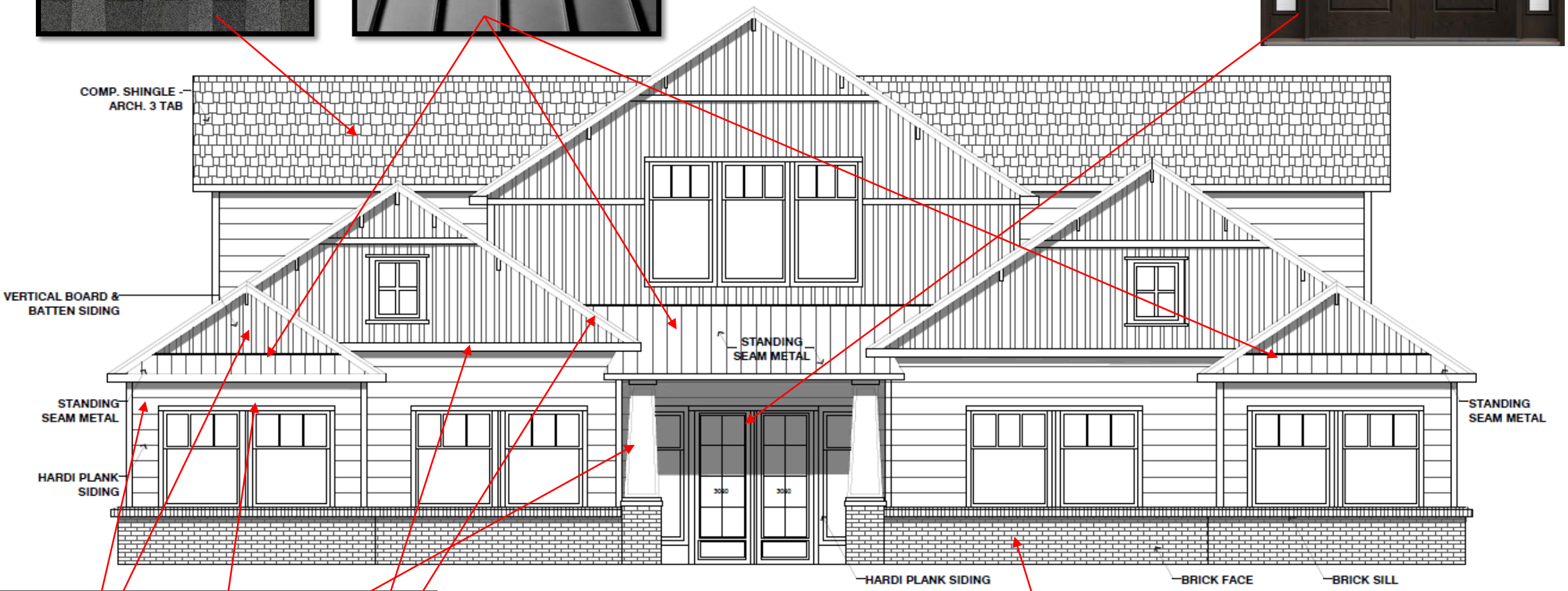


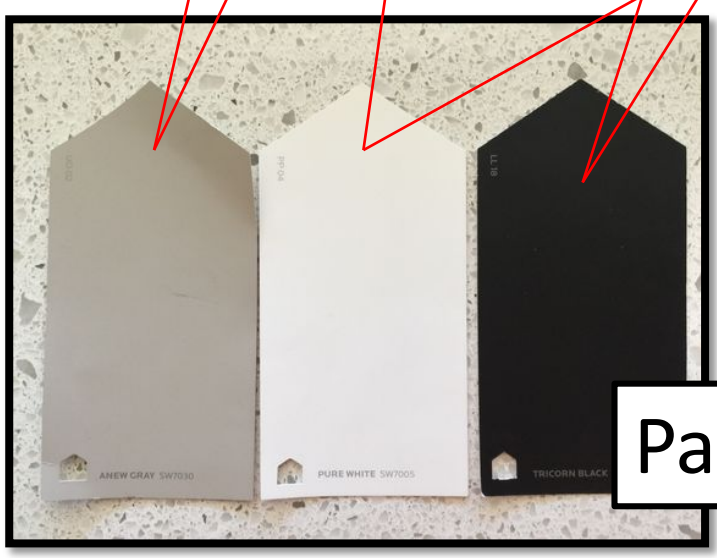
Roof



Doors & Sidelights





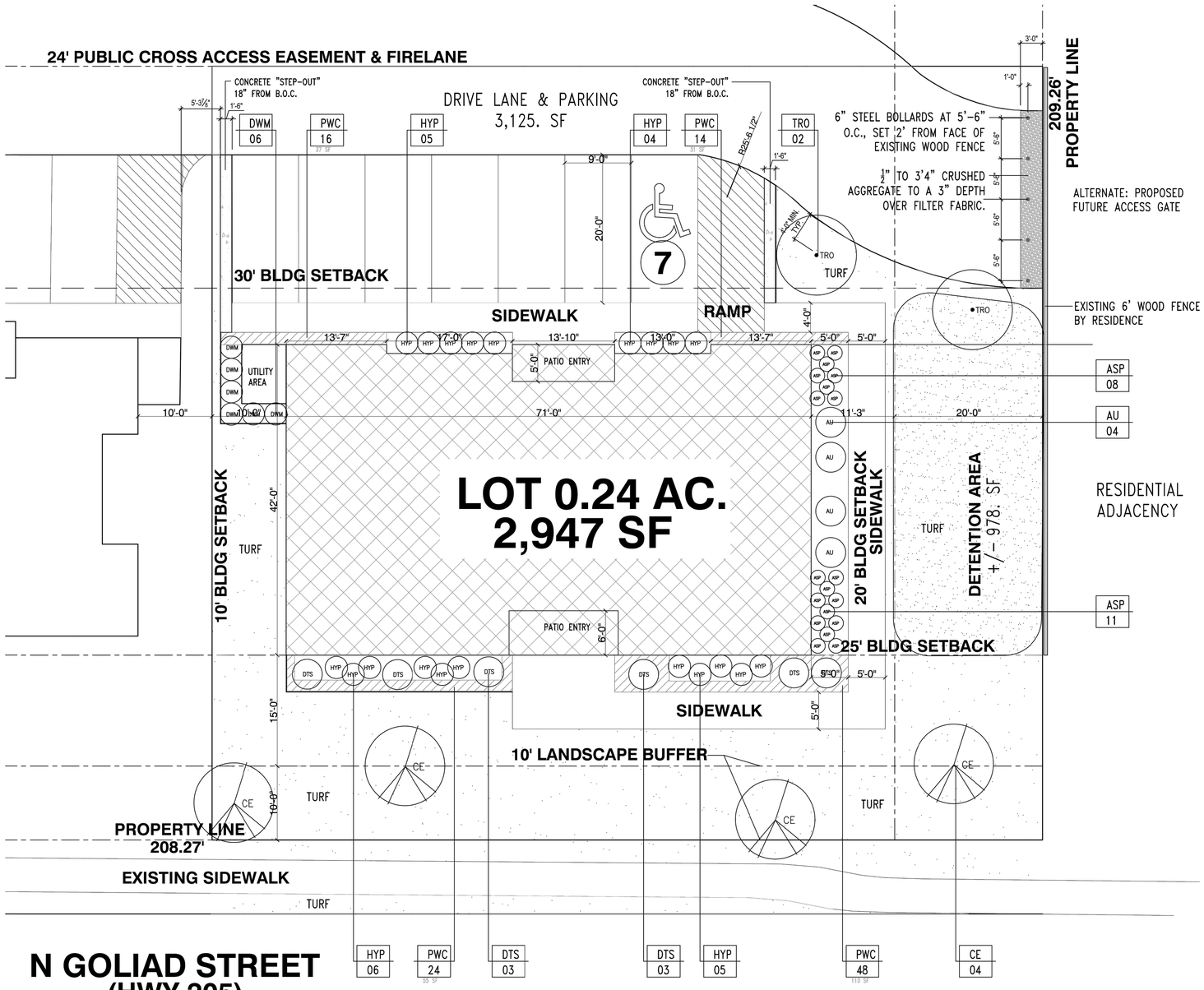


Paint Colors

Brick



PRELIMINAR□PLANS - NOT FOR CONSTRUCTION



N GOLIAD STREET (HWY 205)

301 LANDSCAPE PLAN

SCALE: 1/8" = 1' - 0"

LANDSCAPE TABULATION
LOT: .26 AC (11,746.81 SF)
BUILDING: 2,947. SF
ZONED: RESIDENTIAL-OFFICE / PD-50

5.1 LANDSCAPE BUFFER-STRIP
10' REQUIRED
10' PROVIDED

5.2 SCREENING OF OFF-STREET LOADING DOCKS
N/A

5.3 ACCEPTABLE LANDSCAPE MATERIALS
ALL PLANT MATERIALS USED WILL SATISFY THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE
ALL TREES PLANTED WILL BE A MINIMUM OF 3" CALIPER
ALL PLANT MATERIAL WILL OF CONTAINER GROWN QUALITY AND INSTALLED PER INDUSTRY STANDARDS.

5.4 PROTECTION OF LANDSCAPE AREAS:
ALL LANDSCAPE AREAS ADJACENT TO VEHICULAR AREAS WILL BE PROTECTED
BY 6" CONCRETE CURBS OR WHEEL STOPS.

5.5 IRRIGATION:
AN AUTOMATIC, UNDERGROUND DRIP IRRIGATION SYSTEM WILL BE INSTALLED WITH A RAIN GAUGE AND FREEZE/THAW SENSOR AND WILL PROVIDE IRRIGATION SYSTEM. THIS SYSTEM WILL PROVIDE 100% COVERAGE TO ALL PROPOSED AND REMAINING PLANT MATERIAL ON SITE.

5.6 SCREENING FROM RESIDENTIAL USES:
NORTH SIDE – RESIDENTIAL ADJACENCY
A 6' HT. MASONRY FENCE IS REQUIRED
A 6' HT. WOOD FENCE IS PROVIDED AND EXISTING

ALL AREAS ADJACENT TO THE REQUIRED SCREENING WALL, SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND TRASH IN ACCORDANCE WITH THE APPLICABLE CODES OF THE CITY.

5.7 STREET LANDSCAPING:
1 3" (MIN. CAL.) CANOPY TREE REQUIRED PER 50 LF OF FRONTAGE REQUIRED
1 3" (MIN. CAL.) CANOPY TREE PROVIDED PER 50 LF OF FRONTAGE PROVIDED
N. GOLIAD STREET (HWY 205) = 208.27 LF
4 CANOPY TREES REQUIRED
4 CANOPY TREE PROVIDED

5.8 RIGHT-OF-WAY LANDSCAPING:
GRASS OR GROUNDCOVER REQUIRED
GRASS PROVIDED

THE PROPOSED IRRIGATION SYSTEM WILL PROVIDE 100% COVERAGE TO ALL PLANT MATERIAL PROPOSED FOR THE PARKWAY TO B.O.C. ALONG N. GOLIAD STREET.

5.9 PARKING LOT LANDSCAPING:
PARKING AND MANEUVERING = 3,125 SF
1 LARGE TREE WITHIN 80 LF OF ANY PARKING SPACE REQUIRED.
1 LARGE TREE WITHIN 80 LF OF ANY PARKING SPACE PROVIDED.

5.10 – (DELETED):

5.11 DIMENSIONING OF LANDSCAPE AREA:
ALL LANDSCAPING REQUIRED TO BE IN AN ARE NO LESS THAN 5' WIDE AND MINIMUM OF 25 SF.
ALL LANDSCAPING PROVIDED TO BE IN AN ARE NO LESS THAN 5' WIDE AND MINIMUM OF 25 SF.

5.12 REQUIRED LANDSCAPING:
ZONED: RESIDENTIAL-OFFICE
A. AMOUNT OF LANDSCAPING
2,936.45 SF = 25% OF SITE REQUIRED TO BE LANDSCAPED.
5,676.81 SF = 48% OF SITE PROPOSED TO BE LANDSCAPED.

B. LOCATION OF LANDSCAPING
50% REQUIRED IN FRONT YARD
1,468.22 SF = 50% OF THE REQUIRED LANDSCAPE REQUIRED IN FRONT YARD.
2,797.00 SF = 95% OF THE REQUIRED LANDSCAPE PROVIDED IN FRONT YARD.

C. DETENTION BASIN = +/– 978. SF
LANDSCAPE REQUIRED
LANDSCAPE PROVIDED

1 TREE / 750 SF REQUIRED
1.30 TREES REQUIRED
2.00 TREES PROVIDED

9.1 MAINTENANCE REQUIREMENT:
ALL REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR THE REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PRUNING, OR OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER LIVING PLANT THAT COMPLIES WITH THE APPROVED LANDSCAPE PLAN WITH WITHIN 6 MONTHS AFTER NOTIFICATION BY THE CITY.
A REQUIRED TREE THAT DIES AFTER ITS ORIGINAL PLANTING MUST BE REPLACED BY ANOTHER LIVING TREE HAVING A MINIMUM HEIGHT OF 14' AND A MINIMUM TRUNK CALIPER OF 4" MEASURED AT 12 INCHES ABOVE THE ROOT BALL.

9.2 UTILITY LINES AND RIGHTS-OF-WAY:
ANY DAMAGE TO UTILITIES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER, HIS AGENTS, OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS A LANDSCAPED AREA IN THE PUBLIC RIGHT-OF-WAY, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF NONETHELESS SOME PLANT MATERIALS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THE PLAN MATERIAL.

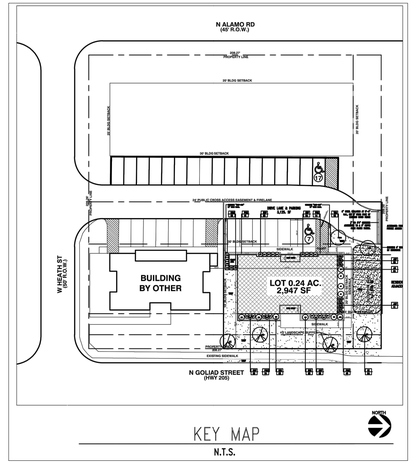
TREESCAPE – PROTECTED TREE MITIGATION
THERE ARE NO PROTECTED TREES EXISTING ON SITE
THERE ARE PROTECTED TREES EXISTING IN THE PARKWAY

PROPOSED PLANT SCHEDULE

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	04	CEDAR ELM	*Ulmus crassifolia*	3.5"-4" CAL.	PLANT WHERE INDICATED
TRO	02	TEXAS RED OAK	*Acer saccharum 'caddo'*	3.5"-4" CAL.	PLANT WHERE IINDICATED
DTS	06	DWARF TEXAS SAGE	*Leucophyllum candidum 'Thunder Cloud'*	7 GAL.	PLANT 42" O.C. MIN.
HYP	20	HYPERICUM	*Hypericum beanyi*	5 GAL.	PLANT 36" O.C. MIN.
DWM	12	DWARF WAX MYRTLE	*Myrica pusilla*	7 GAL.	PLANT 36" O.C. MIN.
ASP	19	ASPIDISTRA	*Aspidistra eliator*	3 GAL.	PLANT 24" O.C. MIN; EVENLY SPACED IN LANDSCAPE AREA
AU	04	AUCUBA	*Aculba japonica*	5 GAL.	PLANT EVENLY SPACED WHERE INDICATED, UNIFORM SIZE
PWC	102	COLORADO WINTER CREEPER	*Euonymus fortunei 'Coloratus'*	1 GAL.	PLANT 18" O.C.
TURF	--	COMMON BERMUDA GRASS	*Cynodon dactylon*	SOD	LEVEL SUB GRADE AND ROLL INTO PLACE.

PLANT KEY

- CE – CEDAR ELM
- TRO – TEXAS RED OAK
- DTS – DWARF TEXAS SAGE
- DWM – DWARF WAX MYRTLE
- AU – GOLD DUST PLANT
- HYP – HYPERICUM
- ASP – CAST IRON PLANT
- PURPLE LEAF WINTERCREEPER
- DETENTION AREA
- TURF – TURF GRASS
- CONCRETE "STEP-OUT"
- CRUSHED AGGREGATE



KEY MAP
N.T.S.

STATE OF TEXAS
STEVEN R. RYBA
1724
REGISTERED LANDSCAPE ARCHITECT
01/15/19

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LATIMER DESIGNS INC
CUSTOM HOUSE PLANS
COMMERCIAL PLANS
INTERIOR DESIGN

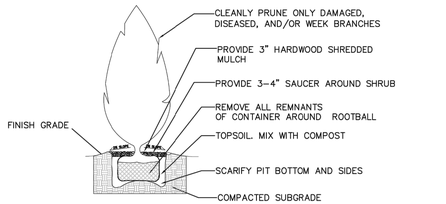
REVISIONS:

PROJECT/CLIENT: T3 CHIROPRACTIC OFFICE
LOCATION: 205 & W.HEATH • ROCKWALL • TX • 75087
DATE: 01.13.2019

DRAWING: LANDSCAPE
SCALE: 1/4"=1'-0"
SHEET SIZE: 24 x 36

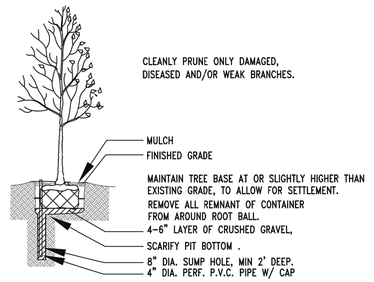
SHEET NO.
A3.1 OF

PRELIMINAR□PLANS - NOT FOR CONSTRUCTION



LARGE SHRUB–SECTION

N.T.S.

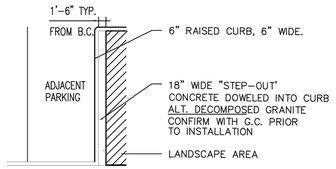


SPECIFICATIONS:
1. USE 4" DIA. PERF., PVC PIPE WITH SUMP.
2. LINE BOTTOM OF PIT WITH 4–6" LAYER OF CRUSHED GRAVEL, 1/2" CRUSHED AGGREGATE, FREE OF FINES.
3. DRILL 8" SUMP HOLE AT LOW SIDE OF PIT, SLOPE PIT BASE TO HOLE. FILL HOLE WITH 1/2" CRUSHED AGGREGATE, FREE OF FINES.

LARGE CANOPY TREE–SECTION

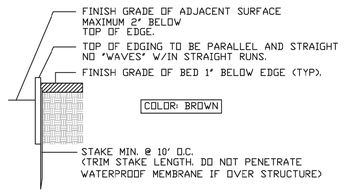
MUST INSTALL SUMP

N.T.S.



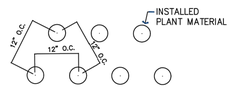
TYPICAL PARKING ISLAND–PLAN

N.T.S.



STEEL EDGE–SECTION

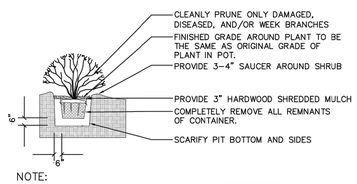
N.T.S.



NOTE:
1. THE "ON CENTER" MAY VARY PER PLANT TYPE. REFER TO PLANT SCHEDULE, FOR VARIOUS "ON CENTERS".

GROUNDCOVER PLANTING–PLAN

N.T.S.



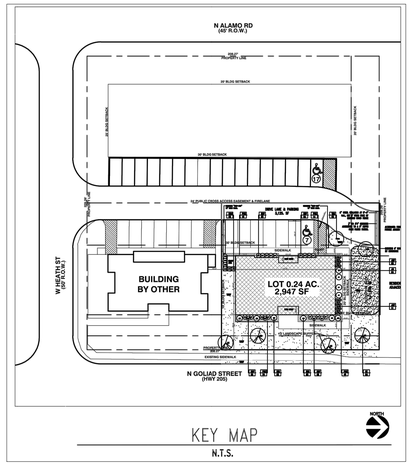
NOTE:
1. USE MIXED COMPOST TO BACKFILL.
2. FERTILIZE AND WATER THOROUGHLY AFTER INSTALLATION.
3. EXCAVATE ENTIRE SHRUB BED, AS SHOWN.
4. NO SHRUB, EDGER OF ROOTBALL, SHALL BE PLANTED CLOSER THAN 2'–)" FROM FOUNDATION OF BUILDING.

SHRUB PLANTING–SECTION

N.T.S.

GENERAL PLANTING NOTES:

1. QUANTITIES INDICATED ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT SCHEDULE.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, AMBIGUITY OR UNLABELED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF ANY OF THESE IS NOT CLARIFIED BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEMS ON BID.
3. SOIL AMENDMENTS TO BE "MIXED SOIL WITH COMPOST" AS PRODUCED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL. INSTALL 5" OF TOPSOIL WITHIN ALL PLANTING AREAS. REMOVE EXISTING SOIL AND REPLACE WITH TOPSOIL. TO GRADE.
4. TREE HOLES TO BE EXCAVATED 2' GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST AS NOTED INN#3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
5. SHRUB PIT SHALL BE EXCAVATED 12" GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST AS NOTED IN #3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
6. MULCH TOP DRESSING FOR ALL PLANTING BEDS UNLESS OTHERWISE NOTED SHALL BE A MINI. 3" DEPTH LAYER, DECOMPOSED GRANITE UNIFORMLY SPREAD ON ALL SHRUB AND GROUND COVER BEDS.
7. BED EDGING TO BE STEEL EDGING 12G, X 5.5" AS MANUFACTURED BY COL–MET , COLOR: BLACK OR APPROVED EQUAL. ALL HOLES FOR TREES AND LARGE SHRUBS SHALL BE TESTED FOR WATER RETENTION PRIOR TO TREE OR SHRUB PLANTING. AFTER HOLE IS EXCAVATED, IT IS TO BE FILLED WITH WATER TO THE TOP OF THE EXCAVATION. IF, AFTER 24 HOURS, THE HOLE STILL HOLDS WATER, THE CONTRACTOR SHALL EXCAVATE AND ADDITIONAL 6" FROM THE BOTTOM OF THE HOLE. THE LANDSCAPE CONTRACTOR SHALL THEN INSTALL 6" OF NATIVE WASHED GRAVEL COVERED ON THE TOP (AND UP TO A MINIMUM OF 12" ON THE SIDES OF THE HOLE) WITH FILTER FABRIC. THE CONTRACTOR SHALL ALSO INSTALL A CAPPED 3" DIAMETER PVC SUMP WHICH WILL EXTEND FROM NEAR THE BOTTOM OF THE ROCK LAYER TO 3" ABOVE THE PROPOSED FINISH GRADE SO THE HOLE CAN BE EXCAVATED THROUGH MECHANICAL MEANS.
8. ALL PLANTING (TREES, SHRUBS, GROUND COVER, AND/OR GRASS APPLICABLE) SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
9. ALL PROPOSED PLANT MATERIAL SHALL BE CONTAINER GROWN.
10. ANY LARGE OR SMALL TREE SHALL BE PLANTED AT LEAST 48" MIN. FROM THE EDGE OF ANY PAVED SURFACE.
11. GENERAL MAINTENANCE: REQUIRED PLANTS SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PEST PREVENTION, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES SHALL BE REPLACED WITH ANOTHER LIVING PLANT THAT IS COMPARABLE TO THE EXISTING PLANT MATERIALS SPECIFIED IN THE APPROVED LANDSCAPE PLAN
12. LANDSCAPES AREAS WILL BE IRRIGATED WITH A SYSTEM THAT IS SUITABLE FOR "WATER EFFICIENT LANDSCAPE" WITHIN NINETY (90) DAYS AFTER NOTIFICATION BY THE CITY.
13. THE LOCATION OF ALL UTILITIES, INDICATED ON THESE PLANS, WERE PROVIDED BY OTHERS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES SHOULD BE DETERMINED BY THE LANDSCAPE CONTRACTOR PRIOR TO HIS COMMENCEMENT OF WORK.
14. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXCAVATION OR GRADING INDICATED IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAKE HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS, PRIOR TO CONSTRUCTION. PROTECT ALL SITE UTILITIES DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
16. GROUNDCOVER / SEASONAL COLOR BEDS WILL RECEIVE 3" OF "MIXED SOIL WITH COMPOST" TILLED INTO PLACE TO A 6" DEPTH.



KEY MAP

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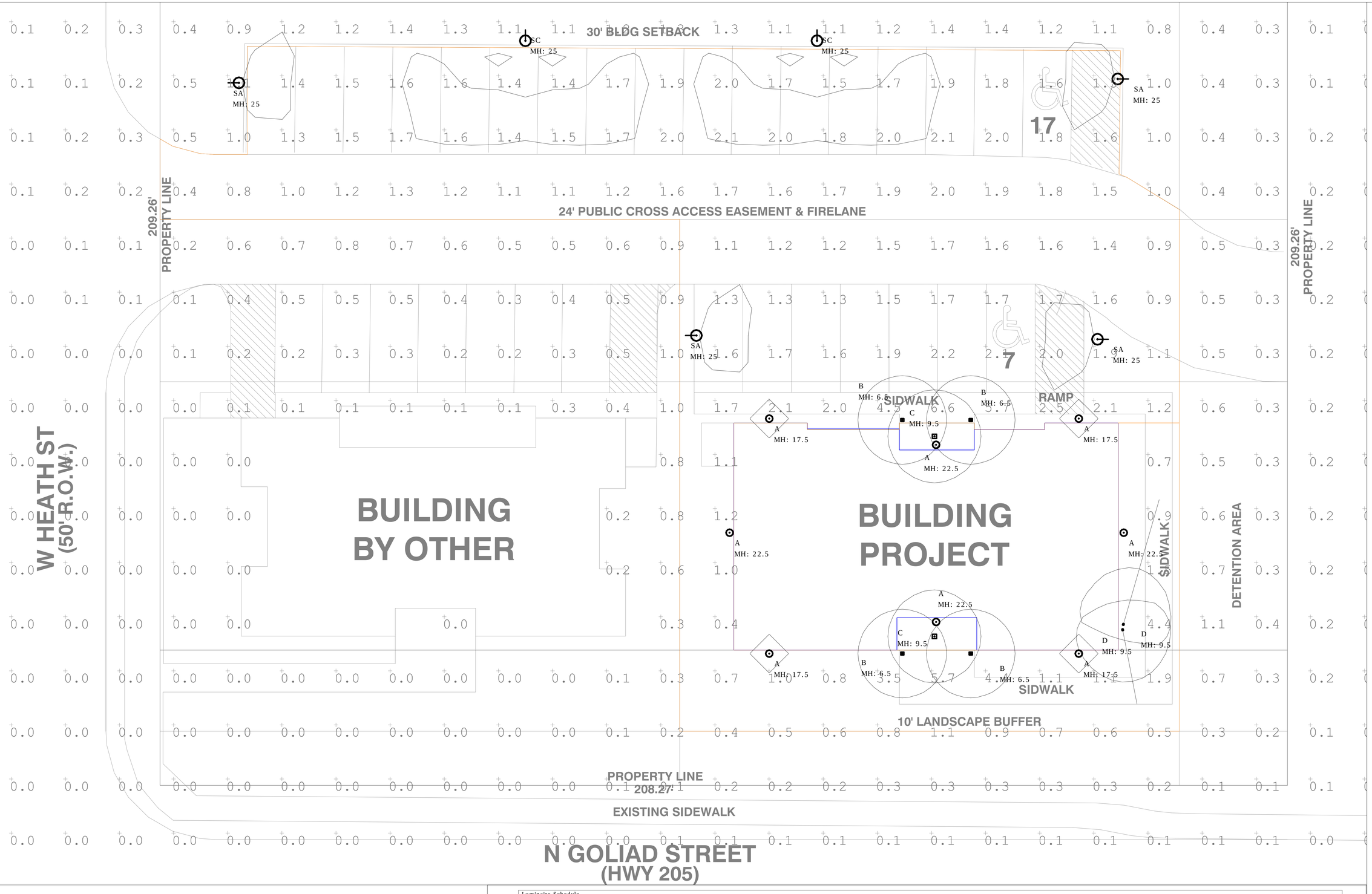
CUSTOM HOUSE PLANS
COMMERCIAL PLANS
INTERIOR DESIGN

PROJECT/CLIENT: T3 CHIROPRACTIC OFFICE
LOCATION: 205 & W.HEATH • ROCKWALL • TX • 75087
DATE: 01.13.2019

REVISIONS:

DRAWING: LANDSCAPE
SCALE: 1/4"=1'-0"
SHEET SIZE: 24 x 36

SHEET NO.
A3.2 OF



PRELIMINAR□PLANS - NOT FOR CONSTRUCTION

Luminaire Schedule

Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
	A	8	HI LITE_H-15316-B	404	60	1.000	2.261	2.800
	B	4	FEISS_OL180130RB MODIFIED FROM BRUCK DAZZLE 1	404	60	1.000	2.261	2.800
	C	2	FEISS_F2959/10RB MODIFIED FROM BRUCK DAZZLE 1	404	75	1.000	2.261	2.800
	SA	4	ANTIQUE STREET LAMP_EML25 ST 49LED525 4K GCF MVOLT R3 FINISH MODIFIED FROM AS1 LED 1 63B530	8224	72.7	1.000	0.460	0.570
	SC	2	ANTIQUE STREET LAMP_EML25 ST 49LED525 4K GCF MVOLT R2 FINISH MODIFIED FROM AS1 LED 1 63B530	8422	72.9	1.000	0.460	1.000
	D	2	LITHONIA_ OLF 2RH 40K 120 FINISH	2275	24.5	1.000	0.404	0.500

Calculation Summary

Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
GRADE_Planar	0	Fc	0.27	6.6	0.0	N.A.
PARKING LOT & DRIVE WAY		Fc	1.67	6.6	0.4	4.18

PARKING LOT & DRIVE WAY

Illuminance (Fc)
Average = 1.67
Maximum = 6.6
Minimum = 0.4
Avg/Min Ratio = 4.18
Max/Min Ratio = 16.50

LATIMER DESIGN INC.
ROCKWALL, TEXAS 75087
PHONE:
469.264.7415
EMAIL:
latimerdesigngroup@gmail.com

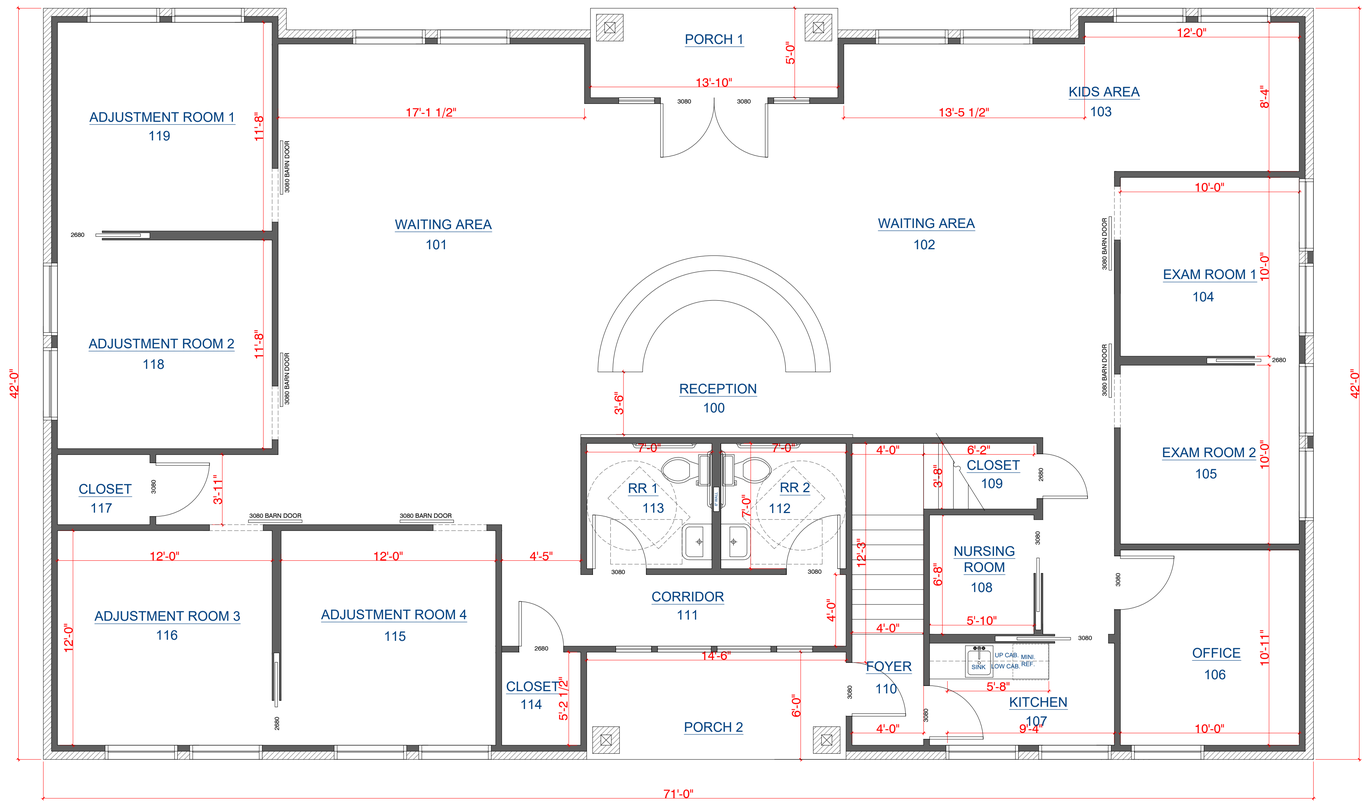
LATIMER DESIGNS INC
CUSTOM HOUSE PLANS
COMMERCIAL PLANS
INTERIOR DESIGN

PROJECT/CLIENT:
T3 CHIROPRACTIC OFFICE
LOCATION:
205 & W.HEATH • ROCKWALL • TX • 75087
DATE:
01.13.2019

REVISIONS:

DRAWING:
PHOTOMETRIC
SCALE:
1/8"=1'-0"
SHEET SIZE:
24 x 36
SHEET NO.
A4 OF

PRELIMINAR□PLANS - NOT FOR CONSTRUCTION



N. GOLIAD STREET

501 FLOOR PLAN

SCALE: 1/4" = 1' - 0"

SQUARE FOOTAGE	
1ST FLOOR	2788
PORCH 1	70
PORCH 2	89
2ND FLOOR	1891

NORTH

LATIMER DESIGN INC.
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469.264.7415
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latimerdesigngroup@gmail.com

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CUSTOM HOUSE PLANS
COMMERCIAL PLANS
INTERIOR DESIGN

PROJECT/CLIENT:
T3 CHIROPRACTIC OFFICE
LOCATION:
205 & W.HEATH • ROCKWALL • TX • 75087
DATE:
01.13.2019

REVISIONS:

DRAWING:
FLOOR PLAN
SCALE:
1/4"=1'-0"
SHEET SIZE:
24 x 36
SHEET NO.
A5 OF

City of Rockwall

Project Plan Review History

Project Number	SP2019-002	**Owner**	T&C MAIN STREET HOLDINGS, LLC	**Applied**	1/18/2019 LM
Project Name	108 St. Mary	**Applicant**	T&C MAIN STREET HOLDINGS, LLC	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
108 ST MARY	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ST MARYS PLACE	NULL	80C	NULL	3140-080C-0000-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	1/18/2019	1/25/2019	1/22/2019	4	APPROVED	
ENGINEERING	Sarah Hager	1/18/2019	1/25/2019	1/25/2019	7	COMMENTS	

(1/25/2019 10:56 AM SH)
- Is the building shown existing?
- Parking to be 20'x9' minimum
- Must have 15'x24' turnaround.
- Are you planning to include a cross access easement?
- Must label TW and BW elevations in all locations.
- Calculations will not be reviewed until plans are submitted for engineering review.
- Add note to Landscape Plans, "No trees within 5' of utilities."

The following is for your information for engineering review.
- 4% Engineering Inspection Fees
- Impact fees.
- Min 20' utility easements.
- No structures in easements.
- Fire lane easement to be on plat.
- Fire lane to be 24' wide with 20' radii.
- Parking to be 20'x9'
- No dead-end parking.
- Driveway spacing must be labeled on Site Plan.
- Must have detention. Manning's "c-value" is per zoning for the entire property. 4:1 max slope. No vertical walls allowed in detention easement
- No trees within 5' of public utilities.
- Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls.
- Must meet all City Engineering Standards.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
FIRE	Ariana Hargrove	1/18/2019	1/25/2019	1/24/2019	6	APPROVED	
GIS	Lance Singleton	1/18/2019	1/25/2019	1/22/2019	4	APPROVED	
PLANNING	Korey Brooks	1/18/2019	1/25/2019	1/25/2019	7	COMMENTS	Comments

SP2019-002 Site Plan for 108 St Mary: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

? This is a request by Chuck Vickers of T & C Main Street Holdings, LLC for the approval of a site plan for an office building on a 0.50-acre parcel of land identified as Block 80B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, addressed as 108 St. Mary's Street.

? For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

? For reference, include the case number (SP2019-002) in the lower right hand corner of all pages on future submittals.

? Site Plan. Please provide a Site Plan instead of a "Site and Grading Plan". That needs to be submitted with your Civils later on. Without the correct drawing I can provide limited comments.

? Site Plan. Please note that the subject property will not be able to be subdivided.

? Site Plan. Please move all parking to rear of building.

? Site Plan. ADA will more than likely need to be moved to the rear of building.

? Site Plan. Please provide cross/access to RO property to the west.

? Site Plan. Please note that parking spaces to not appear to meet engineering standards of design

? Landscape Plan. Please show centerlines of adjacent roadways.

? Landscape Plan. Please provide site data table as shown on landscape plan. Also, please check the site plan checklist that shows additional information to be added to site data table (e.g. pervious vs. impervious percentage, landscape percentage, etc.)

? Landscape Plan. Please utilize engineering scale and show adjacent properties.

? Landscape Plan. Please check the tree requirements along Goliad—There seems to be 1 or 2 trees missing.

? Landscape Plan. Please note that no parking space shall be 80-feet from a tree. Provide 80-foot buffer at 1 or 2 trees to show compliance.

? Landscape Plan. Please utilize different lineweights for clarity. For instance the callouts for the landscape could be a greyscale dashline.

? Landscape Plan. Please utilize different lineweights for clarity. For instance the callouts for the landscape could be a greyscale dashline.

? Landscape Plan. Please show heavy landscape screening from the adjacent residential property

? Landscape Plan. Please provide engineering information on all plans (e.g turning radii, easements, utilities, etc). Also provide visibility triangle.

? Photometric Plan. If any additional lighting is being provided, please provide a photometric plan.

? Building Elevations. Please provide dimensions.

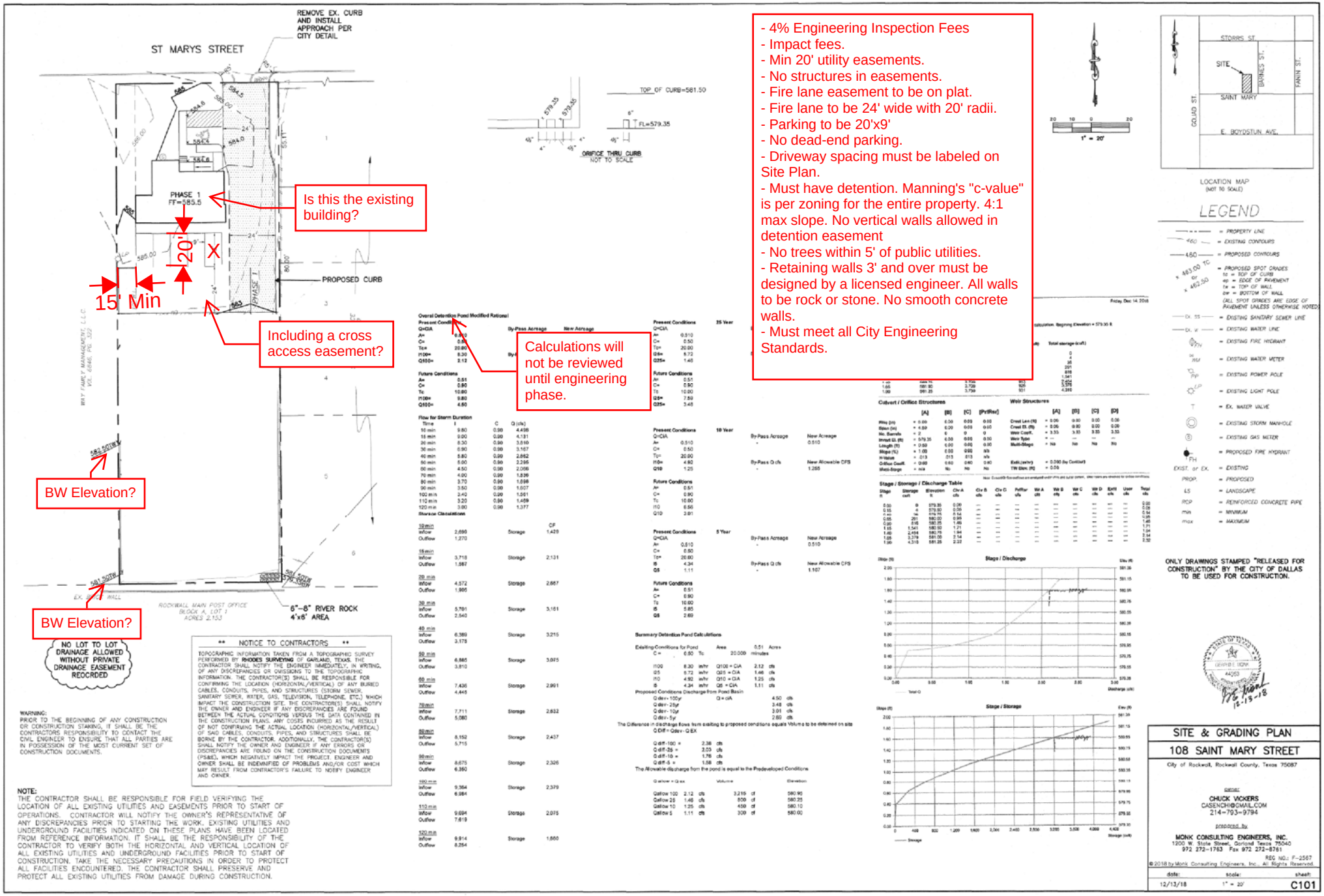
? Building Elevations. Is the wainscot existing?

? Building Elevations. Provide Site data Table as provided on other sheets.

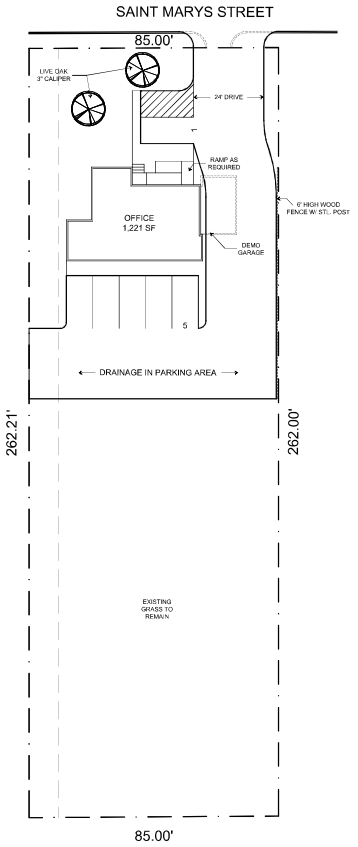
? Building Elevations. Please note any changes being made to the exterior.

? The Architectural Review Board (ARB) meeting for this case will be held on January 29, 2019 at 5:00 p.m.

? Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 4, 2019. The Planning and Zoning Worksession for this case will be January 29, 2019, at 6:00 p.m. The Planning and Zoning Meeting will be February 12, 2019


REMOVE EX. CURB AND INSTALL APPROACH PER CITY DETAIL
ST MARYS STREET
PHASE 1 FF=585.5
Is this the existing building?
20'
X
15' Min
PROPOSED CURB
Including a cross access easement?
Calculations will not be reviewed until engineering phase.
BW Elevation?
BW Elevation?
NO LOT TO LOT DRAINAGE ALLOWED WITHOUT PRIVATE DRAINAGE EASEMENT RECORDED
ROCKWALL MAIN POST OFFICE BLOCK A, LOT 3 ACRES 2.153
6"-8" RIVER ROCK 4'x6' AREA
TOP OF CURB=581.50
FL=579.35
ORIFICE THRU CURB NOT TO SCALE
- 4% Engineering Inspection Fees
- Impact fees.
- Min 20' utility easements.
- No structures in easements.
- Fire lane easement to be on plat.
- Fire lane to be 24' wide with 20' radii.
- Parking to be 20'x9'
- No dead-end parking.
- Driveway spacing must be labeled on Site Plan.
- Must have detention. Manning's "c-value" is per zoning for the entire property. 4:1 max slope. No vertical walls allowed in detention easement
- No trees within 5' of public utilities.
- Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls.
- Must meet all City Engineering Standards.
STORRS ST.
SITE
BARNES ST.
FANIN ST.
SAINT MARY
QUAIL ST.
E. BOYDSTUN AVE.
LOCATION MAP
LEGEND
PROPERTY LINE
EXISTING CONTOURS
PROPOSED CONTOURS
EXISTING SANITARY SEWER LINE
EXISTING WATER LINE
EXISTING FIRE HYDRANT
EXISTING WATER METER
EXISTING POWER POLE
EXISTING LIGHT POLE
EXISTING STORM MANHOLE
EXISTING GAS METER
PROPOSED FIRE HYDRANT
LANDSCAPE
REINFORCED CONCRETE PIPE
Stage / Discharge
Stage / Storage
** NOTICE TO CONTRACTORS **
WARNING:
NOTE:
ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF DALLAS TO BE USED FOR CONSTRUCTION.
SITE & GRADING PLAN
108 SAINT MARY STREET
City of Rockwall, Rockwall County, Texas 75087
CHUCK VICKERS
CASENCH@GMAIL.COM
214-793-9794
MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761
REG NO.: F-2567
12/13/18
1" = 20'
C101

Add note:
No trees within 5' of utilities.





1 **SITE PLAN / LANDSCAPE PLAN**
SCALE: 1:20

SITE DATA TABLE	
SITE AREA	0.51 ACRES (22,279 SF)
ZONING	COMMERCIAL OFFICE
PROPOSED USE	OFFICE
PROPOSED BUILDING AREA-TOTAL AREA:	1,221 SF
EXISTING BUILDING AREA-TOTAL AREA:	1,423 SF
LOT COVERAGE	5.48%
FLOOR TO AREA RATIO	0.0548 : 1
BUILDING HEIGHT	30 ft. MAX

PARKING TABLE	
PROPOSED PARKING-TOTAL PARKING:	1:300 = 5 SPACES
PARKING REQUIRED	5 (1 ADA)
PARKING PROVIDED	6 (1 ADA)

108 Saint Marys Street

LEGAL DESCRIPTION AND OR ADDRESS:

H.W. Boydston Addition
Rockwall, Texas
Volume 3024, Page 225 of
Deed Records of Rockwall County, Texas
0.51 Acres

OWNER

Chuck Vickers
2475 Riding Club Rd.
Rockwall, TX 75087

APPLICANT

Carroll Architects, INC
750 E. Interstate 30 #110
Rockwall, TX 75087
Ph: 972-732-6085 Email: jc@carrollarch.com

CASE NUMBER
2019XXX

ISSUE: OWNER REVIEW: 01-17-2018

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INTERIOR REMODEL FOR
PROFESSIONAL OFFICES
108 Saint Mary Street
Rockwall, Texas 75087

VICKERS CONSTRUCTION
Chuck Vickers
214.793.9794

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-6058

SITE PLAN/ LANDSCAPE PLAN

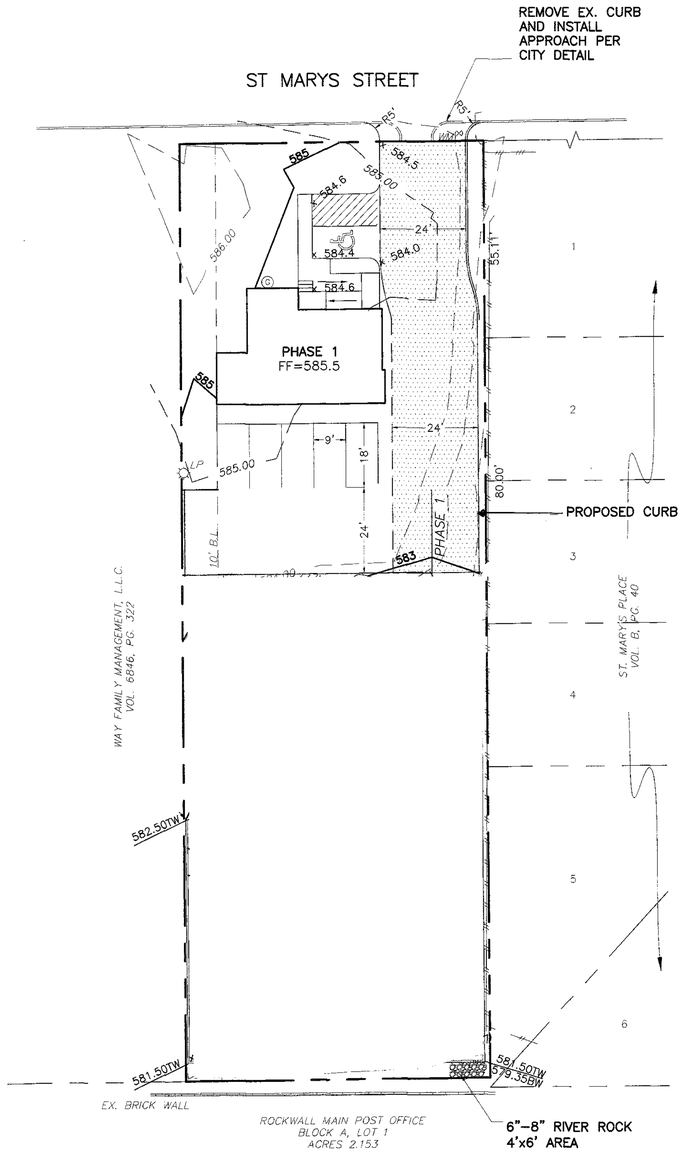
DATE: JULY 2018
SHEET NO: A100
PROJECT NO: 2018009
DRAWN BY:
CHECKED BY:

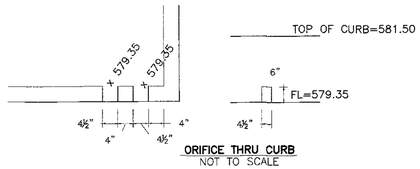


City of Rockwall

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

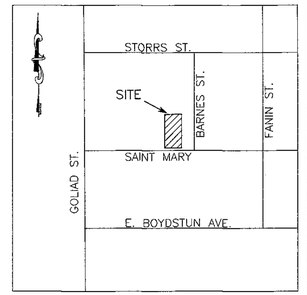
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





ORIFICE THRU CURB
NOT TO SCALE





LOCATION MAP
(NOT TO SCALE)

LEGEND

———	= PROPERTY LINE
460	= EXISTING CONTOURS
460	= PROPOSED CONTOURS
x 463.00 TC or x 462.50	= PROPOSED SPOT GRADES tc = TOP OF CURB ep = EDGE OF PAVEMENT tw = TOP OF WALL bw = BOTTOM OF WALL (ALL SPOT GRADES ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED)
EX. SS	= EXISTING SANITARY SEWER LINE
EX. W	= EXISTING WATER LINE
FH	= EXISTING FIRE HYDRANT
WM	= EXISTING WATER METER
PP	= EXISTING POWER POLE
LP	= EXISTING LIGHT POLE
T	= EX. WATER VALVE
	= EXISTING STORM MANHOLE
G	= EXISTING GAS METER
FH	= PROPOSED FIRE HYDRANT
EXIST. or EX.	= EXISTING
PROP.	= PROPOSED
LS	= LANDSCAPE
RCP	= REINFORCED CONCRETE PIPE
min	= MINIMUM
max	= MAXIMUM

Overal Detention Pond Modified Rational

Present Conditions

		By-Pass Acreage	New Acreage
Q=CiA		-	**0.51**
A=	**0.510**		
C=	**0.50**		
Tc=	**20.00**		
I100=	**8.30**	**By-Pass Q cfs**	**New Allowable CFS**
Q100=	**2.12**	-	**2.12**

Future Conditions

A=	**0.51**
C=	**0.90**
Tc	**10.00**
I100=	**9.80**
Q100=	**4.50**

Flow for Storm Duration

Time	I	C	Q (cfs)
10 min	9.80	0.90	4.498
15 min	9.00	0.90	4.131
20 min	8.30	0.90	3.810
30 min	6.90	0.90	3.167
40 min	5.80	0.90	2.662
50 min	5.00	0.90	2.295
60 min	4.50	0.90	2.066
70 min	4.00	0.90	1.836
80 min	3.70	0.90	1.698
90 min	3.50	0.90	1.607
100 min	3.40	0.90	1.561
110 min	3.20	0.90	1.469
120 min	3.00	0.90	1.377

Storage Claculations

			CF
10 min			
Inflow	2,699	Storage	1,429
Outflow	1,270		
15 min			
Inflow	3,718	Storage	2,131
Outflow	1,587		
20 min			
Inflow	4,572	Storage	2,667
Outflow	1,905		
30 min			
Inflow	5,701	Storage	3,161
Outflow	2,540		
40 min			
Inflow	6,389	Storage	3,215
Outflow	3,175		
50 min			
Inflow	6,885	Storage	3,075
Outflow	3,810		
60 min			
Inflow	7,436	Storage	2,991
Outflow	4,445		
70 min			
Inflow	7,711	Storage	2,632
Outflow	5,080		
80 min			
Inflow	8,152	Storage	2,437
Outflow	5,715		
90 min			
Inflow	8,675	Storage	2,326
Outflow	6,350		
100 min			
Inflow	9,364	Storage	2,379
Outflow	6,984		
110 min			
Inflow	9,694	Storage	2,075
Outflow	7,619		
120 min			
Inflow	9,914	Storage	1,660
Outflow	8,254		

Present Conditions **25 Year**

		By-Pass Acreage	New Acreage
Q=CiA		-	0.510
A=	0.510		
C=	0.50		
Tc=	20.00		
I25=	5.72	By-Pass Q cfs	New Allowable CFS
Q25=	1.46	-	1.459

Future Conditions

A=	0.51
C=	0.90
Tc	10.00
I25=	7.59
Q25=	3.48

Present Conditions **10 Year**

		By-Pass Acreage	New Acreage
Q=CiA		-	0.510
A=	0.510		
C=	0.50		
Tc=	20.00		
I10=	4.92	By-Pass Q cfs	New Allowable CFS
Q10	1.25	-	1.255

Future Conditions

A=	0.51
C=	0.90
Tc	10.00
I10	6.56
Q10	3.01

Present Conditions **5 Year**

		By-Pass Acreage	New Acreage
Q=CiA		-	0.510
A=	0.510		
C=	0.50		
Tc=	20.00		
I5	4.34	By-Pass Q cfs	New Allowable CFS
Q5	1.11	-	1.107

Future Conditions

A=	0.51
C=	0.90
Tc	10.00
I5	5.85
Q5	2.69

Summary Detention Pond Calculations

Exsiting Conditions for Pond — Area 0.51 Acres

C = 0.50 Tc 20.000 minutes

I100	8.30	in/hr	Q100 = CiA	2.12	cfs
I25	5.72	in/hr	Q25 = CiA	1.46	cfs
I10	4.92	in/hr	Q10 = CiA	1.25	cfs
I5	4.34	in/hr	Q5 = CiA	1.11	cfs

Proposed Conditions Discharge from Pond Basin

Q dev - 100yr	Q = ciA	4.50 cfs
Q dev - 25yr		3.48 cfs
Q dev - 10yr		3.01 cfs
Q dev - 5yr		2.69 cfs

The Difference in discharge flows from exsiting to proposed conditions equals Volume to be detained on site

Q Diff = Qdev - Q EX

Q diff -100 =	2.38	cfs
Q diff -25 =	2.03	cfs
Q diff -10 =	1.76	cfs
Q diff -5 =	1.58	cfs

The Allowable discharge from the pond is equal to the Predeveloped Conditions

Q allow = Q ex			Volume		Elevation
Qallow 100	2.12	cfs	3,215	cf	580.95
Qallow 25	1.46	cfs	800	cf	580.25
Qallow 10	1.25	cfs	450	cf	580.10
Qallow 5	1.11	cfs	300	cf	580.00

Pond Report

Hydraflow Hydrographs by Intelisolve v9.01 — Friday, Dec 14, 2018

Pond No. 1 - St Mary Street

Pond Data

Contours - User-defined contour areas. Average end area method used for volume calculation. Beginning Elevation = 579.35 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	incr. Storage (cuft)	Total storage (cuft)
0.00	579.35	00	0	0
0.15	579.50	50	4	4
0.40	579.75	125	22	26
0.65	580.00	2,000	266	291
0.90	580.25	2,200	525	816
1.15	580.50	3,600	725	1,541
1.40	580.75	3,700	913	2,454
1.65	581.00	3,700	925	3,379
1.90	581.25	3,750	931	4,310

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 6.00	0.00	0.00	0.00
Span (in)	= 4.90	0.00	0.00	0.00
No. Barrels	= 2	0	0	0
Invert El. (ft)	= 579.35	0.00	0.00	0.00
Length (ft)	= 0.50	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No

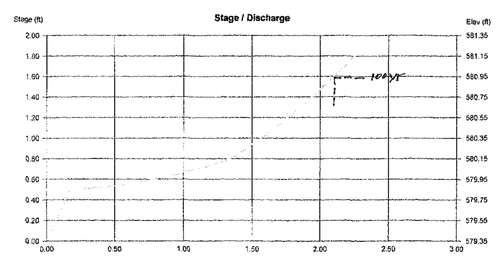
Exfil.(in/hr) = 0.000 (by Contour)

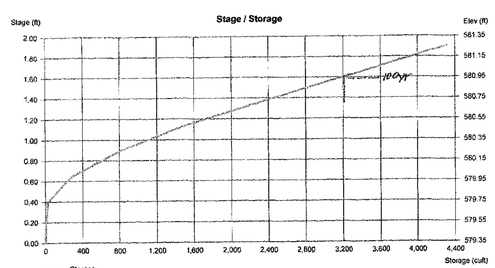
TW Elev. (ft) = 0.00

Note: Culvert/Orifice outlows are analyzed under inlet and outlet control. Weir risers are checked for orifice conditions.

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	579.35	0.00	---	---	---	---	---	---	---	---	---	0.00
0.15	4	579.50	0.05	---	---	---	---	---	---	---	---	---	0.05
0.40	26	579.75	0.14	---	---	---	---	---	---	---	---	---	0.14
0.65	291	580.00	0.95	---	---	---	---	---	---	---	---	---	0.95
0.90	816	580.25	1.46	---	---	---	---	---	---	---	---	---	1.46
1.15	1,541	580.50	1.71	---	---	---	---	---	---	---	---	---	1.71
1.40	2,454	580.75	1.94	---	---	---	---	---	---	---	---	---	1.94
1.65	3,379	581.00	2.14	---	---	---	---	---	---	---	---	---	2.14
1.90	4,310	581.25	2.32	---	---	---	---	---	---	---	---	---	2.32





ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF DALLAS TO BE USED FOR CONSTRUCTION.

STATE OF TEXAS
GERALD E. MONK
#4563
REGISTERED
PROFESSIONAL
ENGINEER
12-13-18

NO LOT TO LOT DRAINAGE ALLOWED WITHOUT PRIVATE DRAINAGE EASEMENT REOCRDED

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **RHODES SURVEYING** OF GARLAND, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

SITE & GRADING PLAN

108 SAINT MARY STREET

City of Rockwall, Rockwall County, Texas 75087

owner

CHUCK VICKERS
CASENCHI@GMAIL.COM
214-793-9794

prepared by

MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761
REG NO.: F-2567

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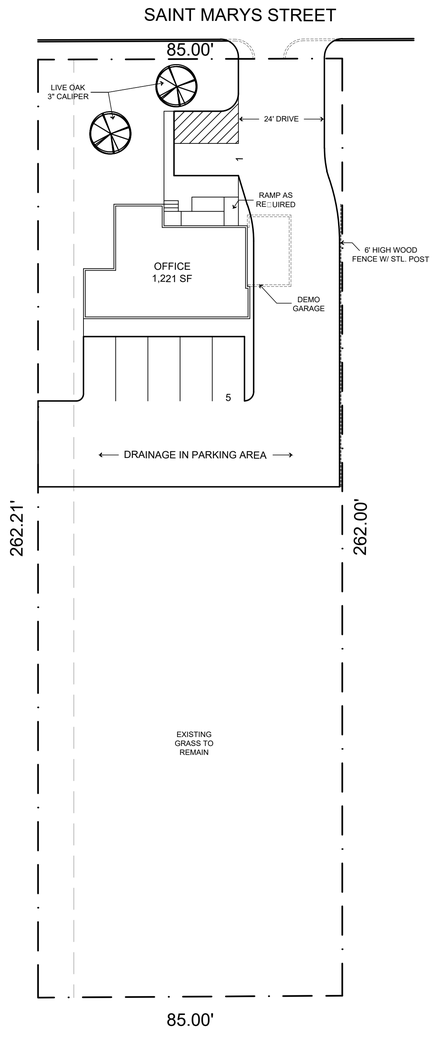
date:	scale:	sheet:
12/13/18	1" = 20'	C101



NORTH

1 **SITE PLAN □LANDSCAPE PLAN**
SCALE: 1:20

SITE DATA TABLE	
SITE AREA	0.51 ACRES (22,279 SF)
ZONING	COMMERCIAL OFFICE
PROPOSED USE	OFFICE
PROPOSED BUILDING AREA- TOTAL AREA:	1,221 SF
EXISTING BUILDING AREA- TOTAL AREA:	1,423 SF
LOT COVERAGE	5.48□
FLOOR TO AREA RATIO	0.0548 : 1
BUILDING HEIGHT	30 ft. MAX

PARKING TABLE	
PROPOSED PARKING- TOTAL PARKING:	1:300 □ 5 SPACES
PARKING RE□UIRED	5 (1 ADA)
PARKING PROVIDED	6 (1 ADA)

□□□ S□□□□ M□r□□ S□r□□□

LEGAL DESCRIPTION AND OR ADDRESS:

H□W□ B□□d □□□□ Add□□□□
R□□□□ □□, T□□□□
V□□□□ □ □□□□, P□□□ □□□ □□
D□□d R□□□rd□ □□R□□□□ □□□C□□□□, T□□□□
□□□□ A□r□□

OWNER

Chuc□Vic□ers
2475 Riding Club Rd.
Roc□wall, TX 75087

APPLICANT

Carroll Architects, INC
750 E. Interstate 30 □110
Roc□wall, TX 75087
Ph: 972-732-6085 Email: □@carrollarch.com

CASE NUMBER
2019XXX

ISSUE: OWNER REVIEW: 01-17-2018

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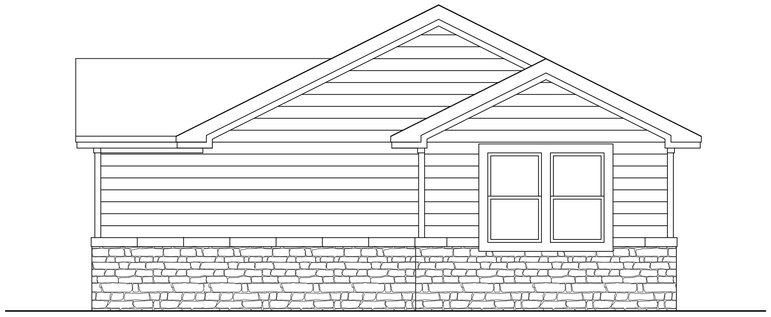
INTERIOR REMODEL FOR
PROFESSIONAL OFFICES
108 Saint Mary Street
Roc□wall, Texas 75087

VICKERS CONSTRUCTION
Chuc□Vic□ers
214.793.9794

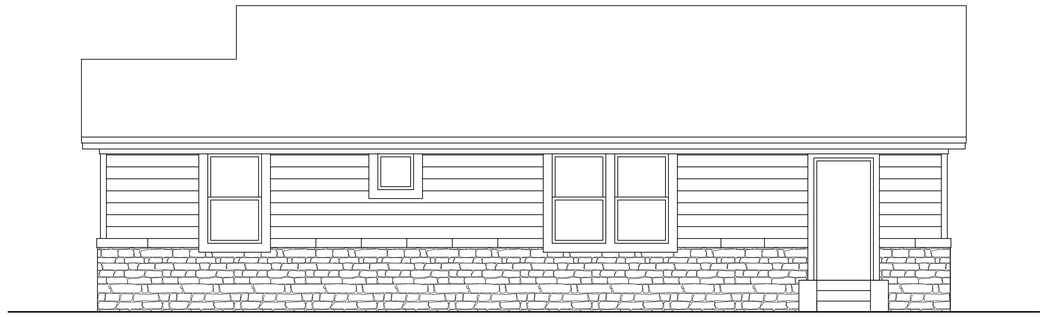
CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

SITE PLAN/ LANDSCAPE PLAN

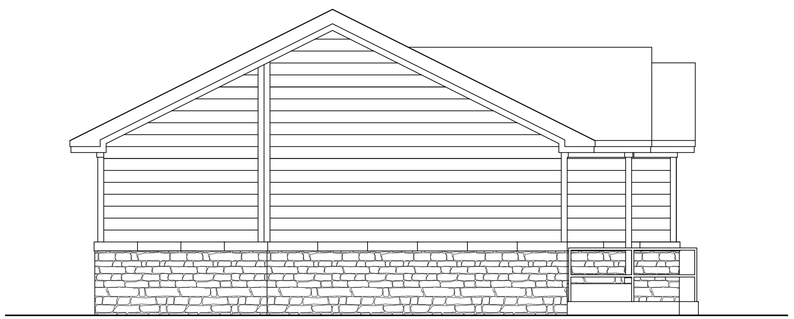
DATE: JULY 2018
SHEET NO: A100
PROJECT NO: 2018009
DRAWN BY:
CHECKED BY:



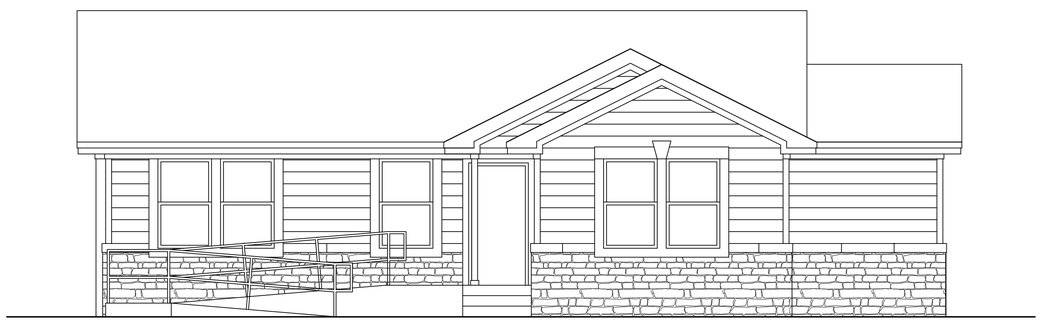
4 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 BACK ELEVATION
SCALE: 1/4"=1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



1 FRONT ELEVATION
SCALE: 1/4"=1'-0"

ISSUE:
OWNER REVIEW 7-13-2018

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INTERIOR REMODEL FOR
SAINT MARY STREET
108 SAINT MARY STREET.
CITY, TX 75000

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

ELEVATIONS

DATE: JULY 2018
PROJECT NO: 201802
DRAWN BY:
CHECKED BY:
SHEET NO: A501

City of Rockwall

Project Plan Review History

Project Number	SP2019-003	**Owner**	JT ALLIANCE, INC.	**Applied**	1/18/2019 LM
Project Name	Ranch Trail Development	**Applicant**	CLAYMOORE ENGINEERING, INC.	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
405 RANCH TRAIL	Rockwall, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	1/18/2019	1/25/2019	1/22/2019	4	APPROVED	
ENGINEERING	Sarah Hager	1/18/2019	1/25/2019	1/25/2019	7	COMMENTS	See comments.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(1/25/2019 11:21 AM SH)
- All parking to be 20'x9' and all drive isle radii must be 20' minimum.
- Water line must be centered in 20' Utility Easement.
- Sewer and lift station will all be private. Label each item and private.
- Need the new plans for COunty Line Road Reconstruction.
- Must tie water into the 12" line in County Line Road or we will stub out to you if the reconstruction gets there first.
- No grate inlets allowed. Must be curb inlets for paving.
- Dumpsters to drain to oil/water separator prior to entering the storm system.
- Drainage must be in sheet flow condition before crossing the property line from detention.
- Landscape Plan, add note, "8. No trees within 5' of utlities."

The following is for your information for engineering plan review.
- 4% Engineering Inspection Fees
- Impact fees.
- Min 20' utility easements.
- No structures in easements.
- Fire lane easement to be on plat.
- Fire lane to be 24' wide with 20' radii (or 30' rad. depending on height).
- Parking to be 20'x9'
- 8" water available across Ranch Trl. Must loop 8" waterline in site. Full panel concrete replacement required.
- 8" sewer in Ranch Trl.
- Sewer pro-rata of $432.74/acre.
- Must install 5' sidewalk along County Line.
- Dumpster area to drain to oil/water separator or grease trap, depending on use.
- No trees within 5' of public utilities.
- Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls.
- Must have detention. Manning's "c-value" is per zoning for the entire property.
- If using the pond for detention, it must be over the existing level.
- Must have a waters of the US Study if touching the pond.
- Detention outfall must reach sheet flow conditions prior to crossing the property line.
- Must meet all City Engineering Standards.

FIRE	Ariana Hargrove	1/18/2019	1/25/2019	1/24/2019	6	COMMENTS	See comment

(1/24/2019 6:31 PM AA)
Any building with a total floor area of 5,000 square feet or greater shall be protected by automatic fire sprinklers. The total floor area is calculated by adding the square footage of all floor levels within the exterior walls including mezzanines, and under the horizontal projections of the roof of a building.

GIS	Lance Singleton	1/18/2019	1/25/2019	1/22/2019	4	APPROVED	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(1/22/2019 2:36 PM LS) Address assignment: The complex address will be 405 Ranch Trail, Rockwall, TX 75032. Each building should be given a letter designation such as A, B, C... In each building - the units / suits can be assigned at the time of permitting and should be given a number such as 101,103, 105 or 102,104,106 allowing number gaps for future demising walls. (200+ numbers designate two+ story buildings etc.) Example: 405 Ranch Trail B-101, Rockwall, TX 75032.							
PLANNING	Korey Brooks	1/18/2019	1/25/2019	1/25/2019	7	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

SP2019-003 Site Plan for Multi-Tenant Office/Warehouse on 403 Ranch Trail: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

? This is a request by Matt Moore of ClayMoore Engineering, Inc. for the approval of a site plan for a multi-tenant office/warehouse complex on a 7.52-acre portior of a larger 9.76-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trai

? For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

? For reference, include the case number (SP2019-003) in the lower right hand corner of all pages on future submittals.

? Site Plan. Please note, there is missing information on the Site Data Table (e.g. pervious vs impervious, landscape percentage, etc). Please check the Site Plan Checklist..

? Site Plan. Please check driveway spacing with the Engineering Department and the "Future Driveway Connection"

? Site Plan. Please note that at 5,000 SF, the buildings will need to have a sprinkler system. The Fire Department may already require a sprinkler due to the type of use.

? Site Plan. Please note, there will need to be heavy landscape screening at the property lines

? Site Plan. Please show any rollup doors on the building (i.e. provide a notch or something that indicates where the doors are located)

? Site Plan. Please note that roll-up door should not be visible from the street.

? Site Plan. Please show easements

? Site Plan. In order to clean-up the plan, please remove the ADA symbols and callouts. Also, for other items, try to limit callouts and maybe utilize hatching/shading and provide information in a legend.

? Site Plan. Please provide SF of office and SF of warehouse for each building.

? Site Plan. Perhaps, number the buildings (for site planning purposing only) so that they are easier to refer to.

? Site Plan. Please utilize a combination of lineweights, especially adjacent to Ranch Trail. Things seem to get lost and its difficult to see centerline of Ranch Trail vs dimensions, etc.

? Site Plan. Please label each lot. For instance, there appears to be three different lots. Numbering the lots makes it easier to refer to.

? Site Plan. Please provide visibility triangles where driveways meet the street.

? Site Plan. Please provide centerlines of all adjacent roadways. (It may be there already but difficult to see.)

? Some of the buildings have lines in the middle of them, which are not dimension lines. For clarity, what are these lines?

? Site Plan. Please note, parking spaces should be 20 x 9 (unless a clear 2-foot overhang, which you show). Just check with Engineering to be sure those spaces are ok. Please dimension typical parking spaces and head to head space.

? Site Plan. Please note that the dumpster cannot directly face the street. Perhaps they can be angled?

? Site Plan. Is the footprint of each building going to be perfectly square, rectangle, etc? If not, please show the building footprint as it would actually appear.

? Site Plan. Please greyscale pond.

? Site Plan. Please show setbacks.

? Site Plan. "Construction Schedule" does not necessarily call out the ADA Symbol and pavement striping. The sidewalk could be a hatch pattern in the legend that shows the hatch and states the width of sidewalk. ADA accessible ramp could be shown as a symbol in a symbol legend.

? Site Plan. Show fire hydrants as symbol and provide in legend.

? Site Plan. The existing firelane symbol is difficult to read. Perhaps the firelane could be shown as a stippling pattern (or some other hatch)?

? Site Plan. Add a note that the dumpster enclosure shall have an opaque, self-latching gate. Also, check the minimum dimensions of the enclosure to ensure compliance—they seem tobe slightly undersized.

? Site Plan. The substitution of symbols in a legend rather than call outs would be helpful.

? Site Plan. Show and label landscape buffers adjacent to roadways (perhaps in greyscale).

? Site Plan. Please remove the footprints of the buildings on the adjacent property to the south. Also any information not related to this site should be removed.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

For example, in the lower lefthand corner next to the future driveway there is a light pole and a power pole showing in addition to "Ex. Gravel Drive".

? Site Plan. The drive approaches for the properties across the roadways do not need to be shown

? Site Plan. The adjacent roadway labels should be more noticeable.

? Site Plan. The parking spaces need to be behind the front façade of the buildings. There are two or three parking spaces located at the drive aisle off county line road that will need to be moved.

? Site Plan. The parking space closest to the dumpster enclosure at the east property line may have to be eliminated due to lack of backing out space.

? Site Plan. Please note our updated screening requirements for residential adjacency.

? Site Plan. Will the detention be regional? If so, indicate.

? Landscape Plan. Please show centerlines of adjacent roadways.

? Landscape Plan. Please provide site data table as shown on landscape plan. Also, please check the site plan checklist that shows additional information to be added to site data table (e.g. pervious vs. impervious percentage, landscape percentage, etc.)

? Landscape Plan. Please check trees along the property line to ensure that they are not within 5-feet of a utility.

? Landscape Plan. Please check the tree requirements along Goliad—There seems to be 1 or 2 trees missing. Also, please show and label landscape buffer adjacent to roadways.

? Landscape Plan. Please note that no parking space shall be 80-feet from a tree. Provide 80-foot buffer at 1 or 2 trees to show compliance. Also, dimension a typical parking space as well as typical head to head.

? Landscape Plan. Please show any easements.

? Landscape Plan. Please utilize different lineweights for clarity. For instance the callouts for the landscape could be a greyscale dashline.

? Landscape Plan. Please show heavy landscape screening from the adjacent residential property

? Landscape Plan. Please provide engineering information on all plans (e.g turning radii, easements, utilities, etc). Also provide visibility triangle.

? Landscape Plan. What is the square black box in the middle of the drive aisle off County Line Road? Please indicate in legend.

? Landscape Plan. There are a number of trees that show "70 AJ" or similar. What is that?

? Landscape Plan. Please label pond. Also you may have to check to see if this is Waters of the U.S.

? Landscape Plan. Please label detention pond.

? Landscape Plan. Please indicate the number of caliper inches and percentage of caliper inches that is being paid into the tree fund.

? Landscape Plan. Am I correct that only one tree is being preserved? Just as a note,

? Photometric Plan. If any additional lighting is being provided, please provide a photometric plan.

? Building Elevations. Please provide updated drawings showing the proposed wainscot and material percentages.

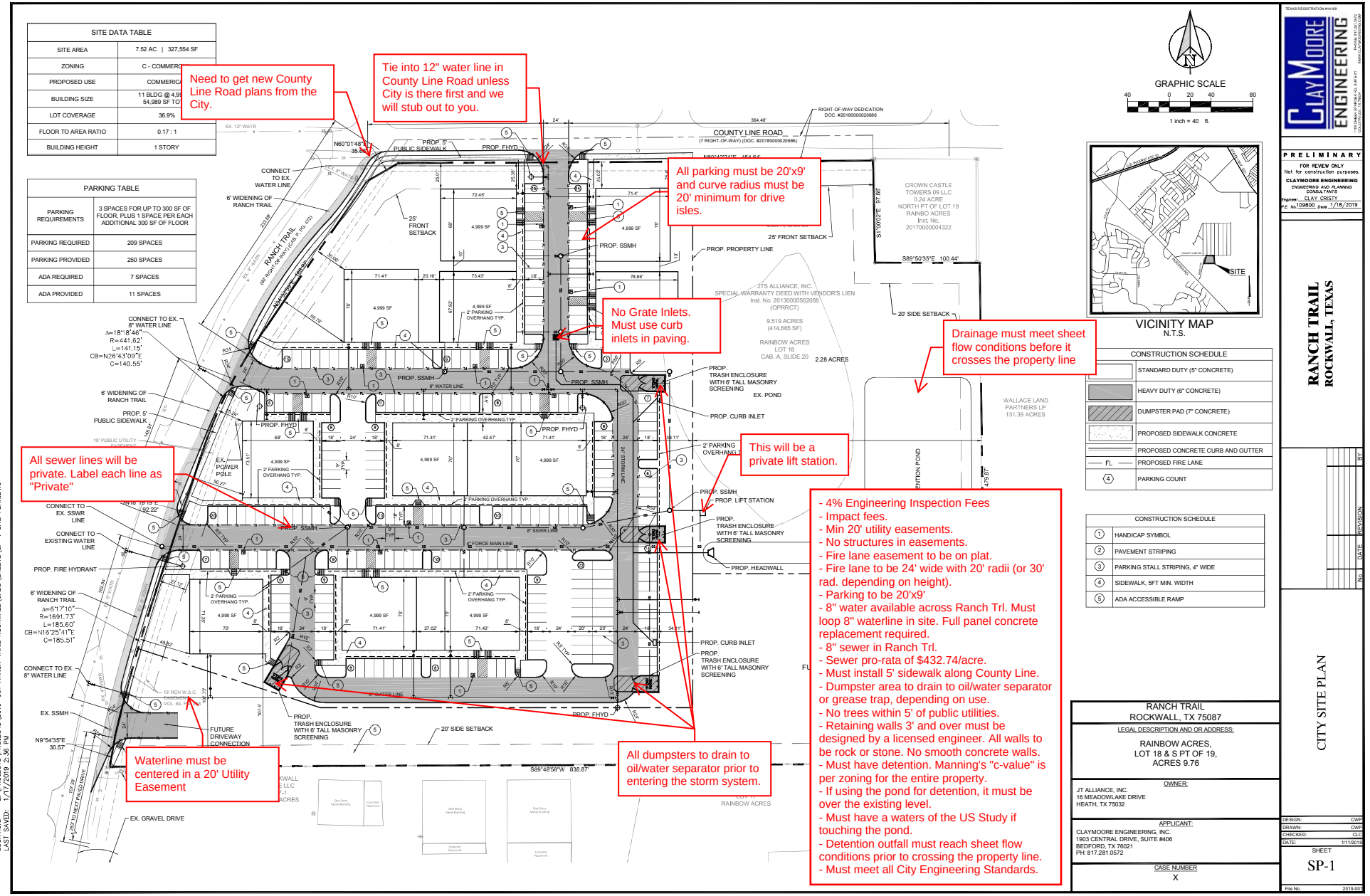
? Building Elevations. Staff recommends that all facades visible from a public street by full masonry

? Building Elevations. Provide Site data Table as provided on other sheets.

? Photometric Plan. Please provide cut sheets.

? The Architectural Review Board (ARB) meeting for this case will be held on January 29, 2019 at 5:00 p.m.

? Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 4, 2019. The Planning and Zoning Worksession for this case will be January 29, 2019,at 6:00 p.m. The Planning and Zoning Meeting will be February 12, 2019


SITE DATA TABLE
SITE AREA | 7.52 AC | 327,554 SF
ZONING | C - COMMERCIAL
PROPOSED USE | COMMERCIAL
BUILDING SIZE | 11 BLDG @ 4,99 54,989 SF TO
LOT COVERAGE | 36.9%
FLOOR TO AREA RATIO | 0.17 : 1
BUILDING HEIGHT | 1 STORY
PARKING TABLE
PARKING REQUIREMENTS | 3 SPACES FOR UP TO 300 SF OF FLOOR, PLUS 1 SPACE PER EACH ADDITIONAL 300 SF OF FLOOR
PARKING REQUIRED | 209 SPACES
PARKING PROVIDED | 250 SPACES
ADA REQUIRED | 7 SPACES
ADA PROVIDED | 11 SPACES
Need to get new County Line Road plans from the City.
Tie into 12" water line in County Line Road unless City is there first and we will stub out to you.
All parking must be 20'x9' and curve radius must be 20' minimum for drive isles.
No Grate Inlets. Must use curb inlets in paving.
Drainage must meet sheet flow conditions before it crosses the property line
All sewer lines will be private. Label each line as "Private"
This will be a private lift station.
Waterline must be centered in a 20' Utility Easement
All dumpsters to drain to oil/water separator prior to entering the storm system.
- 4% Engineering Inspection Fees
- Impact fees.
- Min 20' utility easements.
- No structures in easements.
- Fire lane easement to be on plat.
- Fire lane to be 24' wide with 20' radii (or 30' rad. depending on height).
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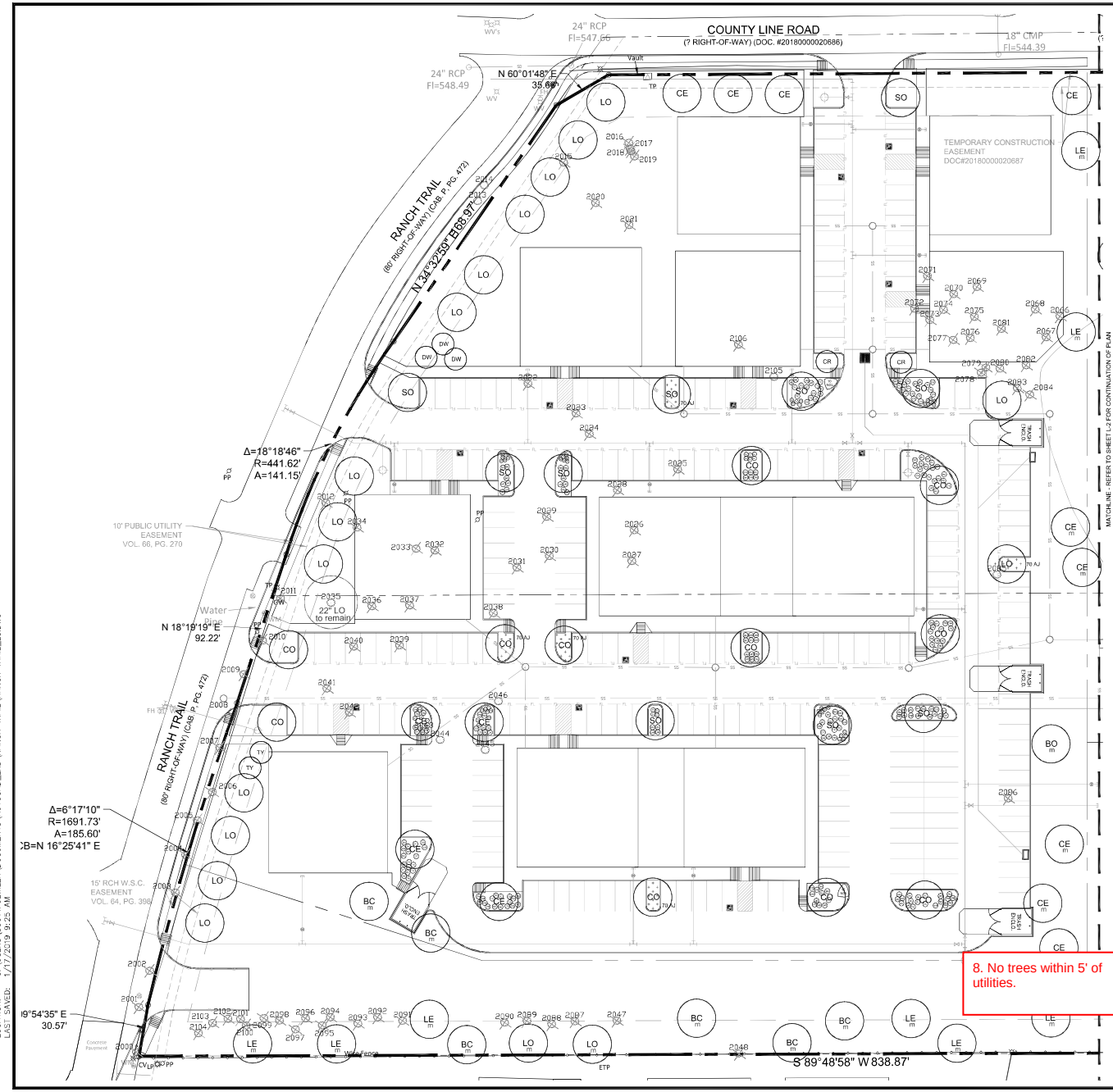
- If using the pond for detention, it must be over the existing level.
- Must have a waters of the US Study if touching the pond.
- Detention outfall must reach sheet flow conditions prior to crossing the property line.
- Must meet all City Engineering Standards.
COUNTY LINE ROAD
RANCH TRAIL
PROP. SSMH
PROP. FHYD
PROP. CURB INLET
PROP. PROPERTY LINE
PROP. TRASH ENCLOSURE WITH 6' TALL MASONRY SCREENING
PROP. LIFT STATION
PROP. HEADWALL
EX. POND
EX. GRAVEL DRIVE
FUTURE DRIVEWAY CONNECTION
PROP. FIRE HYDRANT
EX. SSMH
20' SIDE SETBACK
25' FRONT SETBACK
GRAPHIC SCALE
1 inch = 40 ft.
VICINITY MAP
N.T.S.
SITE
CONSTRUCTION SCHEDULE
STANDARD DUTY (5" CONCRETE)
HEAVY DUTY (6" CONCRETE)
DUMPSTER PAD (7" CONCRETE)
PROPOSED SIDEWALK CONCRETE
PROPOSED CONCRETE CURB AND GUTTER
PROPOSED FIRE LANE
PARKING COUNT
CONSTRUCTION SCHEDULE
1 HANDICAP SYMBOL
2 PAVEMENT STRIPING
3 PARKING STALL STRIPING, 4" WIDE
4 SIDEWALK, 5FT MIN. WIDTH
5 ADA ACCESSIBLE RAMP
RANCH TRAIL
ROCKWALL, TX 75087
LEGAL DESCRIPTION AND OR ADDRESS:
RAINBOW ACRES, LOT 18 & S PT OF 19, ACRES 9.76
OWNER:
JT ALLIANCE, INC.
16 MEADOWLAKE DRIVE
HEATH, TX 75032
APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572
CASE NUMBER
X
CLAYMOORE ENGINEERING
PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: CLAY CRISTY
P.E. No. 109800 Date: 1/18/2019
RANCH TRAIL
ROCKWALL, TEXAS
CITY SITE PLAN
DESIGN: CWP
DRAWN: CWP
CHECKED: CLC
DATE: 1/11/2019
SHEET
SP-1
File No. 2019-001
PLOTTED BY: LYNN ROWLAND
PLOT DATE: 1/17/2019 2:37 PM
LOCATION: K:\PROJECTS\2019-001 RANCH TRAIL ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 1/17/2019 2:36 PM



integration studio

Landscape Architecture - Sustainable Site Planning - Natural Resource Design

John F. Murphy, ASLA

7529 Cross Gate Way
Tyler, TX 75703
john@iltelet.com
scott@iltelet.com

512.432.3622 - Tyler
512.589.9584 - Austin
www.iltelet.com

TREE LEGEND

Canopy Trees

SO	Shumard Oak	BO	Bur Oak
LE	Bosque Elm	CO	Chinquapin Oak
LO	Live Oak	CE	Cedar Elm
BC	Bald Cypress		
+	Mitigation trees	2021	Existing trees to be removed

Ornamental Trees

CR	Crapemyrtle	TY	Tree Yaupon
DW	Desert Willow		

SHRUB LEGEND

DY	Dwarf Yaupon	TC	Turks Cap
DA	Dwarf Abelia	HD	Harbor Dwf. Nandina
BA	Barberry	GL	Giant Liriope
MF	Mexican Feather Grass	TX	Texas Sage
WM	Dwarf Wax Myrtle	PM	Pink Muhly
RY	Red Yucca	CS	Cherry Sage
DB	Dwarf Burford Holly	GC	Green Cloud Sage
NGL	New Gold Lantana	RO	Rosemary
CO	Coreopsis	AJ	Asian Jasmine
DIH	Dwarf Indian Hawthorne		

HATCH LEGEND

Asian Jasmine

LANDSCAPE NOTES

1. The project will have an undergound automatic irrigation system to water all new plantings.
2. Install 4" layer of shredded hardwood mulch to all planting beds.
3. Install 4" steel edging between all shrub beds and grass areas.
4. Shrub beds to have 12 inches of prepared planting mix (75% import topsoil, 15% composted amendment, 10% washed sand)
5. Shredded hardwood mulch must contain long strands along with double shred finer material obtained from a local source.
6. Install 4 inches of clean topsoil in all areas of the site disturbed by grading and construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and a pH range between 5.5 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil makeup and organic percentage.
7. Solid sod all areas disturbed by construction activities.

GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1905 CLEAN SPRINGS RD. SUITE #1
COLLEYVILLE, TX 76034

PHONE: 817.281.0572
WWW.CLAYMOORE.ORG.COM

REGISTERED LANDSCAPE ARCHITECT
JOHN F. MURPHY
973
STATE OF TEXAS
1/17/19

RANCH TRAIL
ROCKWALL, TEXAS

LANDSCAPE PLAN

DESIGN:	CWP
DRAWN:	CWP
CHECKED:	CLC
DATE:	01/17/2019

SHEET

L-1

File No. 2019-001

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PLOT DATE: 1/17/2019 1:38 PM
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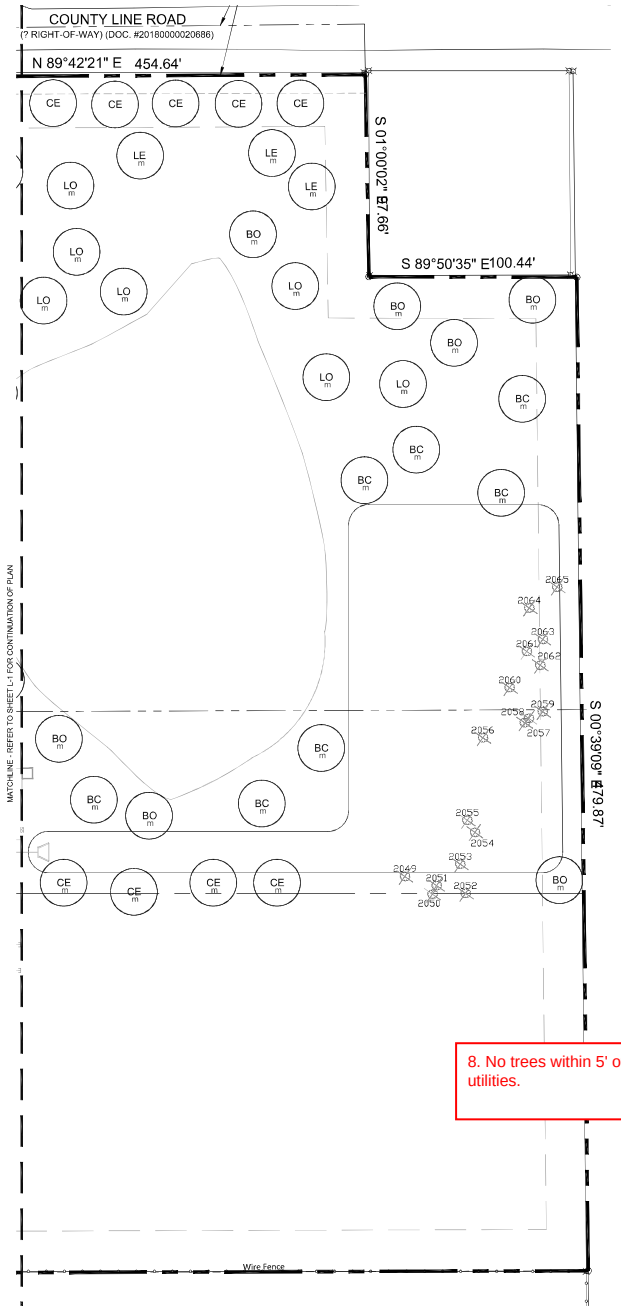
LAST SAVED: 1/17/2019 9:25 AM



TREE LEGEND

Canopy Trees

SO	Shumard Oak	BO	Bur Oak
LE	Bosque Elm	CO	Chinquapin Oak
LO	Live Oak	CE	Cedar Elm
BC	Bald Cypress		
+	Mitigation trees	2021	Existing trees to be removed

Ornamental Trees

CR	Crapemyrtle	TY	Tree Yaupon
DW	Desert Willow		

SHRUB LEGEND

DY	Dwarf Yaupon	TC	Turks Cap
DA	Dwarf Abelia	HD	Harbor Dwf. Nandina
BA	Barberry	GL	Giant Liriope
MF	Mexican Feather Grass	TX	Texas Sage
WM	Dwarf Wax Myrtle	PM	Pink Muhly
RY	Red Yucca	CS	Cherry Sage
DB	Dwarf Burford Holly	GC	Green Cloud Sage
NGL	New Gold Lantana	RO	Rosemary
CO	Coreopsis	AJ	Asian Jasmine
DIH	Dwarf Indian Hawthorne		

HATCH LEGEND

Asian Jasmine

LANDSCAPE NOTES

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7. Solid sod all areas disturbed by construction activities.

8. No trees within 5' of utilities.

GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.

integration studio
Landscape Architecture - Sustainable Site Planning - Natural Resource Design
John F. Murphy, ASLA
7529 Cross Gate Way
Tyler, TX. 75703
jmurph@sbcglobal.net
scott@sbcglobal.net
512.432.3622 - Tyler
512.589.9584 - Austin
www.sbcglobal.com

CLAYMOORE ENGINEERING
TEXAS REGISTRATION #14199
LYNDON B. JOHNSON FREEWAY, SUITE 1
DALLAS, TEXAS 75240
972.788.1600
WWW.CLAYMOORE.COM

REGISTERED LANDSCAPE ARCHITECT
JOHN F. MURPHY
973
STATE OF TEXAS
1/17/19

RANCH TRAIL
ROCKWALL, TEXAS

LANDSCAPE PLAN

DESIGN:	CWP
DRAWN:	CWP
CHECKED:	CLC
DATE:	01/17/2019

SHEET
L-2

File No. 2019-001

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LAST SAVED: 1/17/2019 9:25 AM

PLANT LIST

CANOPY TREES				
11	LE	Lacebark Elm	Ulmus parviflora	3" cal. B&B 12' ht. 5' spread
24	LO	Live Oak	Quercus virginiana	3" cal. B&B 12' ht. 5' spread
11	CO	Chinquapin Oak	Quercus muhlenbergia	3" cal. B&B 12' ht. 5' spread
22	CE	Cedar Elm	Ulmus crassifolia	3" cal. B&B 12' ht. 5' spread
13	BC	Bald Cypress	Taxodium distichum	3" cal. B&B 12' ht. 5' spread
10	SO	Shumard Oak	Quercus shumardii	3" cal. B&B 12' ht. 5' spread
8	BO	Bur Oak	Quercus macrocarpa	3" cal. B&B 12' ht. 5' spread
ORNAMENTAL TREES				
2	TY	Tree Yaupon	Ilex vomitoria	30 gal. 8' ht. multi-trunk female
2	CR	Crapemyrtle	Lagerstroemia indica 'Tuscarora'	30 gal. 8' ht. 3 trunk 2 1/2" cal. min.
3	DW	Desert Willow	Chilopsis linearis 'Timeless Beauty'	30 gal. 6' ht. 2 1/2" cal. min.
SHRUBS & GROUNDCOVERS				
9	DY	Dwarf Yaupon	Ilex vomitoria 'Nana'	5 gal. 36" oc
21	DA	Dwarf Abelia	Abelia x grandiflora 'Ed. Goucher'	5 gal. 36" oc
12	BA	Barberry	Berberis thunbergii	5 gal. 36" oc
25	MF	Mexican Feather Grass	Nassella tenuissima	1 gal. 18" oc
5	WM	Dwarf Wax Myrtle	Myrica pusilla	5 gal. 36" oc
15	RY	Red Yucca	Hesperaloe parviflora	5 gal. 36" oc
11	DB	Dwarf Burford Holly	Ilex cornuta 'Burfordii'	5 gal. 36" oc
20	NGL	New Gold Lantana	Lantana 'New Gold'	1 gal. 24" oc
15	CO	Coreopsis	Coreopsis 'Early Sunrise'	1 gal. 24" oc
24	DIH	Dwarf Indian Hawthorne	Raphiolepis indica 'Pinkie'	5 gal. 36" oc
14	TC	Turks Cap	Malaviscua arborous	1 gal. 24" oc
32	HD	Harbor Dwf. Nandina	Nandina 'Harbor Dwarf'	1 gal. 18" oc
14	GL	Giant Liriope	Liriope gigantea	3 gal. 36" oc
14	TX	Texas Sage	Leucophyllum frutescens 'Silverado'	5 gal. 36" oc
23	PM	Pink Muhly	Muhlenbergia capillaris	1 gal. 30" oc
23	CS	Cherry Sage	Salvia greggii	1 gal. 30" oc
16	GC	Green Cloud Sage	Leucophyllum frutescens	5 gal. 36" oc
2	RO	Rosemary	Rosemarinus prostratus	5 gal. 36" oc
350	AJ	Asian Jasmine	Trachelospermum asiaticum	1 gal. 18" oc

City of Rockwall, Texas
LANDSCAPE CALCULATIONS

		Required	Provided
Total Lot Area	414,665 SF		
Landscape Area 10%		41,467 SF	135,609 SF (32%)

Street Buffer Trees	1 Shade tree 3" cal. per 50 LF of frontage	Required	Provided
Ranch Trail	618.51 LF	13	13
County Line Road	454.64 LF	9	9

Parking Lot Landscape		Required	Provided
Parking Spaces 1 tree per 10 spaces	257	26	26

Tree Mitigation

Primary tree inches removed - 38.5"
Secondary tree inches removed - 967 / 2 =483.5"
Total protected inches removed - 522"

New mitigation inches provided - 150"
Remainder mitigation to be paid into tree fund

integration studio
Landscape Architecture - Sustainable Site Planning - Natural Resource Design
John F. Murphy, ASLA
7929 Cross Gate Way
Tyler, TX. 75703
512.432.3622 - Tyler
512.589.9584 - Austin
www.sitelist.com

EXISTING TREE LIST

* = PRESERVED TREE

	Number	Size	Type
	2000	8" 8"	Hackberry
	2001	13"	Cedar
	2002	7" 10" 10"	Cedar
	2003	16"	Cedar
	2004	17"	Cedar
	2005	15"	Cedar
	2006	12"	Cedar
	2007	16"	Cedar
	2008	26"	Cedar
	2009	10" 13" 18"	Cedar
	2010	10"	Cedar
	2011	8"	Oak
	2012	12"	Hackberry
	2013	10"	Cedar
	2014	14" 20"	Cedar
	2015	15" 14"	Cedar-Hackberry
	2016	10"	Hackberry
	2017	10"	Hackberry
	2018	10"	Hackberry
	2019	10"	Hackberry
	2020	7" 10"	Hackberry
	2021	13"	Cedar
	2022	22"	Cedar
	2023	12" 16"	Cedar
	2024	16"	Cedar
	2025	15"	Cedar
	2026	12"	Hackberry
	2027	12"	Hackberry
	2028	11"	Cedar
	2029	22"	Hackberry
	2030	27"	Cedar
	2031	8"	Hackberry
	2032	10"	Hackberry
	2033	16"	Hackberry
	2034	8"	Hackberry
*	2035	22"	Live Oak
	2036	23"	Mulberry
	2037	17"	Mulberry
	2038	32"	Mulberry
	2039	17"	Mulberry
	2040	15"	Mulberry
	2041	18"	Oak
	2042	8"	Cedar
	2043	14"	Mulberry
	2044	12"	Hackberry
	2045	8" 10" 10"	Hackberry
	2046	10"	Hackberry
	2047	16"	Cedar
	2048	12"	Cedar
	2049	10"	Hackberry
	2050	10"	Hackberry
	2051	10" 10"	Hackberry
	2052	12"	Hackberry
	2053	8"	Hackberry

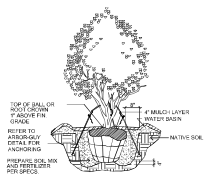
Number	Size	Type
2054	8"	Hackberry
2055	10" 17"	Hackberry
2056	7" 9"	Ash
2057	11"	Hackberry
2058	8"	Hackberry
2059	8"	Hackberry
2060	8"	Hackberry
2061	7"	Hackberry
2062	8"	Hackberry
2063	8"	Hackberry
2064	10"	Hackberry
2065	8"	Hackberry
2066	16"	Hackberry
2067	8" 8" 10"	Hackberry
2068	16"	Hackberry
2069	8" 8"	Hackberry
2070	15"	Hackberry
2071	10" 12"	Hackberry
2072	13"	Hackberry
2073	7" 9"	Hackberry
2074	13"	Hackberry
2075	13"	Hackberry
2076	11"	Hackberry
2077	11"	Hackberry
2078	9"	Hackberry
2079	9"	Hackberry
2080	12"	Hackberry
2081	9"	Hackberry
2082	13"	Hackberry
2083	8"	Hackberry
2084	13"	Hackberry
2085	11"	Cedar
2086	13"	Cedar
2087	10"	Cedar
2088	10"	Cedar
2089	10"	Cedar
2090	10"	Cedar
2091	8"	Cedar
2092	12"	Cedar
2093	8" 12"	Cedar
2094	8"	Cedar
2095	10"	Cedar
2096	10"	Cedar
2097	10"	Cedar
2098	12"	Cedar
2099	10"	Cedar
2100	8"	Cedar
2101	10"	Cedar
2102	10"	Cedar
2103	8"	Cedar
2104	15"	Cedar
2105	10"	Hackberry
2106	10"	Hackberry



ROOT ANCHORTM BELOW GRADE SAFETY STAKE SIZING CHART

ITEM #	DESCRIPTION	NAIL LENGTH X 3PC (INCLUDED)	ITEM #	DESCRIPTION	NAIL LENGTH X 3PC (INCLUDED)
5 BG	5 GALLON OR 10" ROOTBALL	#4 X 24"	100 BG	95/100 GALLON OR 36" ROOTBALL	#5 X 48"
15 BG	10/15 GALLON OR 17" ROOTBALL	#4 X 36"	150 BG	150 GALLON OR 42" ROOTBALL	#5 X 60"
30 BG	20/30 GALLON OR 25" ROOTBALL	#4 X 36"	200 BG	200 GALLON OR 48" ROOTBALL	#5 X 72"
45/65 BG	45/65 GALLON OR 27-30" ROOTBALL	#4 X 48"	300 BG	300 GALLON OR 58" ROOTBALL	#5 X 72"

1 CANOPY TREE PLANTING
SCALE: NONE



2 MULTI-TRUNK PLANTING
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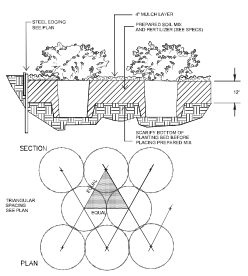

3 SHRUB PLANTING
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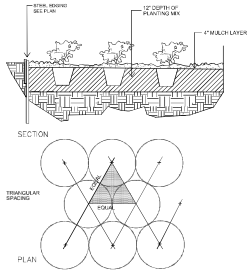

4 GROUNDCOVER PLANTING
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LAST SAVED: 1/17/2019 8:55 AM

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
CIVIL ENGINEERING • LAND DEVELOPMENT CONSULTING
WWW.CLAYMOORE.COM
JOHN F. MURPHY 973 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS
1/17/19

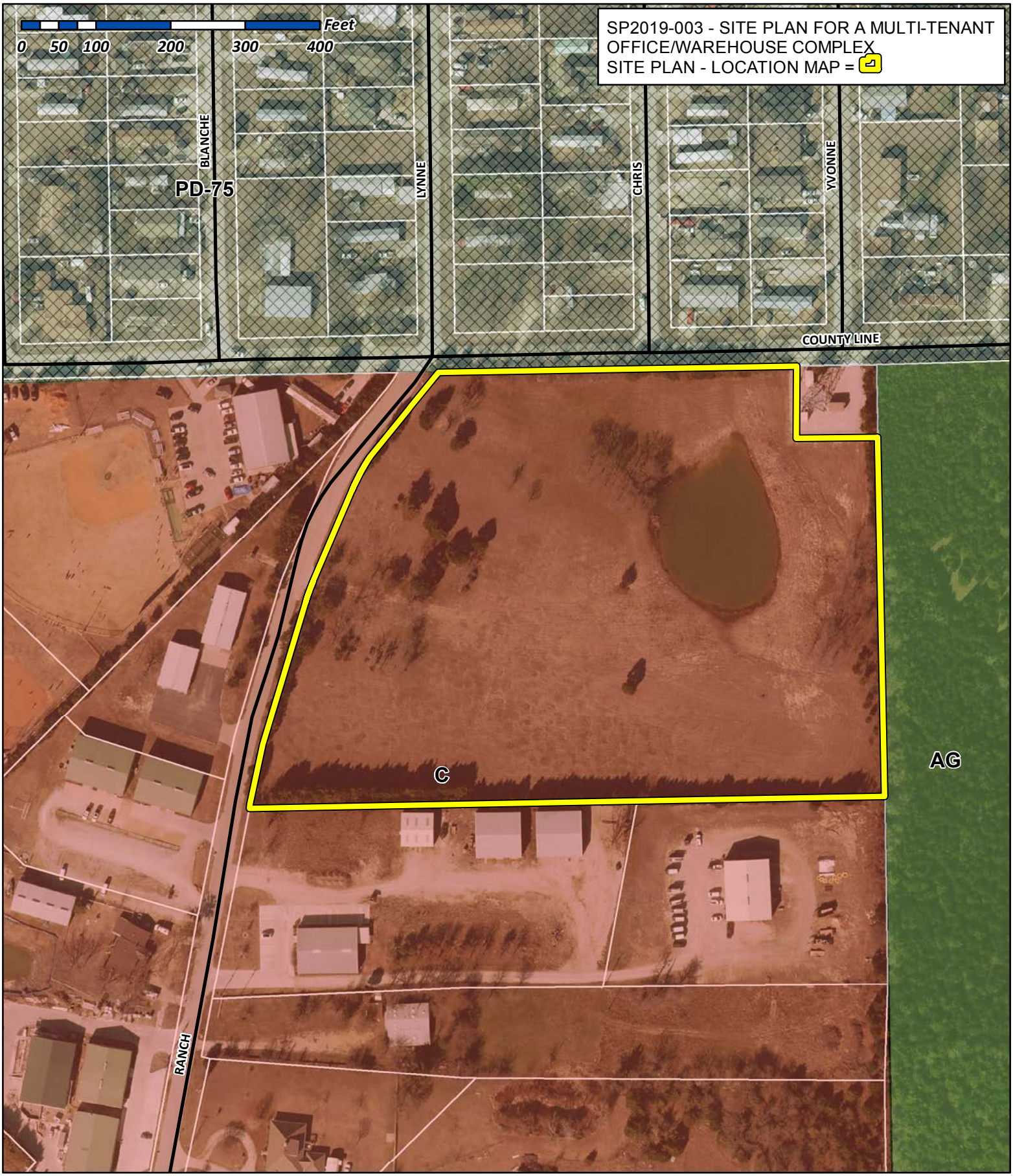
RANCH TRAIL
ROCKWALL, TEXAS

LANDSCAPE DETAILS

DESIGN:	CWP
DRAWN:	CWP
CHECKED:	CLC
DATE:	01/17/2019

SHEET
L-3

File No. 2019-001



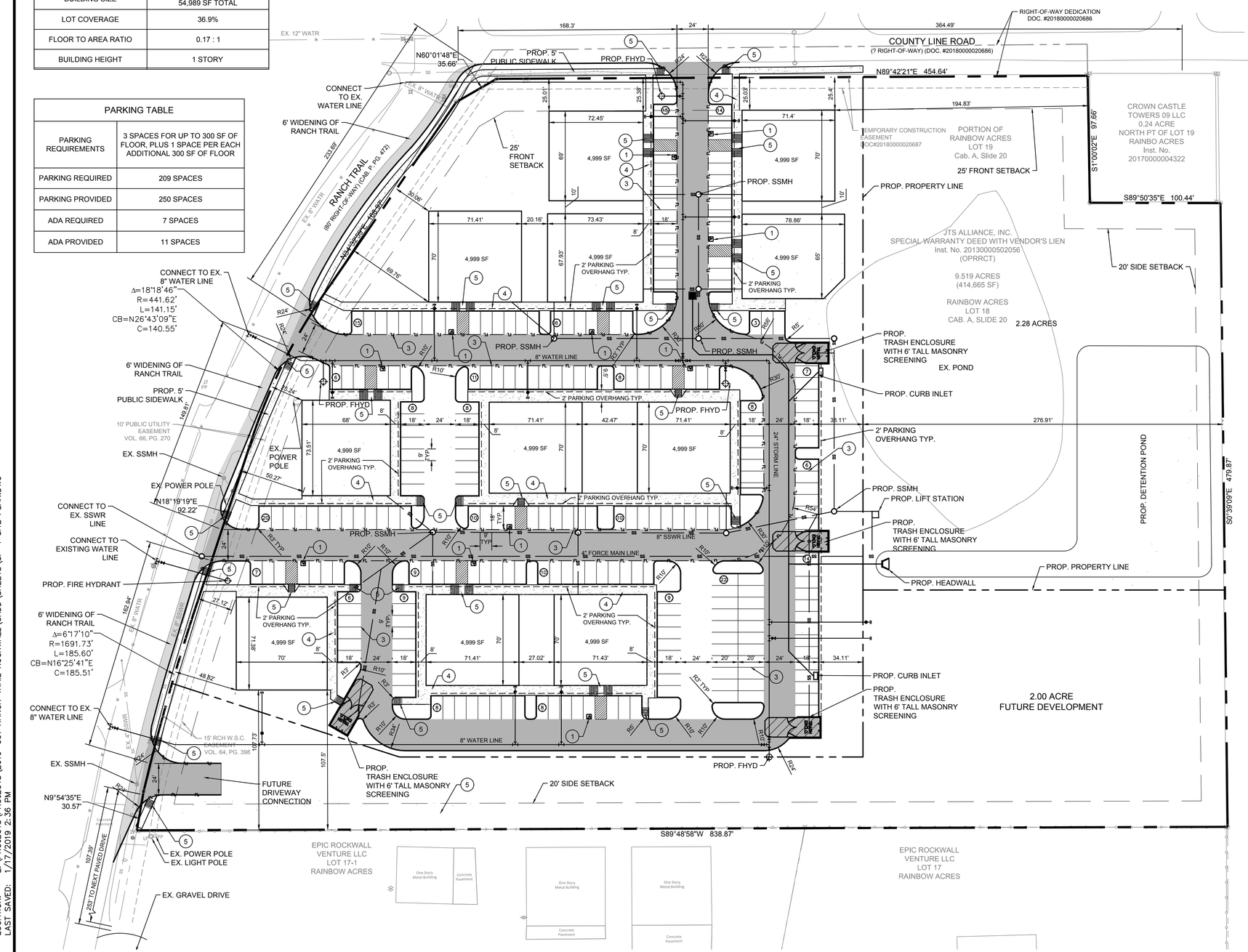
City of Rockwall

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.

SITE DATA TABLE	
SITE AREA	7.52 AC | 327,554 SF
ZONING	C - COMMERCIAL
PROPOSED USE	COMMERICAL
BUILDING SIZE	11 BLDG @ 4,999 SF 54,989 SF TOTAL
LOT COVERAGE	36.9%
FLOOR TO AREA RATIO	0.17 : 1
BUILDING HEIGHT	1 STORY

PARKING TABLE	
PARKING REQUIREMENTS	3 SPACES FOR UP TO 300 SF OF FLOOR, PLUS 1 SPACE PER EACH ADDITIONAL 300 SF OF FLOOR
PARKING REQUIRED	209 SPACES
PARKING PROVIDED	250 SPACES
ADA REQUIRED	7 SPACES
ADA PROVIDED	11 SPACES



GRAPHIC SCALE

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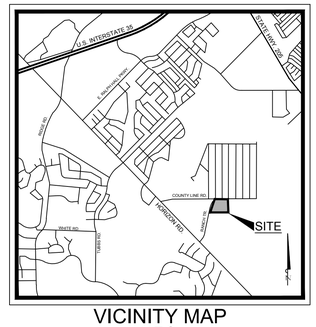
1 inch = 40 ft.



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
	STANDARD DUTY (5" CONCRETE)
	HEAVY DUTY (6" CONCRETE)
	DUMPSTER PAD (7" CONCRETE)
	PROPOSED SIDEWALK CONCRETE
	PROPOSED CONCRETE CURB AND GUTTER
FL	PROPOSED FIRE LANE
4	PARKING COUNT

CONSTRUCTION SCHEDULE	
1	HANDICAP SYMBOL
2	PAVEMENT STRIPING
3	PARKING STALL STRIPING, 4" WIDE
4	SIDEWALK, 5FT MIN. WIDTH
5	ADA ACCESSIBLE RAMP

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOORENG.COM
1105 CHERK SPANGER RD, SUITE #1
COLLEYVILLE, TX 76034

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

LAYM RE EN INEERIN
ENGINEERING AND PLANNING CONSULTANTS

Engineer CLAY CRISTY
P.E. No. 109800 Date 1/18/2019

RANCH TRAIL
ROCKWALL, TEXAS

No.	DATE	REVISION	BY

CITY SITE PLAN

RANCH TRAIL
ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:

RAINBOW ACRES,
LOT 18 & S PT OF 19,
ACRES 9.76

OWNER:

JT ALLIANCE, INC.
16 MEADOWLAKE DRIVE
HEATH, TX 75032

APPLICANT:

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CASE NUMBER

X

DESIGN:	CWP
DRAWN:	CWP
CHECKED:	CLC
DATE:	1/11/2019

SHEET
SP-1

File No. 2019-001

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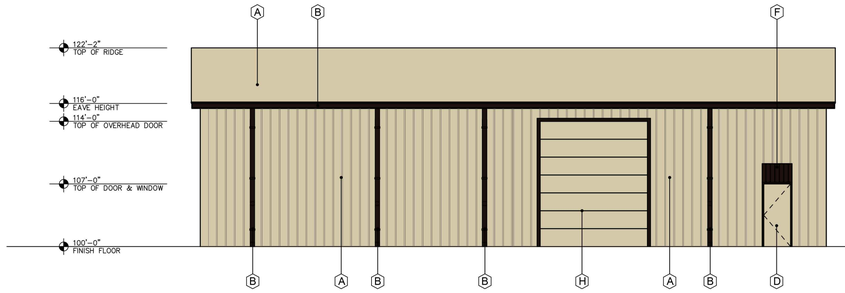
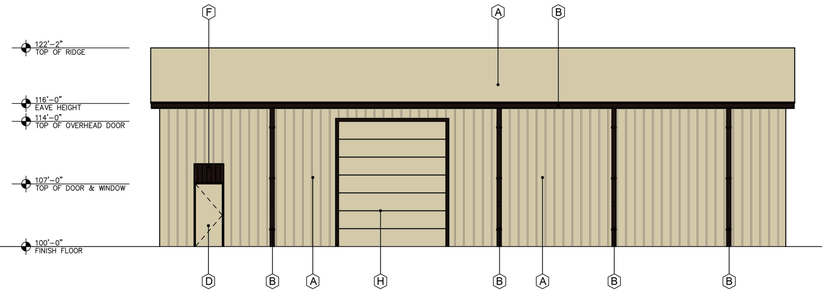


4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION - STREET SIDE
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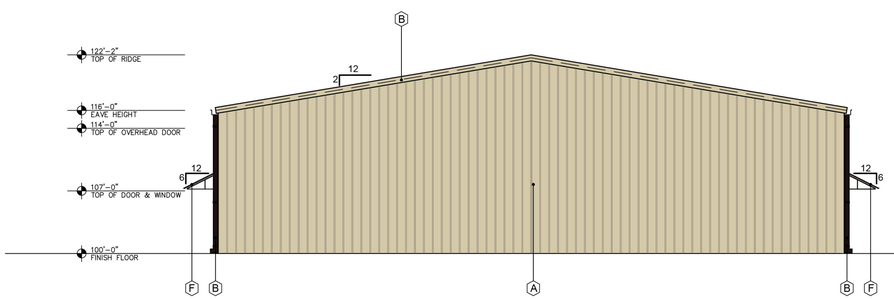

2 WEST ELEVATION - STREET SIDE
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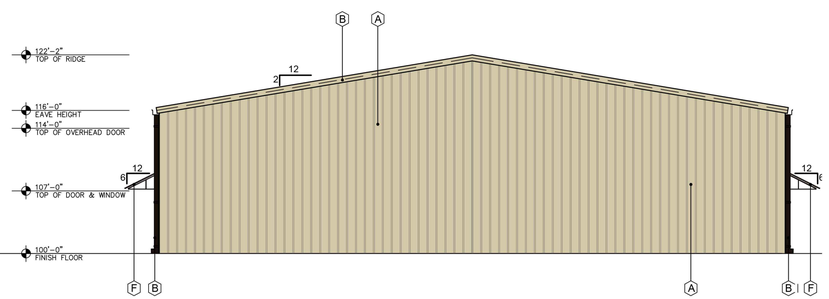

1 EAST ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE

A	PREFINISHED METAL WALLS & ROOF PANELS COLOR: STONE
B	PREFINISHED GUTTER, DOWNSPOUTS, AND TRIM COLOR: BURNISH SLATE
C	ALUM. STOREFRONT SYSTEM COLOR: MED. BRONZE - NOT USED
D	EXTERIOR HOLLOW METAL DOOR & FRAME. PAINT COLOR: MATCH - A
E	STONE VENEER COLOR: BLANCO, SIZE, 8"-12" WITH 4" PRECAST CAP
F	PREFINISHED METAL AWNING BY METAL BUILDING CO. COLOR: BURNISH SLATE
G	BRICK VENEER COLOR: ACME, OXFORD PLACE
H	OVERHEAD DOOR -12x14 COLOR: MATCH - A

ISSUE:
OWNER REVIEW 1-3-2019

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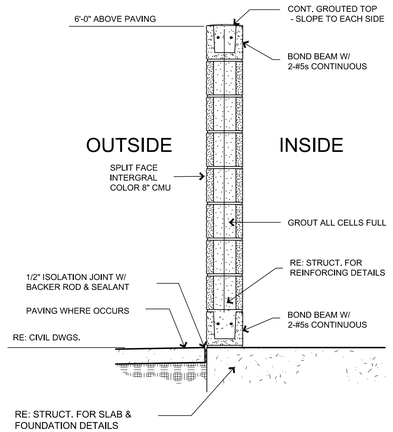
OFFICE/WAREHOUSE PROJECT
for
RANCH TRAIL DEVELOPMENT
407 RANCH TRAIL
ROCKWALL, TX 75032

RANCH TRAIL DEVELOPMENT
2 ESSEX COURT
HEATH, TX 75032

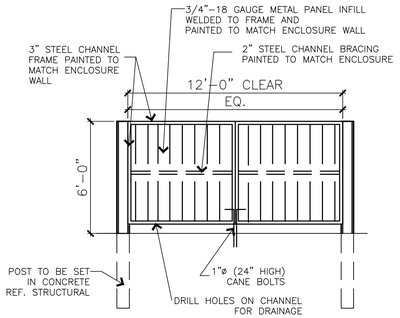
CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

EXTERIOR ELEVATIONS CONCEPT A

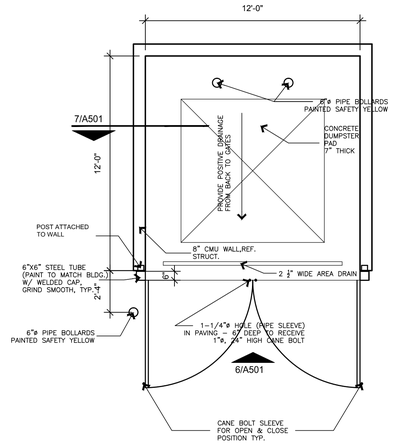
DATE: JAN 2019
SHEET NO: A501
PROJECT NO: 2019001
DRAWN BY:
CHECKED BY:



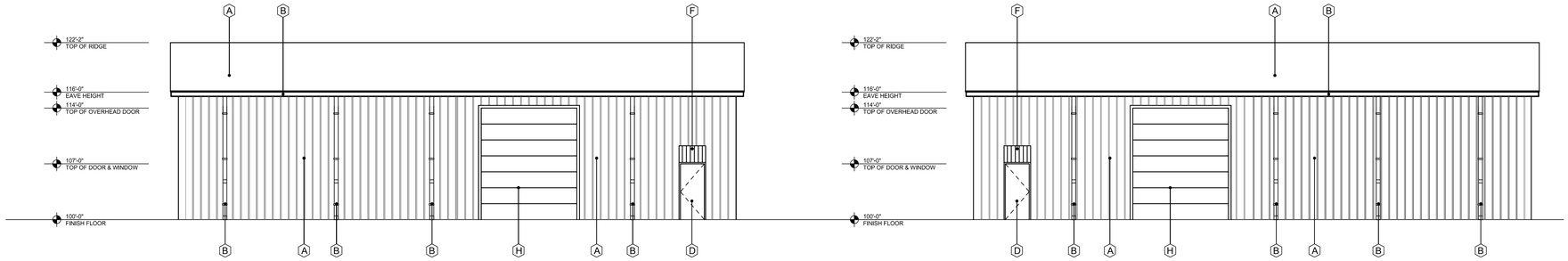
7 DUMPSTER SECTION
SCALE: 3/16"=1'-0"



6 DUMPSTER ELEVATION
SCALE: 1/4"=1'-0"

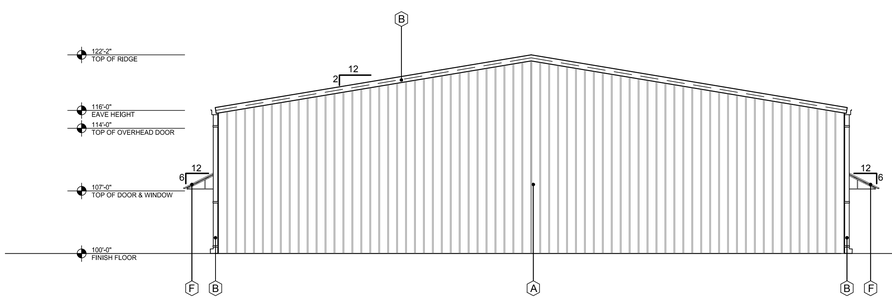


5 DUMPSTER PLAN
SCALE: 1/4"=1'-0"

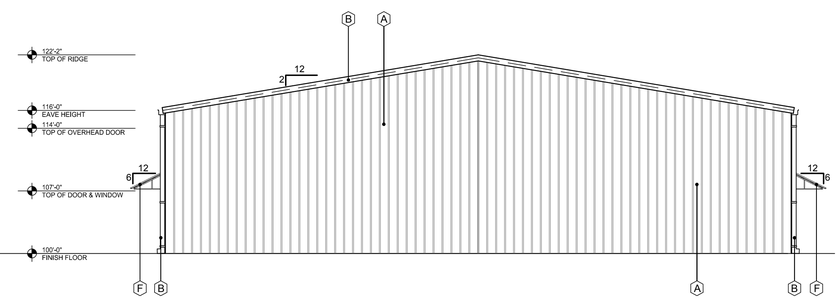


4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

3 NORTH ELEVATION - STREET SIDE
SCALE: 3/16"=1'-0"



2 WEST ELEVATION - STREET SIDE
SCALE: 1/8"=1'-0"



1 EAST ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE

A	PREFINISHED METAL WALLS & ROOF PANELS COLOR: STONE
B	PREFINISHED GUTTER, DOWNSPOUTS, AND TRIM COLOR: BURNISH SLATE
C	ALUM. STOREFRONT SYSTEM COLOR: MED. BRONZE - NOT USED
D	EXTERIOR HOLLOW METAL DOOR & FRAME. PAINT COLOR: MATCH - A
E	STONE VENEER COLOR: BLANCO, SIZE, 8"-12" WITH 4" PRECAST CAP
F	PREFINISHED METAL AWNING BY METAL BUILDING CO. COLOR: BURNISH SLATE
G	BRICK VENEER COLOR: ACME, OXFORD PLACE
H	OVERHEAD DOOR -12x14 COLOR: MATCH - A

RANCH TRAIL
ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:

RAINBOW ACRES,
LOT 18 & S PT OF 19,
9.76 ACRES

OWNER
JT Alliance, Inc.
16 Meadowlake Drive
Heath, TX 75032

APPLICANT
Carroll Architects, INC
750 E. Interstate 30 #110
Rockwall, TX 75087
Ph: 972-732-6085 Email: jc@carrollarch.com

CASE NUMBER
2018XXX

ISSUE: OWNER REVIEW: 01-18-2018

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OFFICE/WAREHOUSE PROJECT
for
RANCH TRAIL DEVELOPMENT
407 RANCH TRAIL
ROCKWALL, TX 75032

RANCH TRAIL DEVELOPMENT
2 ESSEX COURT
HEATH, TX 75032

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

EXTERIOR ELEVATIONS CONCEPT A

DATE: JAN 2019
PROJECT NO: 2019001
DRAWN BY:
CHECKED BY:
SHEET NO: A501



SAWYER METAL

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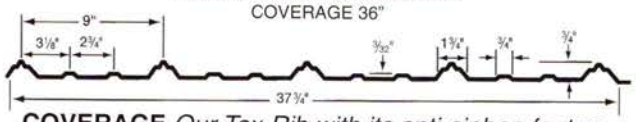
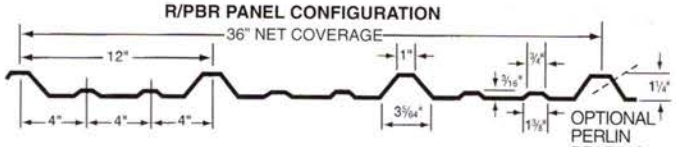
TEX-RIB PANEL CONFIGURATION
COVERAGE 36"



COVERAGE *Our Tex-Rib with its anti-siphon feature gives you a weather-tight seal.*

R/PBR PANEL CONFIGURATION





valspar

Weather XL



Koko Brown — *SMP*



Hawaiian Blue — *SMP*



Burnished Slate — *SMP*



Rustic Red — *SMP*



Evergreen — *SMP*



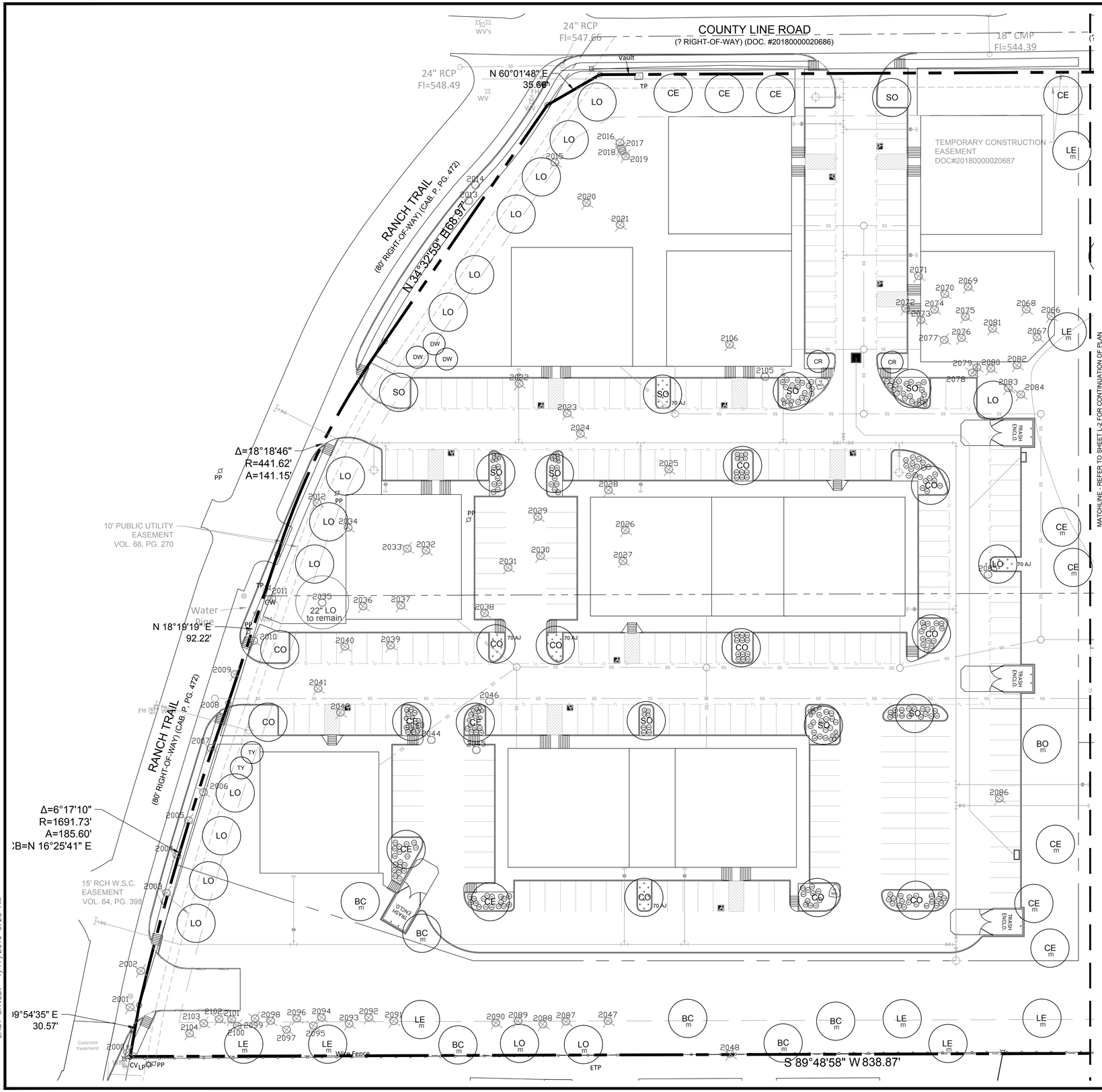
Charcoal Gray — *SMP*

ENERGY STAR

* Color requires minimum order

✔ Poly based on availability

Color samples shown approximate actual paint colors as closely as possib



TREE LEGEND

Canopy Trees

SO	Shumard Oak	BO	Bur Oak
LE	Bosque Elm	CO	Chinquapin Oak
LO	Live Oak	CE	Cedar Elm
BC	Bald Cypress		
+ m	Mitigation trees	2021	Existing trees to be removed

Ornamental Trees

CR	Crapemyrtle	TY	Tree Yaupon
DW	Desert Willow		

SHRUB LEGEND

DY	Dwarf Yaupon	TC	Turks Cap
DA	Dwarf Abelia	HD	Harbor Dwf. Nandina
BA	Barberry	GL	Giant Liriope
MF	Mexican Feather Grass	TX	Texas Sage
WM	Dwarf Wax Myrtle	PM	Pink Muhly
RY	Red Yucca	CS	Cherry Sage
DB	Dwarf Burford Holly	GC	Green Cloud Sage
NGL	New Gold Lantana	RO	Rosemary
CO	Coreopsis	AJ	Asian Jasmine
DIH	Dwarf Indian Hawthorne		

HATCH LEGEND

Asian Jasmine

LANDSCAPE NOTES

1. The project will have an undergound automatic irrigation system to water all new plantings.
2. Install 4" layer of shredded hardwood mulch to all planting beds.
3. Install 4" steel edging between all shrub beds and grass areas.
4. Shrub beds to have 12 inches of prepared planting mix (75% import topsoil, 15% composted amendment, 10% washed sand)
5. Shredded hardwood mulch must contain long strands along with double shred finer material obtained from a local source.
6. Install 4 inches of clean topsoil in all areas of the site disturbed by grading and construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and a pH range between 5.5 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil makeup and organic percentage.
7. Solid sod all areas disturbed by construction activities.

GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.

site integration studio
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John F. Murphy, ASLA
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1105 CHERK SPANGER RD. SUITE #1
COLLEYVILLE, TX 76034
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

REGISTERED LANDSCAPE ARCHITECT
JOHN F. MURPHY
973
STATE OF TEXAS
1/17/19

RANCH TRAIL
ROCKWALL, TEXAS

LANDSCAPE PLAN

DESIGN:	CWP
DRAWN:	CWP
CHECKED:	CLC
DATE:	01/17/2019

SHEET
L-1

File No. 2019-001

PLOTTED BY: SCOTTFULWILER
PLOT DATE: 1/17/2019 1:38 PM
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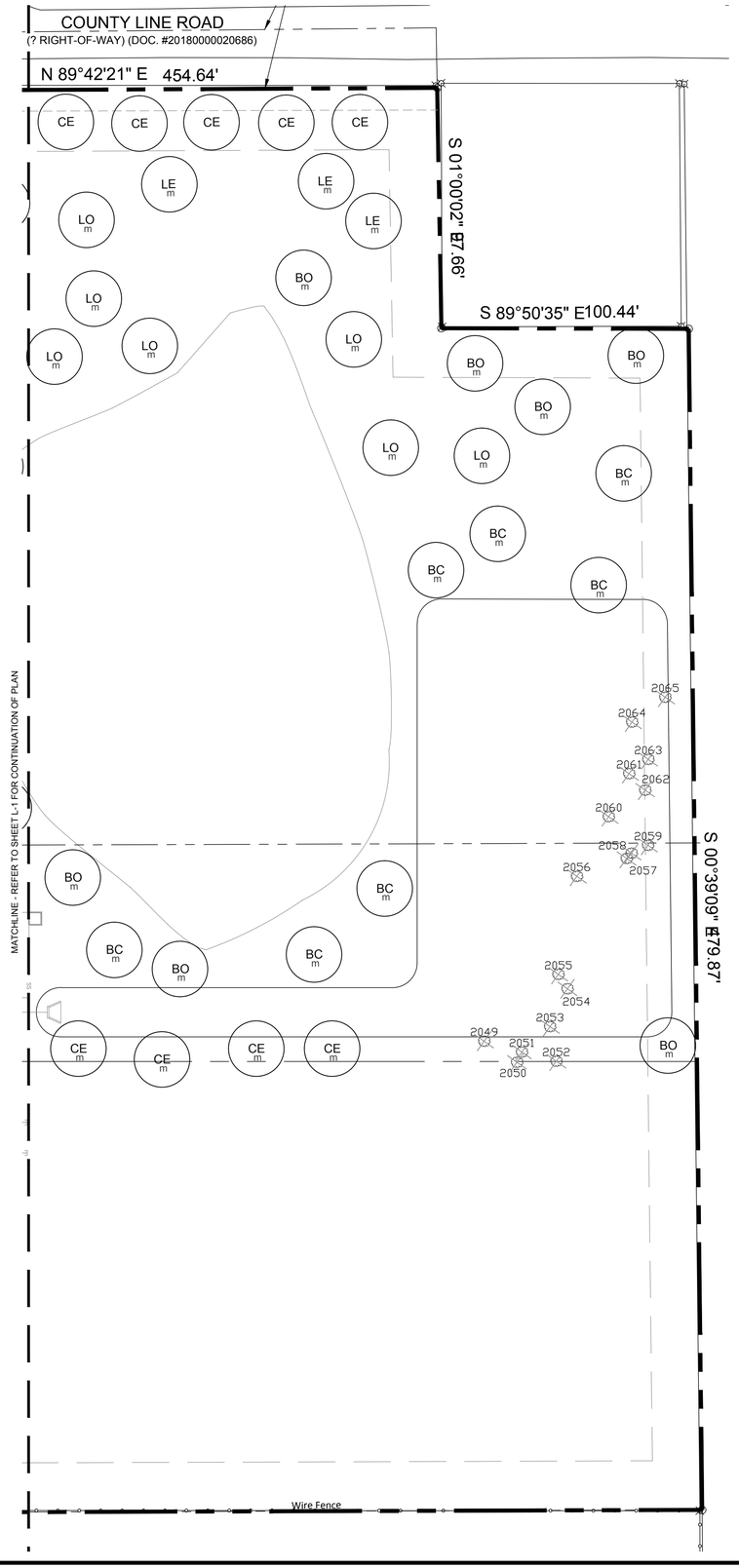

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LE	Bosque Elm	CO	Chinquapin Oak
LO	Live Oak	CE	Cedar Elm
BC	Bald Cypress		
+	Mitigation trees	2021	Existing trees to be removed

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DW	Desert Willow		

SHRUB LEGEND

DY	Dwarf Yaupon	TC	Turks Cap
DA	Dwarf Abelia	HD	Harbor Dwf. Nandina
BA	Barberry	GL	Giant Liriope
MF	Mexican Feather Grass	TX	Texas Sage
WM	Dwarf Wax Myrtle	PM	Pink Muhly
RY	Red Yucca	CS	Cherry Sage
DB	Dwarf Burford Holly	GC	Green Cloud Sage
NGL	New Gold Lantana	RO	Rosemary
CO	Coreopsis	AJ	Asian Jasmine
DIH	Dwarf Indian Hawthorne		

HATCH LEGEND

Asian Jasmine

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REGISTERED LANDSCAPE ARCHITECT
JOHN F. MURPHY
973
STATE OF TEXAS
1/17/19

RANCH TRAIL
ROCKWALL, TEXAS

LANDSCAPE PLAN

DESIGN:	CWP
DRAWN:	CWP
CHECKED:	CLC
DATE:	01/17/2019

SHEET
L-2

File No. 2019-001

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PLANT LIST

CANOPY TREES				
11	LE	Lacebark Elm	Ulmus parviflora	3" cal. B&B 12' ht. 5' spread
24	LO	Live Oak	Quercus virginiana	3" cal. B&B 12' ht. 5' spread
11	CO	Chinquapin Oak	Quercus muhlenbergia	3" cal. B&B 12' ht. 5' spread
22	CE	Cedar Elm	Ulmus crassifolia	3" cal. B&B 12' ht. 5' spread
13	BC	Bald Cypress	Taxodium distichum	3" cal. B&B 12' ht. 5' spread
10	SO	Shumard Oak	Quercus shumardii	3" cal. B&B 12' ht. 5' spread
8	BO	Bur Oak	Quercus macrocarpa	3" cal. B&B 12' ht. 5' spread
ORNAMENTAL TREES				
2	TY	Tree Yaupon	Ilex vomitoria	30 gal. 8' ht. multi-trunk female
2	CR	Crapemyrtle	Lagerstroemia indica 'Tuscarora'	30 gal. 8' ht. 3 trunk 2 1/2" cal. min.
3	DW	Desert Willow	Chilopsis linearis 'Timeless Beauty'	30 gal. 6' ht. 2 1/2" cal. min.
SHRUBS & GROUNDCOVERS				
9	DY	Dwarf Yaupon	Ilex vomitoria 'Nana'	5 gal. 36" oc
21	DA	Dwarf Abelia	Abelia x grandiflora 'Ed. Goucher'	5 gal. 36" oc
12	BA	Barberry	Berberis thunbergii	5 gal. 36" oc
25	MF	Mexican Feather Grass	Nassella tenuissima	1 gal. 18" oc
5	WM	Dwarf Wax Myrtle	Myrica pusilla	5 gal. 36" oc
15	RY	Red Yucca	Hesperaloe parviflora	5 gal. 36" oc
11	DB	Dwarf Burford Holly	Ilex cornuta 'Burfordii'	5 gal. 36" oc
20	NGL	New Gold Lantana	Lantana 'New Gold'	1 gal. 24" oc
15	CO	Coreopsis	Coreopsis 'Early Sunrise'	1 gal. 24" oc
24	DIH	Dwarf Indian Hawthorne	Raphiolepis indica 'Pinkie'	5 gal. 36" oc
14	TC	Turks Cap	Malaviscua arboreus	1 gal. 24" oc
32	HD	Harbor Dwf. Nandina	Nandina 'Harbor Dwarf'	1 gal. 18" oc
14	GL	Giant Liriope	Liriope gigantea	3 gal. 36" oc
14	TX	Texas Sage	Leucophyllum frutescens 'Silverado'	5 gal. 36" oc
23	PM	Pink Muhly	Muhlenbergia capillaris	1 gal. 30" oc
23	CS	Cherry Sage	Salvia greggii	1 gal. 30" oc
16	GC	Green Cloud Sage	Leucophyllum frutescens	5 gal. 36" oc
2	RO	Rosemary	Rosemarinus prostratus	5 gal. 36" oc
350	AJ	Asian Jasmine	Trachelospermum asiaticum	1 gal. 18" oc

City of Rockwall, Texas
LANDSCAPE CALCULATIONS

		Required	Provided
Total Lot Area	414,665 SF		
Landscape Area 10%		41,467 SF	135,609 SF (32%)

Street Buffer Trees (1 Shade tree 3" cal. per 50 LF of frontage)		Required	Provided
Ranch Trail	618.51 LF	13	13
County Line Road	454.64 LF	9	9

Parking Lot Landscape		Required	Provided
Parking Spaces 1 tree per 10 spaces	257	26	26

Tree Mitigation

Primary tree inches removed - 38.5"
Secondary tree inches removed - 967 / 2 =483.5"
Total protected inches removed - 522"

New mitigation inches provided - 150"
Remainder mitigation to be paid into tree fund

EXISTING TREE LIST

* = PRESERVED TREE

	Number	Size	Type
	2000	8" 8"	Hackberry
	2001	13"	Cedar
	2002	7" 10" 10"	Cedar
	2003	16"	Cedar
	2004	17"	Cedar
	2005	15"	Cedar
	2006	12"	Cedar
	2007	16"	Cedar
	2008	26"	Cedar
	2009	10" 13" 18"	Cedar
	2010	10"	Cedar
	2011	8"	Oak
	2012	12"	Hackberry
	2013	10"	Cedar
	2014	14" 20"	Cedar
	2015	15" 14"	Cedar-Hackberry
	2016	10"	Hackberry
	2017	10"	Hackberry
	2018	10"	Hackberry
	2019	10"	Hackberry
	2020	7" 10"	Hackberry
	2021	13"	Cedar
	2022	22"	Cedar
	2023	12" 16"	Cedar
	2024	16"	Cedar
	2025	15"	Cedar
	2026	12"	Hackberry
	2027	12"	Hackberry
	2028	11"	Cedar
	2029	22"	Hackberry
	2030	27"	Cedar
	2031	8"	Hackberry
	2032	10"	Hackberry
	2033	16"	Hackberry
	2034	8"	Hackberry
*	2035	22"	Live Oak
	2036	23"	Mulberry
	2037	17"	Mulberry
	2038	32"	Mulberry
	2039	17"	Mulberry
	2040	15"	Mulberry
	2041	18"	Oak
	2042	8"	Cedar
	2043	14"	Mulberry
	2044	12"	Hackberry
	2045	8" 10" 10"	Hackberry
	2046	10"	Hackberry
	2047	16"	Cedar
	2048	12"	Cedar
	2049	10"	Hackberry
	2050	10"	Hackberry
	2051	10" 10"	Hackberry
	2052	12"	Hackberry
	2053	8"	Hackberry

Number	Size	Type
2054	8"	Hackberry
2055	10" 17"	Hackberry
2056	7" 9"	Ash
2057	11"	Hackberry
2058	8"	Hackberry
2059	8"	Hackberry
2060	8"	Hackberry
2061	7"	Hackberry
2062	8"	Hackberry
2063	8"	Hackberry
2064	10"	Hackberry
2065	8"	Hackberry
2066	16"	Hackberry
2067	8" 8" 10"	Hackberry
2068	16"	Hackberry
2069	8" 8"	Hackberry
2070	15"	Hackberry
2071	10" 12"	Hackberry
2072	13"	Hackberry
2073	7" 9"	Hackberry
2074	13"	Hackberry
2075	13"	Hackberry
2076	11"	Hackberry
2077	11"	Hackberry
2078	9"	Hackberry
2079	9"	Hackberry
2080	12"	Hackberry
2081	9"	Hackberry
2082	13"	Hackberry
2083	8"	Hackberry
2084	13"	Hackberry
2085	11"	Cedar
2086	13"	Cedar
2087	10"	Cedar
2088	10"	Cedar
2089	10"	Cedar
2090	10"	Cedar
2091	8"	Cedar
2092	12"	Cedar
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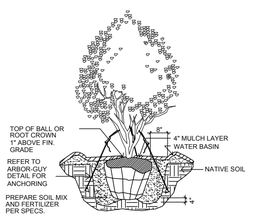
2096	10"	Cedar
2097	10"	Cedar
2098	12"	Cedar
2099	10"	Cedar
2100	8"	Cedar
2101	10"	Cedar
2102	10"	Cedar
2103	8"	Cedar
2104	15"	Cedar
2105	10"	Hackberry
2106	10"	Hackberry



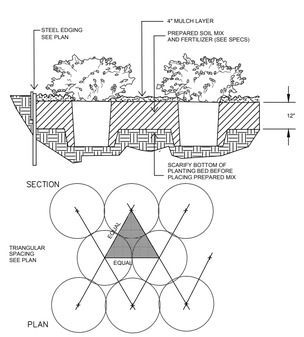
TREE STAKE SOLUTIONS LLC
9973 FM 521 ROAD
ROSHARON, TX 77583
PHONE: (281) 778-1400
FAX: (281) 778-1425
www.treestakesolutions.com

EM			EM		
5 BG	5 GALLON OR 10' ROOTBALL	#4 X 24"	100 BG	95/100 GALLON OR 36" ROOTBALL	#5 X 48"
15 BG	10/15 GALLON OR 17" ROOTBALL	#4 X 36"	150 BG	150 GALLON OR 42" ROOTBALL	#5 X 60"
30 BG	20/30 GALLON OR 22" ROOTBALL	#4 X 36"	200 BG	200 GALLON OR 48" ROOTBALL	#5 X 72"
45/65 BG	45/65 GALLON OR 27-30" ROOTBALL	#4 X 48"	300 BG	300 GALLON OR 58" ROOTBALL	#5 X 72"

1 CANOPY TREE PLANTING
SCALE: NONE



2 MULTI-TRUNK PLANTING
SCALE: NONE



3 SHRUB PLANTING
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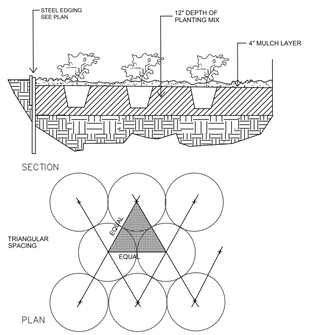

4 GROUNDCOVER PLANTING
SCALE: NONE

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REGISTERED LANDSCAPE ARCHITECT
JOHN F. MURPHY
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STATE OF TEXAS
1/17/19

RANCH TRAIL
ROCKWALL, TEXAS

LANDSCAPE DETAILS

DESIGN:	CWP
DRAWN:	CWP
CHECKED:	CLC
DATE:	01/17/2019

SHEET
L-3

File No. 2019-001

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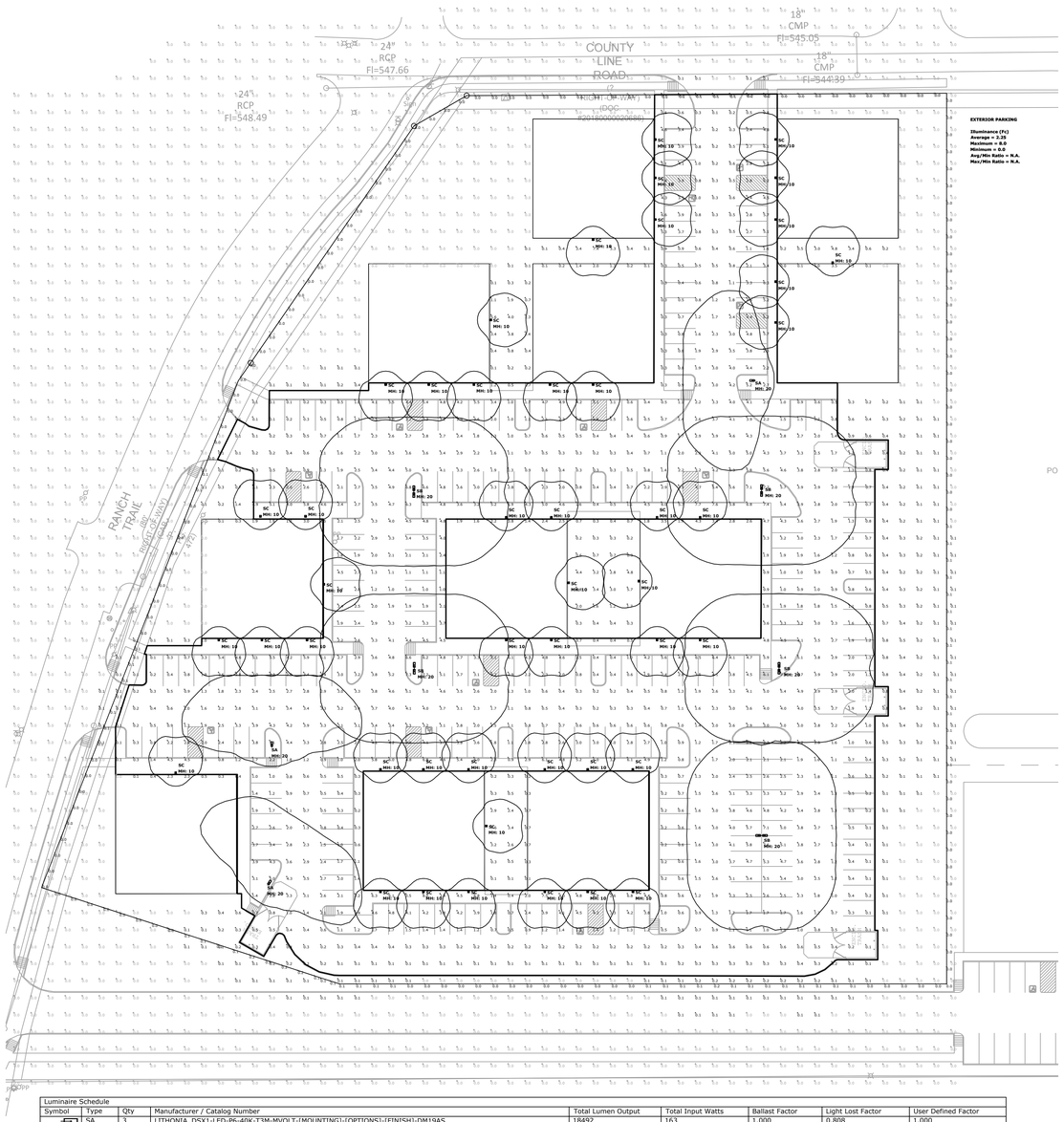
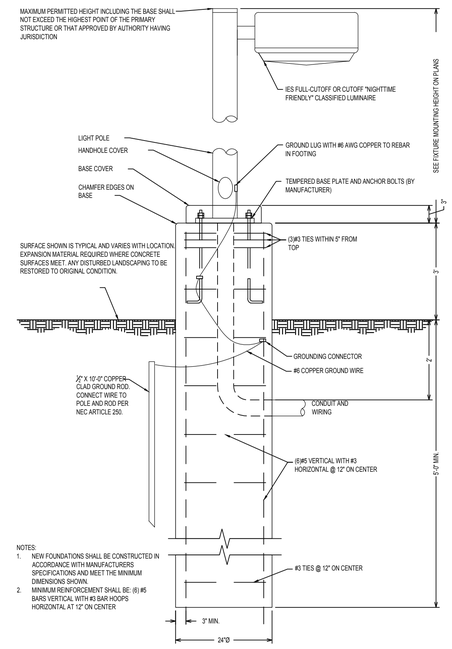


Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
	SA	3	LITHONIA_DSX1-LED-P6-40K-T3M-MVOLT-[MOUNTING]-[OPTIONS]-[FINISH]-DM19AS	18492	163	1.000	0.808	1.000
	SB	5	LITHONIA_DSX1-LED-P6-40K-T3M-MVOLT-[MOUNTING]-[OPTIONS]-[FINISH]-DM28AS	36984	326	1.000	0.808	1.000
	SC	46	LITHONIA_KAXW LED-P1-40K-R4-MVOLT-[OPTIONS]-[FINISH]	3644	29	1.000	0.808	1.000

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
CalcPts_1	N.A	Fc	0.03	0.2	0.0	N.A.
CalcPts_2	N.A	Fc	0.05	0.2	0.0	N.A.
SITE_Planar	0	Fc	0.77	8.0	0.0	N.A.
EXTERIOR PARKING		Fc	2.25	8.0	0.0	N.A.



1 TYPICAL LIGHT POLE AND BASE
NOT TO SCALE

SITE PHOTOMETRIC NOTES

1. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL CONDITIONS AND IS ALSO RESPONSIBLE FOR REPORTING ANY CONFLICTS TO THE ENGINEER PRIOR TO THE START OF WORK.

2. THE PHOTOMETRIC ZONE IS CALCULATED AT 3 FEET ABOVE FINISH GRADE LEVEL AND SPACED EVERY 10FTx10FT

3. THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER, THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. VISUAL LIGHTING SOFTWARE WAS USED TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION OR CONTRIBUTION FROM OTHER (NEW/EXISTING) LIGHT SOURCES IN ADJACENT PROPERTIES.

ELECTRICAL LIGHTING AND POWER NOTES

1. ALL WORK SHALL MEET CURRENTLY ADOPTED IBC, IECC AND NEC CODE REQUIREMENTS AS WELL AS ANY CITY ADOPTED AMENDMENTS.
2. LOADING AND BREAKER LAYOUT SHOWN IS BASED ON BEST AVAILABLE DATA. SPECIALTY, MEDICAL OR IT EQUIPMENT AND APPLIANCES, ETC MAY NEED SEPARATE CIRCUITS. INSTALLING ELECTRICIAN TO VERIFY ACTUAL EQUIPMENT WATTAGES AND SUPPLY CORRECT EQUIPMENT AS NEEDED.
3. ALL RECEPTACLES SHALL BE GFCI PROTECTED IF REQUIRED BY NEC OR AHJ.
4. ALL EXTERIOR RECEPTACLES TO BE GFCI PROTECTED WITH WEATHERPROOF IN-USE COVERS.
5. ALL RECEPTACLES IN AREAS GENERALLY OCCUPIED BY CHILDREN INCLUDING CLASSROOMS, PATIENT EXAM ROOMS, WAITING ROOMS, RESTROOMS, HALLWAYS AND GYMS TO BE TAMPER-RESISTANT.
6. ELECTRICAL CONTRACTOR TO PROVIDE JUNCTION BOX FOR BUILDING SIGNAGE AND PHOTOCELL WITH TIME CLOCK NEXT TO BREAKER PANEL.
7. ALL LIGHTING AND CONTROLS SHALL CONFORM TO CURRENT IECC SECTION C405.2
8. EMERGENCY ELECTRICAL SYSTEM AS LOCATED ON THIS PLAN SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND AN INITIAL ILLUMINATION OF AN AVERAGE 1 FOOTCANDLE. EMERGENCY POWER SYSTEM TO BE IN COMPLIANCE WITH IBC SECTION 1006.
9. ALUMINUM CONDUCTORS GREATER THAN 2/0 (APPROX 200 AMPS) CAN BE USED FOR THE INDIVIDUAL SERVICE.
10. OWNER MAY CHANGE EQUIPMENT MANUFACTURER BUT SHALL KEEP MINIMUM SPECIFICATIONS, UNLESS NOTED OTHERWISE.
11. CONTRACTOR TO CONTACT UNDERSIGNED ENGINEER WITH ANY DESIGN PLAN CHANGES.

MEP GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO INTERNATIONAL, STATE AND LOCAL CODES AND ORDINANCES CURRENTLY ADOPTED BY THE AUTHORITY HAVING JURISDICTION (AHJ).
2. CONTRACTORS TO CONFIRM ALL SPECIFICATIONS HEREIN WITH ACTUAL EQUIPMENT IN FIELD PRIOR TO INSTALLATION.
3. REVIEW PLAN SHEET "MEP0 - MEP NOTES" PRIOR TO PERMITTING, BIDDING AND CONSTRUCTION.
4. THE INTENT OF THE DRAWINGS HEREIN IS TO REPRESENT A COMPLETE WORKING SYSTEM. ALL BIDDERS SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL COMPONENTS NECESSARY TO PROVIDE A COMPLETE WORKING SYSTEM WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.
5. SEE CIVIL AND ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL FIXTURES AND STRUCTURES.
6. SEE ARCHITECTURAL FINISH OUT SCHEDULES FOR SPECIFIC MODELS, COLORS AND DESIGN NOT DEFINED HEREIN.
7. WITH OWNER APPROVAL, CONTRACTOR MAY CHANGE SPECIFIED EQUIPMENT BUT SHALL KEEP MINIMUM UNIT SPECIFICATIONS.
8. CONTRACTOR TO CONTACT AME ENGINEERING, INC. AT 817-653-4122 PRIOR TO ANY SIGNIFICANT DESIGN REVISIONS.
9. DETAILS LABELED "TYPICAL" ON THE DRAWINGS SHALL APPLY TO ALL SITUATION OCCURRING ON THE PROJECT THAT ARE OR SIMILAR TO THOSE SPECIFICALLY DETAILED. THE APPLICABILITY OF THE DETAIL TO ITS LOCATION ON THE DRAWINGS CAN BE DETERMINED BY THE TITLE OF DETAIL. SUCH DETAILS SHALL APPLY WHETHER OR NOT THEY ARE REFERENCED AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE DETERMINED BY THE ENGINEER OF RECORD.

RANCH TRAIL
ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:

RAINBOW ACRES,
LOT 18 & S PT OF 19,
9.76 ACRES

OWNER

JT Alliance, Inc.
16 Meadowlake Drive
Heath, TX 75032

APPLICANT

Carroll Architects, INC
750 E. Interstate 30 #110
Rockwall, TX 75087
Ph: 972-732-6085 Email: jc@carrollarch.com

CASE NUMBER
2018XXX

ISSUE: OWNER REVIEW: 01-18-2018

COPYRIGHT NOTICE:
These drawings and specifications are copyrighted and subject to copyright protection as an "architectural work" under sec. 102 of the copyright act, 17 u.s.c. Section 102. Copyright protection includes, without limitation, the overall form as well as the arrangement and composition of spaces and elements of the design. Unauthorized use and/or modification of these drawings and specifications may result in cessation of construction, ...

The seal appearing on this document was authorized by Jessica J. Kilgore, P.E. 106106 on JANUARY 18, 2019.

AME Engineering, Inc.
TEXAS FIRM F-16469
mail@ameengineer.com | ofc 817-653-4122 | fax 817-754-6615
3825 W Green Oaks Blvd Suite 200, Arlington TX 76016-2700

OFFICE/WAREHOUSE PROJECT
for
RANCH TRAIL DEVELOPMENT
407 RANCH TRAIL
ROCKWALL, TX 75032

RANCH TRAIL DEVELOPMENT
2 ESSEX COURT
HEATH, TX 75032

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
e: jc@carrollarch.com
f: 972-732-8058

DATE: JAN 2019
SHEET NO:
PROJECT NO: 2019001
DRAWN BY:
CHECKED BY:

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 2, 2019
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. Approval of Minutes for the *November 13, 2018* Planning and Zoning Commission meeting.

2. **P2018-044** (David)
   Consider a request by Dub Douphrate of Douphrate and Associates on behalf of Russell Frank for the approval of a final plat for Lot 1, Block A, Hacienda Car Wash Addition being a 2.008-acre tract of land identified as portions of Lots 1 & 2, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [*FM-740*], and take any action necessary.

3. **P2018-045** (David)
   Consider a request by Jennifer Haynes of Urban Structure on behalf of Andrew Malzer of RaceTrac Petroleum, Inc. the approval of a replat for Lots 4 & 5, Block A, the Woods at Rockwall Addition being a 4.47-acre tract of land identified as Lots 1 & 2, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 & 2205 Ridge Road [*FM-740*], and take any action necessary.

4. **P2018-046** (David)
   Consider a request by David Ellis for the approval of a replat for Lots 5, 6 & 7, Block A, Ellis Centre, Phase 2 Addition being a 2.62-acre tract of land identified as Lots 1 & 3, Block A, Ellis Centre, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1930 & 1950 Alpha Road, and take any action necessary.

APPOINTMENTS

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

DISCUSSION ITEMS

6. **Z2018-055** (Korey)
   Hold a public hearing to discuss and consider a request by Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Specific Use Permit (SUP) for a *Mini-Warehouse* facility on a 2.595-acre tract of land being a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located southwest of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

7. **Z2018-056** (Korey)
   Hold a public hearing to discuss and consider a request by Tom Jones on behalf of Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

8. **Z2018-057** (Korey)
   Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Planned Development District 59 (PD-59), located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

9. **Z2018-058** **(David)**
   Hold a public hearing to discuss and consider a request by Tim McCallum of He Wines She Dines, LLC on behalf of Buffalo Creek Business Park, LTD for the approval of a Specific Use Permit (SUP) for a *Craft Winery* and *Commercial Amusement/Recreation (Outdoor)* on a 7.2-acre tract of land identified as Tracts 20-01 & 20-7 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 203 County Line Road, and take any action necessary.

10. **Z2018-059** **(Korey)**
    Hold a public hearing to discuss and consider a request by Heather Cullins for the approval of a zoning change from a Single-Family Estate 2.0 (SFE-2.0) District to Single Family Estate 1.5 (SFE-1.5) District on a 3.03-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 1085 Dalton Road, and take any action necessary.

11. **P2018-047** **(Korey)**
    Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH West Pods, LTD for the approval of a preliminary plat for Breezy Hill, Phase XII containing 35 single-family residential lots on 44.525-acres of land identified as a portion of Tract 7-1 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located west of the intersection of John King Boulevard and Cozy View Drive, and take any action necessary.

12. **SP2018-042** **(David)**
    Discuss and consider a request by Jeff Carol of Carol Architects, Inc. on behalf of Terry Morgan of Z06 Properties, LLC for the approval of a site plan for an office/warehouse building on a 5.690-acre tract of land identified as Lot 3, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery Boulevard and Innovation Drive, and take any action necessary.

13. **SP2018-043** **(David)**
    Discuss and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a site plan for a 375-unit condominium building on a 6.2-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

14. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2018-035: Lot 1, Block A, Alders at Rockwall Addition [*Approved*]
- ✓ P2018-041: Preliminary Plat for Breezy Hill, Phase XI [*Approved*]
- ✓ P2018-042: Final Plat for Breezy Hill, Phase VIII [*Approved*]
- ✓ P2018-043: Final Plat for Whisper Rock [*Approved*]
- ✓ Z2018-043: SUP for Rockwall Honda (*1st Reading*) [*Approved*]
- ✓ Z2018-046: SUP for Temporary Educational Buildings (*1st Reading*) [*Approved*]
- ✓ Z2018-048: SUP for an Accessory Building for 205 S. Clark Street (*1st Reading*) [*Approved*]
- ✓ Z2018-049: SUP for an Animal Shelter for 1700 E. SH-66 (*1st Reading*) [*Continued to January 7, 2019*]
- ✓ Z2018-050: SUP for a Covered Patio in the Take-Line for 5808 Constellation Circle (*1st Reading*) [*Continued to January 21, 2019*]
- ✓ Z2018-052: SUP for a Mini-Warehouse Facility on Ranch Trail Road (*1st Reading*) [*Approved*]
- ✓ Z2018-053: SUP for a Detached Garage for 1700 E. SH-66 (*1st Reading*) [*Denied*]
- ✓ Z2018-054: SUP for a Building Exceeding 36-Feet in the Scenic Overlay (SOV) District (*1st Reading*) [*Approved*]
- ✓ SP2018-037: Variances, Exceptions and Waivers for 265-Unit Condominium Development in the Harbor District [*Approved*]
- ✓ SP2018-039: Variances and an Exception for Lime Media [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 28th day of December 2018 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 2, 2019
5:00 PM

CALL TO ORDER

ACTION ITEMS

1. **SP2018-042** (David)
   Discuss and consider a request by Jeff Carol of Carol Architects, Inc. on behalf of Terry Morgan of Z06 Properties, LLC for the approval of a site plan for an office/warehouse building on a 5.690-acre tract of land identified as Lot 3, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery Boulevard and Innovation Drive, and take any action necessary.

2. **SP2018-043** (David)
   Discuss and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a site plan for a 375-unit condominium building on a 6.2-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 28th day of December, 2018, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 13, 2018
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, Mark Moeller, Annie Fishman, Tracey Logan and John Womble. Absent from the meeting was Commissioner Eric Chodun. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planner, Daniella Maubuika, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the September 11, 2018 Planning and Zoning Commission meeting.

2. P2018-037

Discuss and consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill of MHC Rockwall, LLC and Jason Lentz of Atticus of Atticus Summer Lee Townhomes for the approval of a replat for Lots 3 & 4, Block A, Harbor Village Addition, being a 6.196-acre tract of land currently identified as Lot 2A of the Isaac Brown Addition and Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary

3. SP2018-031

Discuss and consider a request by Brandon Waldrum of CEI Engineering Associates, Inc. on behalf of Kelly Cannell of Murphy Road, LTD for the approval of a site plan for a carwash in conjunction with an existing retail store with gasoline sales (*i.e. 7/11*) on a 0.996-acre tract of land being identified as a portion of Lot 2 and all of Lot 1, Block B, Horizon Ridge Center Addition, City of Rockwall, Rockwall, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3520 Horizon Road [*FM-3097*], and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Fishman seconded the motion which passed by a vote of 6-0 with Commissioner Chodun absent.

III. APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. PUBLIC HEARING ITEMS

5. Z2018-044

Hold a public hearing to discuss and consider a request by Reubin E. Harle for the approval of a Specific Use Permit (SUP) for an accessory building that does not meet the requirements stipulated by the Unified Development Code (UDC) on a 4.632-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family One (SF-1) District, addressed as 825 Zion Hills Circle, and take any action necessary.

Senior Planner, Korey Brooks, gave a brief explanation and background of the request. On October 1, 2018, the City Council approved a zoning change from an Agricultural District to a Single-Family One District for the purpose of constructing an accessory building on the subject property. The applicant, Reubin E. Harle is requesting the approval of a Specific Use Permit to allow for the construction of a metal accessory building that does not meet the requirements stipulated the Unified Development Code on a 4.632-acre lot. The 3,000 square feet being *a* 50' x 60 structure will stand approximately 16-feet in height, and have a roll-up door, and an overhang on the left and right sides of the structure. According to the submitted site plan, the accessory building will be situated to the rear of the primary structure, and the existing concrete driveway will be extended to the new accessory building. The accessory building will be more than 150-feet from the front, side, and rear property lines. According to the applicant, the accessory building will be utilized as a barn to store lawn equipment and will not be used for commercial land uses. Currently the subject property has two accessory buildings that do not conform to the requirements of the Unified Development Code and according to the applicant one of the buildings will be removed once construction of the new accessory building has been completed. The applicant is proposing to keep the second accessory building which is approximately 400 square feet.

Chairman Lyons asked for questions from staff.

Commissioner Logan asked for clarification of the applicant's current zoning change had it been zoned Single-Family 4 would they not need the Specific Use Permit. Mr. Brooks explained that for consistency with the surrounding areas they were kept at SF-1.

Commissioner Fishman asked if there were similar accessory building surrounding the subject property. Mr. Brooks indicated there were and also similar in style.

Chairman Lyons asked the applicant to come forward and speak.

Reubin Harle
825 Zion Hill Circle
Rockwall, TX

Mr. Harle came forward and shared reasons behind the request and indicated he was available for questions.

Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come forward and do so; there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Welch made a motion to approve Z2018-044 with staff recommendations. Commissioner Moeller seconded the motion which passed by a vote of 6-0 with Commissioner Chodun absent.

6. Z2018-045

Hold a public hearing to discuss and consider a request by Kira Bauman of Bauman Consultants on behalf of John Gatz of EcoSite for the approval of a Specific Use Permit (SUP) for a *Freestanding Commercial Antenna* on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as Yellow Jacket Park, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [*SH-205*] and Yellow Jacket Lane, and take any action necessary.

Planning Manager, David Gonzales, gave a brief explanation and background of the request. The applicant is requesting the approval of a Specific Use Permit to allow a freestanding commercial antenna. The proposed monopole will be a freestanding structure that will be 150-feet in overall height. The T-Mobile antenna and lighting rod will be affixed to the top of the monopole, which will extend the overall height to 160-feet. The applicant has stated that the proposed monopole will incorporate an additional three antennas for different carriers in the future. The additional antennas will not increase the overall height of the structure, and a maximum height of 160-feet has been incorporated as an operational condition in the Specific Use Permit ordinance. The

antennas will have ground-mounted equipment that will be enclosed within a metal cabinet. The proposed monopole, metal cabinets, and any accessory equipment will be enclosed in a 50-foot by 50-foot compound that will be secured by an eight foot high wrought iron fence, and screened by Nellie R. Stevens Holly trees that will be planted on eight to ten foot centers. Prior to constructing the proposed freestanding commercial antenna, the applicant has stated that an additional 30 public parking spaces will be constructed along the western property line of the park this will increase the total number of public parking spaces in the park from 80 parking spaces to 110 parking spaces. The addition of the public parking spaces has been included as an operational condition in the SUP ordinance.

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward and speak.

Bill Bauman
2300 Springer Drive
Arlington, TX

Mr. Bauman came forward and provided a lenghty power point presentation that went over the request and indicated he was available for questions.

Chairman Lyons asked for questions from the Commission.

Commissioner Fishman asked for further detail as to the location being so close to a park. Mr. Bowman shared that with the studies that have been conducted those show they are very resilient and safe.

General discussion took place between the Commission in regards to the location of the antenna and the need for such with the growth in demand for such.

Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come forward and do so; there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Moeller made a motion to approve Z2018-045 with staff recommendations. Commissioner Womble seconded the vote which passed by a vote of 6-0 with Commissioner Chodun absent.

7. Z2018-046

Hold a public hearing and consider a request by Brad Helmer on behalf of Heritage Christian Academy (HCA) for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings in conjunction with a private school to remain on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street [SH-205], and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The applicant, Brad Helmer of Heritage Christian Academy is requesting the approval of a Specific Use Permit to allow existing temporary educational buildings in conjunction with an existing private school to remain on the subject property. The temporary educational buildings are located behind the main structure and are approximately 1,540square feet each. Mr. Brooks indicated that in 1999, the City Council approved a Conditional Use Permit to allow one temporary educational building on the subject property for a period of five years. The CUP stipulated that after a period of three years, the City Council could review the CUP to determine if permanent buildings were planned to replace the temporary educational buildings. In 2003, the City Council approved a Conditional Use Permit to allow additional temporary educational buildings on the subject property for a period of five years. In 2009, the City Council approved a Specific Use Permit to allow three temporary educational buildings on the subject property. At that time, the Specific Use Permit ordinance stipulated that it would be valid for a period of one year, at which time the City Council shall review the Specific Use Permit to determine if an

extension is warranted. On September 20, 2010, the City Council reviewed the SUP and approved an extension for three years. In November, 2013, the City Council approved a five year extension. At the time of the approval of the five year extension, staff, the Planning and Zoning Commission, and the City Council were informed that this would be the last request for extension of the Specific Use Permit and that permanent educational buildings would be constructed within that time. Should this request be approved, it will be the fifth extension for temporary educational buildings on the subject property. The Unified Development Code goes on to state that the application for a temporary educational building shall include a schedule indicating the expected phasing-out of the temporary structure, and will be valid for a period of five years. At this time, the expected phase-out period has been exceeded and a new proposed schedule has not been provided. If the City Council choose to approve this request, the applicant would be allowed five additional years to continue the use of the temporary educational buildings on the subject property, and shall be required to provide an updated schedule indicating the expected phasing-out of the temporary educational buildings. Should the City Council deny this request, the applicant shall be required to remove the temporary educational buildings within a reasonable amount of time. On October 19, 2018, staff mailed 34 notices to property owners and residents within 500-feet of the subject property and also notified the Waterstone Estates Homeowner's Association which is the only HOA/Neighborhood Organization that is within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff did not receive any notices returned.

Chairman Lyons asked for questions from the Commission.

Commissioner Welch asked how long the buildings at the Lake Pointe Church have been at their location and if those are under a Specific Use Permit. Mr. Miller indicated those were placed before the Ordinance stipulated a time requirement.

Chairman Lyons asked the applicant to come forward.

Brad Helmer
2917 Chuck Wagon Drive
Rockwall, TX

Mr. Helmer came forward and shared reasons behind the request and provided a lengthy presentation and background regarding the request. He explained that any staff members from HCA who have may previously come before the city council to request time extensions on the use of portable buildings are no longer employed by HCA. Therefore, he was not aware that a plan (schedule) needed to be presented to the City as part of a request to obtain an additional extension for use of temporary portable buildings. He went on to explain the proposal he plans to present to his board of directors later this month pertaining to future planning for the addition of classrooms, a P.E. gym and a future "competition" gymnasium. He went on to explain that he will commit to attempting to complete this plan for future expansion and addition of classrooms within three to four years; however, he would not be able to do so within one year. He shared that funds will be raised for a competition gymnasium; however, the board and school can go back to the donors to ask that the funding be redirected to be used for additional classrooms instead. He respectfully asked the Commission for consideration in approving their request.

Chairman Lyons asked the applicant how far along the five year were they currently at. Mr. Howard indicated that the previous administration did not pass that information to him.

Extensive general discussion took place between the Commission sharing their concerns with an additional five year extension due to the current request already being the third one that has come forward.

Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come forward and do so; there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Welch made a motion to approve Z2018-046 to not exceed a period of one year. Commissioner Fishman seconded the motion which passed by a vote of 6-0 with Commissioner Chodun absent.

8. Z2018-047

Hold a public hearing to discuss and consider the adoption of the OURHometown Vision 2040 Comprehensive Plan (*i.e. 2018 Comprehensive Plan Update*) and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation and background of the request. The OURHometown Vision 2040 Comprehensive Plan commenced in October 2016 after the City Council directed staff to update the Comprehensive Plan for the purpose of accounting for the growth experienced by the community since the original adoption of Hometown 2000 Comprehensive Plan. As part of this process the City Council appointed a seven member citizen action committee, Comprehensive Plan Advisory Committee, which held monthly meetings starting on February 13, 2017. Through these meetings, the CPAC reviewed the current Hometown 2000 Comprehensive Plan, and adapted the vision of this plan to meet the future needs of the City. At the October 9, 2018 City Council meeting, the City Council reviewed the proposed plan and directed staff to bring the Comprehensive Plan Update forward through the approval process. As part of this approval process, staff is bringing the Comprehensive Plan Update forward to all boards and commissions for a work session and recommendation to the City Council concerning the update. Both the Parks Board and the Architectural Review Board both voted for approval to recommend to City Council.

Mr. Miller advised the Commission the request is a public hearing and staff was available for questions.

Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come forward and do so.

Allen Hinckley
12300 Park Central Drive
Dallas, TX

Mr. Hinckley came forward and indicated he is manager and represents Rockwall 227 and Ridgeview Capital Group which owns 1,961 acres that is included in the Comprehensive Plan and is generally located southeast of FM 550 and northwest of FM548 which is located next to the Chisholm Trail mobile home park. Mr. Hinckley shared that it is in the furthest, most eastern portion of the City of Rockwall's ETJ and expressed concern with the request. He shared his desire for the City to consider modifying the City's Draft Comprehensive Plan to accurately reflect plans that are in place related to future development of this area.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forward and shared that he is a member of the CPAC Committee however he is coming forward as a private citizen. He shared that although the development Mr. Hinckley spoke appears that it will be a good development there is currently not enough information known about it to include it within the Comprehensive Plan.

Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come forward and do so; there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

Commissioner Logan made a motion to approve Z2018-047. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Commissioner Chodun absent.

V. ACTION ITEMS

9. SP2018-030

Discuss and consider a request by John David of Express Oil Change, LLC for the approval of a site plan for a *Minor Auto Repair Garage* (*i.e. Brakes Plus*) on a 0.656-acre tract of land being identified as Lots 1 & 2, Block A, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General

Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary.

Senior Planner, Korey Brooks, gave a brief explanation and background of the request. The applicant is requesting approval of a site plan for a minor auto repair garage, Brakes Plus, on the subject property. The proposed minor auto repair garage will be approximately 4,924 square feet. The proposed minor auto repair garage is permitted in a General Retail District with a Specific Use Permit. On October 13, 2018, the City Council approved a Specific Use Permit to allow a minor auto repair garage in a General Retail District. The proposed garage will have eight bays that will face west away from S. Goliad Street and will be screened with landscaping. The proposed Brakes Plus will be accessible via a drive aisle on Yellow Jacket Road, a drive aisle on S. Goliad Street, and will also have cross-access with the adjacent shopping center. Currently, the subject property has one large drive approach on Yellow Jacket Lane and two drive approaches on S. Goliad Street. The applicant is proposing to narrow the drive approach on Yellow Jacket Lane and eliminate one of the drive approaches on S. Goliad Street. The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the Unified Development Code's development standards with the exception of variances being requested. The applicant is requesting variances to the pitched roof requirement, the horizontal and vertical articulation. These variances require a ¾ majority vote of the City Council members present to be passed. The Architectural Review after meeting did recommend approval of the building elevations as submitted.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Mathias Albert
6017 Main Street
Frisco, TX

Mr. Albert came forward and shared that concerning the horizontal articulation due to site constraints they cannot bump out the additional five feet. It also has an associated safety concern, and that is the reason a variance is being requested on it. Large vans and trucks would have difficulty turning and exiting the eight bay doors if the variance should not granted. Regarding the vertical articulation variance request, Mr. Albert explained that it is being requested for aesthetic reasons. He indicated he was available for questions the Commission may have.

Chairman Lyons brought the item back to the Commission for discussion or action.

Commissioner Welch asked concerning ARB's recommendation with regards to the windows. Mr. Brooks explained that the Architectural Review Board recommended approval of the variances pending some pho windows be provided and the applicant indicated they would be providing those.

Commissioner Moeller made a motion to approve SP2018-030 with staff and Architectural Review Board's recommendations. Commissioner Fishman seconded the motion which passed by a vote of 6-0 with Commissioner Chodun absent.

10. SP2018-032
Discuss and consider a request by William Salee of the Rockwall Independent School District (RISD) for the approval of a site plan for an Elementary School on a 17.2922-acre tract of land being identified as Lot 1, Block A, RISD Elementary School Addition and Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall, Texas, zoned Planned Development District 70 (PD-70) for single family land uses, located at the southeast corner of Greenway Boulevard and FM-552, and take any action necessary.

Planning Manager, David Gonzales, gave a brief explanation and background pertaining to the case. The applicant is requesting approval of a site plan for the purpose of constructing a single-story, 91,983 square feet public elementary school. The proposed elementary school will be

located on a 16.332-acre tract of land that is west of and adjacent to Williams Middle School. The proposed elementary school will have 39 classrooms and accommodate approximately 900 students. Parking for the facility is calculated at one space per twenty-five students, requiring a minimum of 36 parking spaces. The site will incorporate a total of 161 parking spaces and be in compliance to the requirements of the Unified Development Code. The site has been designed with the intent of alleviating traffic congestion during drop-off and pick-up times. This will be accomplished by circulating traffic using one-way entrance/exits along Greenway Drive and Mountcastle Drive, and extending the stacking lanes for the two student drop-off areas. The drop-off areas will be located on the east side facing Greenway Drive and along the west side facing Williams Middle School. Bus drop-off and exiting areas will be accessed via Mountcastle Drive, which is located facing south towards the residential neighborhood. The primary entrance to the elementary school will face Greenway Drive. As a note, the applicant intends to provide an eight foot sidewalk connecting to the existing trail system located in The Park at Stone Creek.

Mr. Gonzales further noted that the submitted site plan, building elevations, landscape plan, and photometric plan are in substantial compliance and conform to the technical requirements contained within the Unified Development Code and Planned Development District 70, with the exclusion of not meeting the minimum stone requirement and horizontal articulation requirements. Requests for the variances as outlined above are considered discretionary decisions for the City Council.

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward and speak.

William Salee
RISD
1050 Williams Street
Rockwall, TX

Mr. Salee came forward and shared the request is a continuation of a bond program that is addressing the growth within the District. The school will be similar in design to Hays Elementary School and Shannon Elementary School that have been built within the City as well as this type prototype being built in the Cities of Heath and Fate. He further shared that although it does not have stone the building will have a lot of brick detailing and brick work. Mr. Salee indicated he was available for questions the Commission may have.

Chairman Lyons brought the item back to the Commission for discussion or a motion.

Commissioner Womble made a motion to approve SP2018-032 with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 6-0 with Commissioner Chodun absent.

VI. DISCUSSION ITEMS

11. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2018-031: Lot 2, Block A, First Christian Church Disciples [*Approved*]
- ✓ P2018-034: Lot 1, Block A, Rustic Warehouse & Town Center Addition and Lot 9, Block 1, First United Methodist Church Addition [*Approved*]
- ✓ P2018-036: Lot 8, Block A, Lakeshore Commons Addition [*Approved*]
- ✓ Z2018-032: Zoning Change LI to PD (*1st Reading*) [*Approved*]
- ✓ Z2018-042: Text Amendment to Various Sections of the UDC (*1st Reading*) [*Approved*]
- ✓ SP2018-029: Variance to the Cementitious Material Requirements for Springhill Suites Hotel [*Denied*]
- ✓ SP2018-033: Variance to the Cementitious Material and Parking Requirements for Hyatt House Hotel [*Approved*]

Planning Manager, David Gonzales, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 7:36 p.m.

VIII. TRAINING SESSIONS

12. A work session will be held in the City Council meeting room immediately following the adjournment of the November 13, 2018 Planning and Zoning Commission Work Session meeting to discuss:

- ✓ GIS Day and GIS related tools.
- ✓ Policies for Traffic Impact Analysis (TIA) and Infrastructure Studies.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2018.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/02/2019

APPLICANT: Dub Douphrate of *Douphrate and Associates*

AGENDA ITEM: **P2018-044;** *Lot 1, Block A*, *Hacienda Car Wash Addition*

SUMMARY:

Consider a request by Dub Douphrate of Douphrate and Associates on behalf of Russell Frank for the approval of a final plat for Lot 1, Block A, Hacienda Car Wash Addition being a 2.008-acre tract of land identified as portions of Lots 1 & 2, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [*FM-740*], and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to final plat Lot 1, Block A, Hacienda Carwash Addition for the purpose of constructing an approximate 4,396 SF carwash [*i.e. Hacienda Carwash*], and to add the necessary fire lane, public access, and utility easements for the development of this site. The subject property is a 2.008-acre tract identified as portions of Lots 1 & 2, Block A, the Woods at Rockwall Addition. The site is addressed as 2215 Ridge Road [*FM-740*], situated within the Scenic Overlay (SOV) District, and zoned Commercial (C) District.

- ☑ There are two (2) 20-foot drainage easements located off-site and adjacent to the property north of this site [*i.e. Lots 1 & 2, Block A, of the Woods at Rockwall Addition*]. These easements must be recorded and filed (*i.e. by plat*), with the filed instrument number indicated on this plat, for both easements prior to the filing of this plat and the release of a building permit for this site. This has been included as a condition of approval.

- ☑ A Specific Use Permit (*SUP No. S-162*) allowing the carwash within the *Scenic Overlay (SOV) District* was approved on February 6, 2017.

- ☑ A Site Plan [*i.e. SP2017-039*] for the carwash [*i.e. Hacienda Car Wash*] was approved on December 18, 2017. The Planning and Zoning Commission approved a treescape plan showing a mitigation balance of 1,196 inches. This is required to be satisfied at the time the final plat is submitted for filing.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the final plat for *Lot 1, Block A, Hacienda Carwash Addition*, staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.

2) The required off-site easements [*i.e. 20-foot drainage easements*], located on the adjacent lot, must be recorded and filed prior to the filing of this plat and the release of a building permit for this site.

3) A tree mitigation balance of 1,196 caliper inches must be satisfied at the time the final plat is submitted for filing.

4) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, the 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.

City of Rockwall

Project Plan Review History

Project Number	P2018-044	**Owner**	Russell, Frank	**Applied**	12/5/2018	DMA
Project Name	Lot 1, Block A, Hacienda Car Wash Addition	**Applicant**	DOUPHRATE & ASSOCIATES	**Approved**		
Type	PLAT			**Closed**		
Subtype	FINAL			**Expired**		
Status	STAFF REVIEW			**Status**	12/18/2018	DG

Site Address	**City, State Zip**	**Zoning**
2215 RIDGE RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
THE WOODS AT ROCKWALL	1	A	1	5172-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/5/2018	12/12/2018	12/18/2018	13	APPROVED	
ENGINEERING	Sarah Hager	12/5/2018	12/12/2018	12/27/2018	22	COMMENTS	
(12/27/2018 11:22 AM SH) - The instrument numbers will be needed before filing. - The bearing and distance information is needed for the drainage easement on the north west side of the property. (See markup) - Drainage calculations are still under review. The easements may change.							
FIRE	Ariana Hargrove	12/5/2018	12/12/2018	12/19/2018	14	APPROVED	
GIS	Lance Singleton	12/5/2018	12/12/2018	12/18/2018	13	APPROVED	See comment
(12/18/2018 4:12 PM LS) Address assignment will be: 2215 Ridge Rd, Rockwall, TX 75087							
PLANNING	David Gonzales	12/5/2018	12/12/2018	12/18/2018	13	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Consider a request by Dub Douphrate of Douphrate and Associates on behalf of Russell Frank for the approval of a final plat for Lot 1, Block A, Hacienda Car Wash Addition being a 2.008-acre tract of land identified as portions of Lots 1 & 2, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 12.18.2018

The following staff comments are to be addressed and resubmitted no later than Thursday, January 3, 2019. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent review by staff:

1. The final plat shall conform to all standards and requirements of SUP No. 162 (Ord. No. 17-09), the Unified Development Code (UDC), and the staff comments provided by the Planning, Engineering, Building Inspection, and Fire Departments as indicated on the Project Plan Review document.
2. Provide a label indicating "Case No. P2018-044" on the lower right corner on all pages of the revised final plat submittal.
3. Include a label on platted lot that identifies the name of the subdivision [i.e. Hacienda Carwash Addition] above 'Lot 1, Block A', etc...
4. There are two (2) off-site easements [i.e. 20-ft drainage easement] that are required to be recorded/filed and that filing information added to this plat prior to filing of the plat and the issuance of building permits. This may require the adjacent property to file their plat prior to this plat being filed.
5. Ghost-in easements from adjacent lot.
5. Page 2, change all 2018 year dates to '2019'.
6. The tree mitigation balance of 1,196 caliper inches is due at final plat.

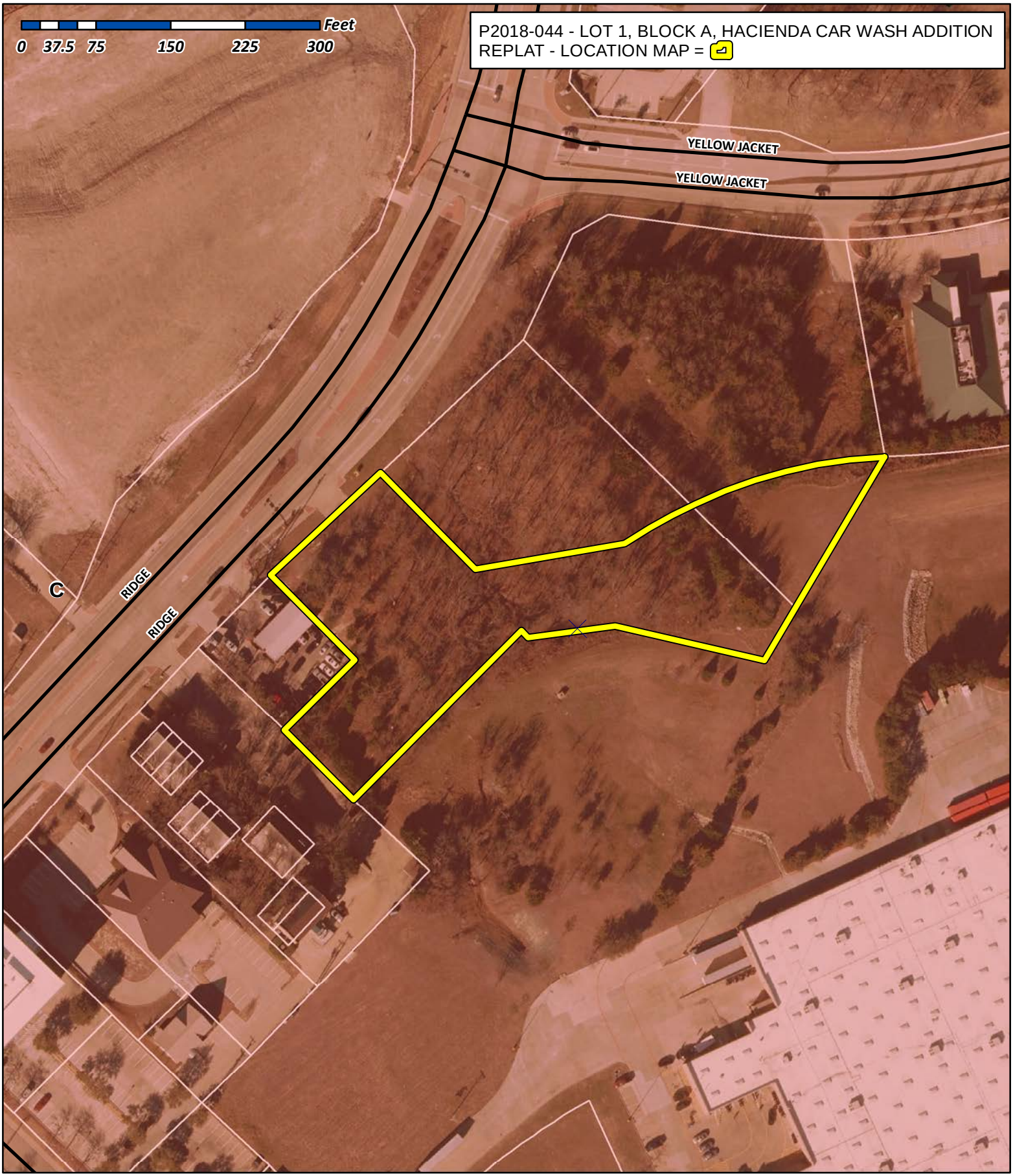
**As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmittedand approved(by staff) priorto plat submittal on mylar for filing purposes. **

Staff recommends that a representative be present for the meetings as listed below. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Scheduled Meeting Dates to Attend:

Planning - Consent Agenda: January 2, 2019 (6:00p.m.)

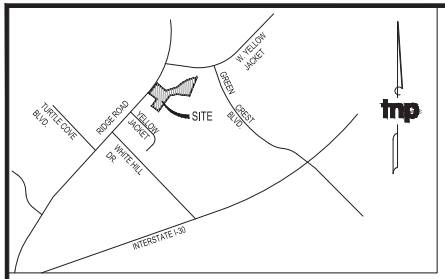
City Council - Consent Agenda: January 22, 2019 (Tuesday at 6:00 p.m.)



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.



VICINITY MAP
NTS

LEGEND

(C.M.) - CONTROLLING MONUMENT
CIRF - CAPPED IRON ROD FOUND
IRF - IRON ROD FOUND
BL - BUILDING LINE
UE - UTILITY EASEMENT
NTS - NOT TO SCALE
R.O.W. - RIGHT OF WAY
INST. - INSTRUMENT
CAB. - CABINET
VOL. - VOLUME
NO. - NUMBER
PG. - PAGE
SF - SQUARE FEET
AC - ACRES
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

DRAINAGE & DETENTION EASEMENT

GENERAL NOTES:

1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY, (COMBINED SCALE FACTOR OF 0.99985475)

2) BY GRAPHIC SCALE THE PROPERTY SHOWN HEREON IS LOCATED IN NON-SHADED ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO, 48397C0040 L ,WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

3) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

5) ALL COORDINATES SHOWN ARE GRID COORDINATES REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202).

BOUNDARY CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	536.81'	30°19'15"	284.08'	N 72°10'42" E	280.77'
C2	772.78'	0°07'47"	1.75'	N 87°16'31" E	1.75'

EASEMENT CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	180°37'27"	94.58'	S 43°49'57" W	60.00'
C2	30.00'	89°31'54"	46.88'	N 01°10'03" W	42.25'
C3	54.00'	79°02'20"	74.49'	N 04°04'44" E	68.72'
C4	20.00'	81°13'53"	28.36'	N 05°10'31" E	26.04'
C5	20.00'	87°48'27"	30.65'	S 89°41'41" W	27.74'
C6	55.79'	29°26'08"	28.66'	S 12°29'00" W	28.35'

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L1	55.94'	S46°24'06"E
L2	17.76'	N45°56'00"W
L3	24.00'	S43°35'54"W
L4	120.00'	S45°56'00"E
L5	24.00'	N43°35'54"E
L6	18.25'	N45°56'00"W
L7	0.69'	N43°35'54"E
L8	36.08'	N45°47'27"E
L9	37.19'	S45°47'27"W
L10	5.10'	N46°24'06"W
L11	14.69'	N45°47'27"E
L12	22.52'	S44°12'33"E
L13	20.00'	N45°47'27"E
L14	22.52'	N44°12'33"W
L15	93.56'	N45°47'27"E
L16	128.62'	N45°47'27"E
L17	12.41'	N45°56'00"W
L18	9.94'	N23°26'00"W
L19	57.56'	N45°56'00"W
L20	130.01'	S45°47'27"W
L21	40.49'	N45°56'00"W
L22	20.00'	S45°56'00"E

EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L23	16.75'	N44°04'00"E
L24	9.82'	S54°01'12"W
L25	15.00'	S51°33'28"E
L26	13.23'	S71°31'10"E
L27	12.47'	S29°04'31"E
L28	12.47'	S19°24'25"E
L29	18.79'	S61°01'33"W
L30	8.24'	S18°28'17"E
L31	9.47'	S27°12'04"W
L32	22.51'	N12°31'12"W
L33	107.37'	N73°56'01"E
L34	25.26'	N16°03'59"W
L35	18.73'	N29°41'10"E
L36	19.92'	N51°14'59"E
L37	29.17'	N61°37'08"E
L38	28.35'	N69°46'37"E
L39	13.69'	N75°12'10"E
L40	39.89'	S21°34'41"E
L41	116.03'	N68°25'19"E

FINAL PLAT
HACIENDA CAR WASH ADDITION
LOT 1, BLOCK A
87,469 SQUARE FEET
2.008 ACRES

SITUATED IN THE E.P. GAINS SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A PORTION OF LOT 1, BLOCK A AND LOT 2, BLOCK A OF THE WOODS AT ROCKWALL ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 343 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

OWNER
FRANK RUSSELL
15 Pringle Lane
Rockwall, Texas 75087

PROJECT INFORMATION
Project No.: DPH 18326
Date: November 30, 2018
Drawn By: GS9
Scale: 1"=60'

SHEET 1 of 2

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

Drawing: C:\Users\jmaddox\appdata\local\temp\AcPublish_12284\2018 11 30 DPH 18326 FINAL PLAT.dwg at Nov 30, 2018--1:28pm by jmaddox

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as *HACIENDA CAR WASH ADDITION* to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Frank Russell

_____
Owner:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

Before me, the undersigned authority, on this day personally appeared Frank Russell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, 2018.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

Being a tract of land situated in the E.P. Gaines Survey, Abstract No. 64, and being a portion of Lot 1, Block A and Lot 2, Block A of The Woods At Rockwall Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet E, Slide 343 of the Plat Records of Rockwall County, Texas, same being all of a tract of land to Frank Russell as recorded in Instrument Number 20170000002484 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found lying on the southeast line of F.M. 740 a variable width right-of-way at the northwest corner of said Woods At Rockwall Addition, same being the northwest corner of said Russell tract ;

THENCE North 45 degrees 47 minutes 27 seconds East along the southeast line of said F.M. 740 and the northwest line of said Lot 1, Block A, a distance of 166.98 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for the northwest corner of a tract of land described by deed to Mountainprize, Inc. recorded in Instrument No. 20140000002884 of the Official Public Records of Rockwall County, Texas;

THENCE South 44 degrees 11 minutes 03 seconds East, along the westerly said Mountanprize tract, a distance of 128.95 feet to a 1/2 inch iron rod with cap stamped "TXHS" found at an angle point in same;

THENCE North 80 degrees 45 minutes 15 seconds East, along the southerly line of said Mountainprize tract, a distance of 137.61 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for the beginning of a non-tangent curve to the right having a radius of 536.81 feet, a central angle of 30 degrees 19 minutes 15 seconds, and a chord which bears North 72 degrees 10 minutes 42 seconds East, 280.77 feet;

THENCE continuing along the southerly line of said Mountainprize tract and said non-tangent curve to the right, an arc distance of 284.08 feet to a 1/2 inch iron rod found for the beginning of a reverse curve to the left having a radius of 772.78 feet, a central angle of 00 degree 07 minutes 47 seconds, and a chord which bears North 87 degrees 16 minutes 31 seconds East, 1.75 feet;

THENCE along said reverse curve to the left, an arc distance of 1.75 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for the northeast corner of said Russell tract, and the northwest corner of Wal-Mart Supercenter Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the Plat recorded in Cabinet E, Slide 333 of the Plat Records of Rockwall County, Texas;

THENCE South 29 degrees 20 minutes 09 seconds West, along the northwest line of said Wal-Mart Supercenter Addition, a distance of 237.93 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 found for corner lying on the northerly line of same;

THENCE along the northerly line of said Wal-Mart Super Center Addition the following courses and distances:

North 78 degrees 10 minutes 56 seconds West, a distance of 154.03 feet to a 1/2 inch iron rod found for corner;

South 81 degrees 08 minutes 41 seconds West, a distance of 87.98 feet to a 1/2 inch iron rod found for corner;

North 46 degrees 24 minutes 06 seconds West, a distance of 9.80 feet to a 1/2 inch iron rod with cap stamped "TXHS" found for corner;

South 43 degrees 35 minutes 54 seconds West, a distance of 239.43 feet to a 3/8 inch iron rod found for the northwest corner of said Wal-Mart Supercenter Addition and the south corner of said Lot 1, Block A, also lying on the northeast line of Lot 1, Block A of Lakewood Park, an addition to the City of Rockwall according to the plat recorded in Cabinet B, Slide 10 of the Plat Records of Rockwall County, Texas;

THENCE North 45 degrees 58 minutes 49 seconds West along the common line of said Lot 1, Block A, Woods At Rockwall Addition and said Lot 1, Block A, Lakewood Park Addition, a distance of 98.44 feet to a 1/2 inch iron rod found for the south corner of a tract of land described by deed to Layan Investments, Inc., recorded in Volume 7066, Page 140 of the Official Public Records of Rockwall County, Texas;

THENCE North 43 degrees 44 minutes 13 seconds East along the southeast line of said Layan Investments tract, a distance of 99.83 feet to a 1/2 inch iron rod found for the east corner of same, also for an ell corner of said Lot 1, Block A, Woods At Rockwall Addition;

THENCE North 45 degrees 56 minutes 00 seconds West along the common line of said Lot 1, Block A, Woods At Rockwall Addition and said Layan Investments tract, a distance of 119.96 feet to the PLACE OF BEGINNING, and containing 87,469 square feet or 2.008 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2018

_____
BRIAN J. MADDOX, R.P.L.S. NO. 5430

_____ _____
Planning & Zoning Commission, Chairman — Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the ____ day of _____, 2018.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

Witness our hands this the ____ day of _____, 2018.

_____ _____ _____
Mayor, City of Rockwall — City Secretary — City Engineer

FINAL PLAT
HACIENDA CAR WASH ADDITION
LOT 1, BLOCK A
87,469 SQUARE FEET
2.008 ACRES

SITUATED IN THE E.P. GAINS SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A PORTION OF LOT 1, BLOCK A AND LOT 2, BLOCK A OF THE WOODS AT ROCKWALL ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET E, SLIDE 343 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

OWNER
FRANK RUSSELL
15 Pringle Lane
Rockwall, Texas 75087

PROJECT INFORMATION
Project No.: DPH 18326
Date: November 30, 2018
Drawn By: GS9
Scale: 1"=60'
SHEET 2 of 2

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

Drawing: C:\Users\jmaddox\appdata\local\temp\AcPublish_12264\2018 11 30 DPH 18326 FINAL PLAT.dwg at Nov 30, 2018 - 1:28pm by jmaddox

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/02/2019

APPLICANT: Jennifer Haynes of *Urban Structure*

AGENDA ITEM: **P2018-045;** *Lots 4 & 5, Block A*, *the Woods at Rockwall Addition*

SUMMARY:

Consider a request by Jennifer Haynes of Urban Structure on behalf of Andrew Malzer pf RaceTrac Petroleum, Inc. the approval of a replat for Lots 4 & 5, Block A, the Woods at Rockwall Addition being a 4.47-acre tract of land identified as Lots 1 & 2, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 & 2205 Ridge Road [*FM-740*], and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat a 4.47-acre tract of land [*i.e. Lots 1 & 2, Block A, the Woods at Rockwall Addition*] to create Lots 4 & 5, Block A, the Woods at Rockwall Addition for the purpose of abandoning certain easements and establishing firelane, public access, and utility easements. Additionally, the replat will establish lot lines for two (2) developments consisting of a 5,411 SF convenience store with gasoline sales [*i.e. RaceTrac*] on Lot 4 and a 4,396 SF carwash facility [*i.e. Hacienda Carwash*] on Lot 5. The subject property is a 4.47-acre tract identified as Lots 1 & 2, Block A, of the Woods at Rockwall Addition. The site is addressed as 2205 & 2215 Ridge Road [*FM-740*], situated within the Scenic Overlay (SOV) District, and zoned Commercial (C) District.

- ☑ There are two (2) 20-foot drainage easements located on the proposed Lot 4 [*i.e. RaceTrac*] that are needed for the development of the proposed Lot 5 [*i.e. Hacienda Carwash*]. These easements are to be recorded by this plat prior to the development of Lot 5. A final plat application [*i.e. P2018-044*] for Lot 5 has been requested concurrently with this request. Approval of this plat with these two (2) drainage easements has been included as a condition of approval for the proposed Lot 5. Additionally, it shall be required that the replat of Lots 4 & 5, Block A, the Woods at Rockwall Addition be filed prior to the filing of the final plat being considered by Case No. P2018-044.

- ☑ A Specific Use Permit (*SUP No. S-104*) allowing a convenience store with gasoline sales within the *Scenic Overlay (SOV) District* was approved on April 15, 2013.

- ☑ An amended Site Plan [*i.e. SP2018-019*] for a convenience store with gasoline sales [*i.e. RaceTrac*] was approved on September 25, 2018. In addition, the City Council approved an alternative tree mitigation settlement agreement in the amount of $225,000 on May 6, 2013 that will be due at the time this plat is submitted for filing. This has been included as a condition of approval.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for a *replat* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the *replat* for *Lots 4 & 5, Block A, of the Woods at Rockwall Addition*, staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.

2) A balance of $225,000 for the tree mitigation settlement agreement approved by the City Council shall be due at the time the replat is submitted for filing.

3) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the 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.

City of Rockwall

Project Plan Review History

Project Number	P2018-045	**Owner**	INC., MOUNTAINPRIZE	**Applied**	12/11/2018 DMA
Project Name	Lots 4 & 5, Block A, the Woods at Rockwall Addition	**Applicant**	URBAN STRUCTURE	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
YELLOW JACKET LANE	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
THE WOODS AT ROCKWALL	2	A	2	5172-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/11/2018	12/18/2018	12/18/2018	7	APPROVED	
ENGINEERING	Sarah Hager	12/11/2018	12/18/2018	12/27/2018	16	COMMENTS	
(12/27/2018 11:29 AM SH) - There are two more drainage easements that should be on the plat. (See markup) - Note 7 should state, "The property owner is responsible for maintenance, repair, and replacement of all detention and draianage easements."							
FIRE	Ariana Hargrove	12/11/2018	12/18/2018	12/19/2018	8	APPROVED	
GIS	Lance Singleton	12/11/2018	12/18/2018	12/18/2018	7	APPROVED	See comment
(12/18/2018 4:14 PM LS) Racetrak address assignment will be: 2205 Ridge Rd, Rockwall, TX 75087							
PLANNING	David Gonzales	12/11/2018	12/18/2018	12/18/2018	7	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Consider a request by Jennifer Haynes of Urban Structure on behalf of Andrew Malzer of RaceTrac Petroleum, Inc. the approval of a replat for Lots 4 & 5, Block A, the Woods at Rockwall Addition being a 4.47-acre tract of land identified as Lots 1 & 2, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 & 2205 Ridge Road [FM-740], and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 12.18.2018

The following staff comments are to be addressed and resubmitted no later than Thursday, January 3, 2019. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent review by staff:

1. The final plat shall conform to all standards and requirements of SUP No. 104 (Ord. No. 13-09), the Unified Development Code (UDC), and the staff comments provided by the Planning, Engineering, Building Inspection, and Fire Departments as indicated on the Project Plan Review document.
2. Provide a label indicating "Case No. P2018-045" on the lower right corner on all pages of the revised replat submittal.
3. Change Lot No. of each lot on plat to indicate Lot 4, Block A (for RaceTrac) & Lot 5, Block A (for Hacienda Carwash) and remove the label "Replat" from the lot description.
4. Change Lot No. on Title Block to 'Lot 4 and Lot 5, Block A' and in Owners Certificate on page 2.
5. Identify/label the two (2) 20-ft drainage easements that are required for the adjacent lots drainage (i.e. Hacienda Carwash).
6. Ghost-in easements from adjacent lot.
7. Page 2, change all 2018 year dates to '2019'.
8. Use a heavier line to distinguish lot lines from other line drawings.
9. As a note, the tree mitigation for this site had been satisfied by an alternative tree mitigation settlement agreement approved by the City Council in the amount of $225,000. This mitigation balance is due at final plat.

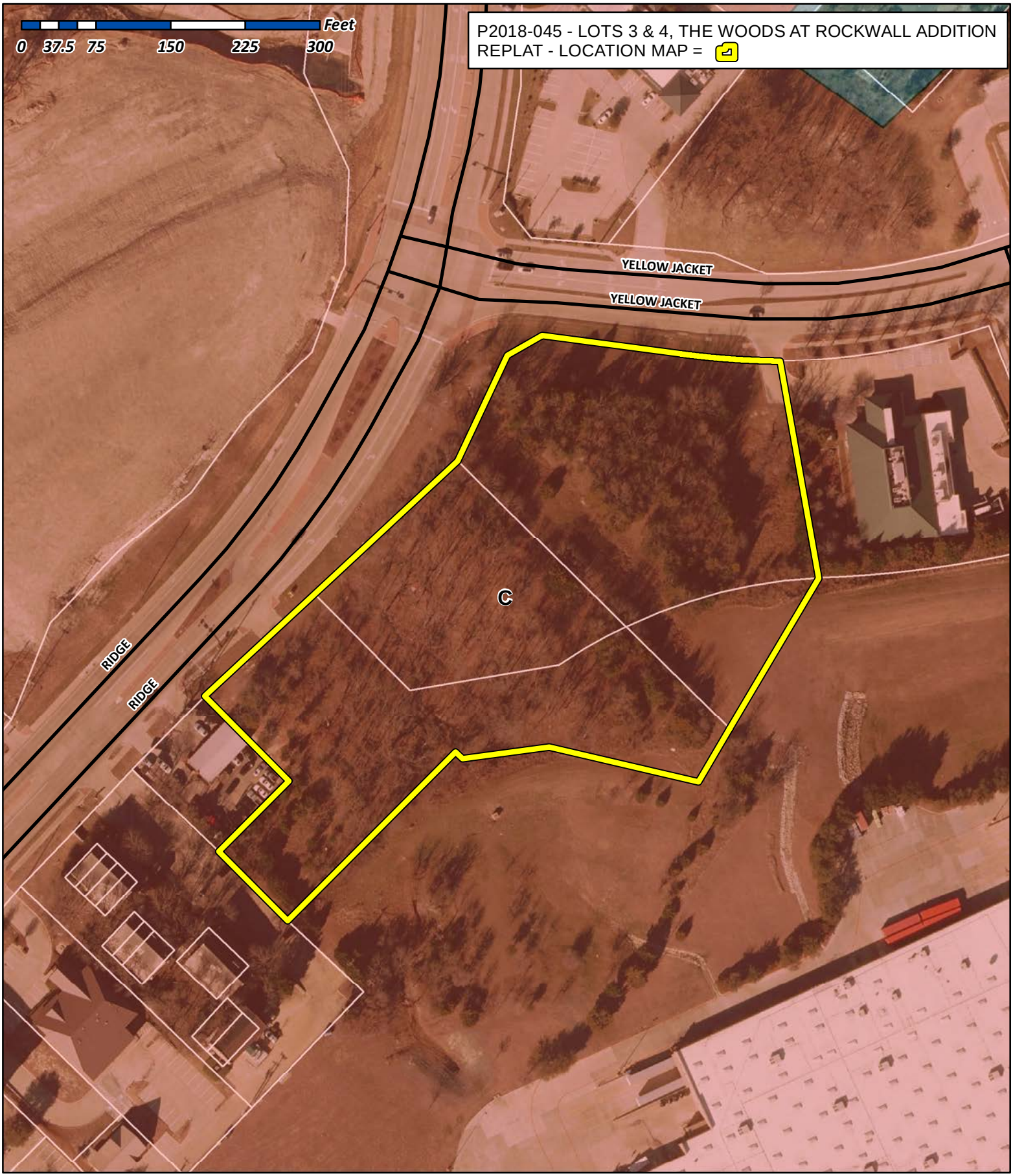
**As a note andonce the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmittedand approved(by staff) prior to plat submittal on mylar for filing purposes. **

Staff recommends that a representative be present for the meetings as listed below. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Scheduled Meeting Dates to Attend:

Planning - Consent Agenda: January 2, 2019 (6:00p.m.)

City Council - Consent Agenda: January 22, 2019 (Tuesday at 6:00 p.m.)



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.

VARIABLE WIDTH DRAINAGE & DETENTION EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	11.41'	10.00'	65°21'38"	N78° 48' 15"E 10.80'
C2	38.19'	29.93'	73°06'10"	S48° 11' 11"E 35.65'
C3	11.00'	34.00'	18°32'11"	S2° 03' 17"W 10.95'
C4	3.23'	5.00'	36°57'21"	S29° 48' 03"W 3.17'
C5	22.55'	65.42'	19°45'16"	S58° 09' 22"W 22.44'
C6	22.33'	19.26'	66°26'04"	N76° 04' 52"W 21.10'
C7	13.02'	9.00'	82°52'40"	N2° 25' 37"W 11.91'

24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C8	15.37'	20.00'	44°02'40"	S67° 48' 46"W 15.00'
C9	68.87'	44.00'	89°40'22"	N89° 22' 21"W 62.05'
C10	31.42'	20.00'	90°00'00"	N89° 12' 34"W 28.28'
C11	29.06'	18.50'	90°00'00"	N89° 12' 34"W 26.16'
C12	22.48'	20.00'	64°23'49"	S78° 22' 27"E 21.31'
C13	22.69'	55.00'	23°38'13"	N57° 36' 32"E 22.53'
C14	69.12'	44.00'	90°00'00"	S89° 12' 34"E 62.23'
C15	31.42'	20.00'	90°00'00"	S89° 12' 34"E 28.28'
C16	33.82'	44.00'	44°02'39"	N67° 48' 45"E 33.00'
C17	30.94'	20.00'	88°38'52"	N45° 30' 39"E 27.95'

20' DRAINAGE EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C18	20.94'	845.00'	1°25'12"	S84° 59' 06"E 20.94'
C19	5.26'	10.00'	30°08'16"	N83° 35' 04"W 5.20'

VARIABLE WIDTH DRAINAGE & DETENTION EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	11.30'	S68°30'56"E
L2	17.74'	S81°20'23"E
L3	30.12'	S87°05'02"E
L4	24.91'	S7°12'49"E
L5	36.21'	S11°19'23"W
L6	39.76'	N45°06'45"W
L7	62.74'	N43°51'53"W
L8	23.29'	N39°00'43"E
L9	10.68'	N46°07'26"E

24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L10	102.35'	S89°50'05"W
L11	299.92'	S45°47'26"W
L12	1.25'	N44°12'35"W
L13	49.75'	S45°47'26"W
L14	33.75'	N44°12'34"W
L15	4.22'	N45°47'26"E
L16	7.00'	S44°12'34"E
L17	299.92'	N45°47'26"E
L18	47.25'	N89°50'05"E
L19	10.80'	N1°11'13"E

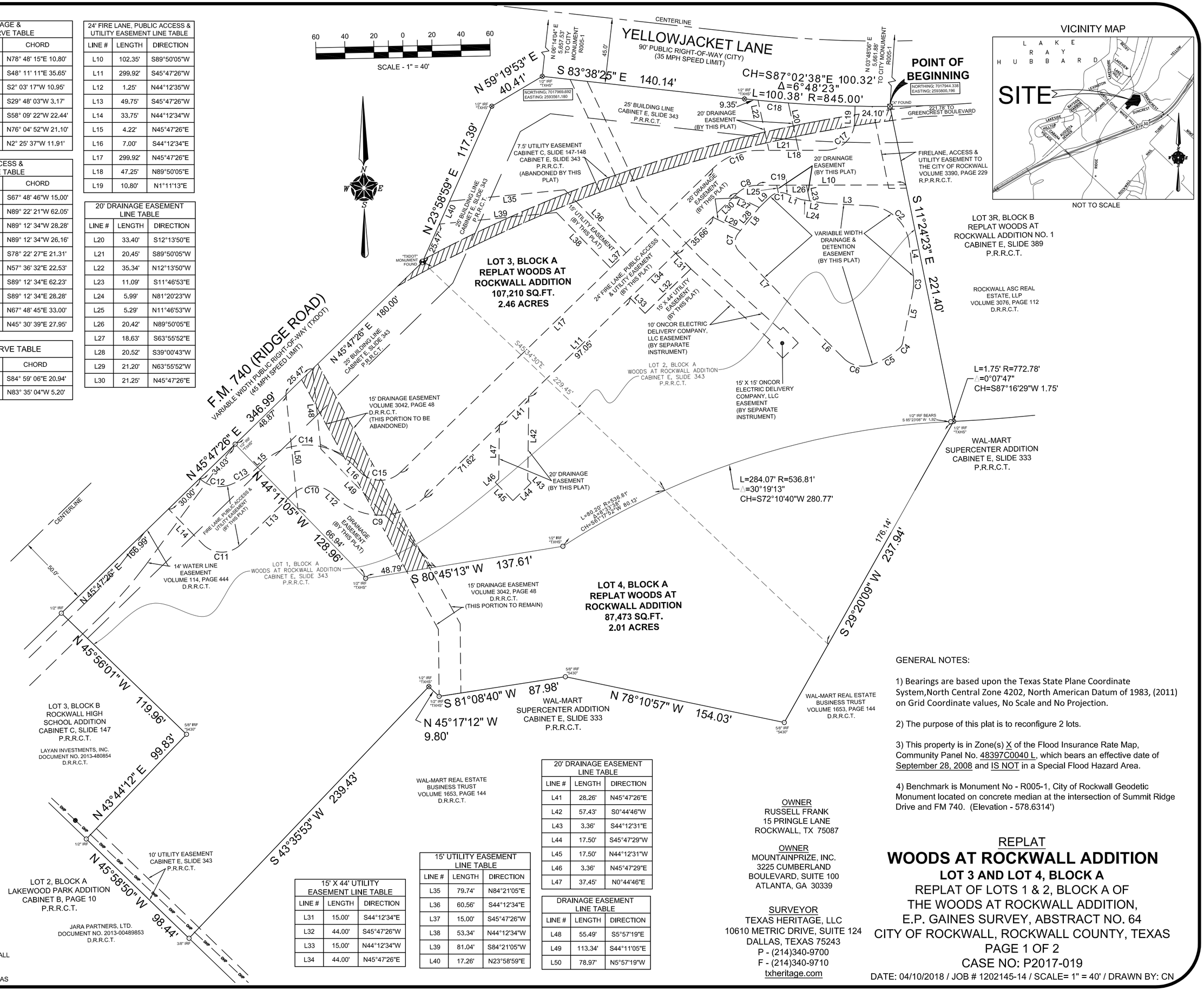
20' DRAINAGE EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L20	33.40'	S12°13'50"E
L21	20.45'	S89°50'05"W
L22	35.34'	N12°13'50"W
L23	11.09'	S11°46'53"E
L24	5.99'	N81°20'23"W
L25	5.29'	N11°46'53"W
L26	20.42'	N89°50'05"E
L27	18.63'	S63°55'52"E
L28	20.52'	S39°00'43"W
L29	21.20'	N63°55'52"W
L30	21.25'	N45°47'26"E

15' X 44' UTILITY EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L31	15.00'	S44°12'34"E
L32	44.00'	S45°47'26"W
L33	15.00'	N44°12'34"W
L34	44.00'	N45°47'26"E

15' UTILITY EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L35	79.74'	N84°21'05"E
L36	60.56'	S44°12'34"E
L37	15.00'	S45°47'26"W
L38	53.34'	N44°12'34"W
L39	81.04'	S84°21'05"W
L40	17.26'	N23°58'59"E

20' DRAINAGE EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	28.26'	N45°47'26"E
L42	57.43'	S0°44'46"W
L43	3.36'	S44°12'31"E
L44	17.50'	S45°47'29"W
L45	17.50'	N44°12'31"W
L46	3.36'	N45°47'29"E
L47	37.45'	N0°44'46"E

DRAINAGE EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L48	55.49'	S5°57'19"E
L49	113.34'	S44°11'05"E
L50	78.97'	N5°57'19"W



VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

1) Bearings are based upon the Texas State Plane Coordinate System,North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection.

2) The purpose of this plat is to reconfigure 2 lots.

3) This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0040 L, which bears an effective date of September 28, 2008 and IS NOT in a Special Flood Hazard Area.

4) Benchmark is Monument No - R005-1, City of Rockwall Geodetic Monument located on concrete median at the intersection of Summit Ridge Drive and FM 740. (Elevation - 578.6314')

LEGEND

⊗ IRF	IRON ROD FOUND
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS

OWNER
RUSSELL FRANK
15 PRINGLE LANE
ROCKWALL, TX 75087

OWNER
MOUNTAINPRIZE, INC.
3225 CUMBERLAND BOULEVARD, SUITE 100
ATLANTA, GA 30339

SURVEYOR
TEXAS HERITAGE, LLC
10610 METRIC DRIVE, SUITE 124
DALLAS, TEXAS 75243
P - (214)340-9700
F - (214)340-9710
txheritage.com

REPLAT
WOODS AT ROCKWALL ADDITION
LOT 3 AND LOT 4, BLOCK A
REPLAT OF LOTS 1 & 2, BLOCK A OF
THE WOODS AT ROCKWALL ADDITION,
E.P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PAGE 1 OF 2
CASE NO: P2017-019
DATE: 04/10/2018 / JOB # 1202145-14 / SCALE= 1" = 40' / DRAWN BY: CN

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

WHEREAS, Mountainprize, Inc. and Russell Frank are the sole owners of a tract of land situated in the E.P. Gaines Survey, Abstract No. 64 in the City of Rockwall, Rockwall County, Texas, being all of Lots 1 and 2, Block A of THE WOODS AT ROCKWALL ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet E, Slide 343, Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

Beginning at an "X" found in the South right-of-way line of Yellowjacket Lane (90 foot public right-of-way), said point being the Northwest corner of Lot 3R, Block B of REPLAT WOODS AT ROCKWALL ADDITION NO. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 389 of the Plat Records of Rockwall County, Texas, same being the Northeast corner of said Lot 2, same being the Northeast corner of herein described tract;

Thence South 11 Degrees 24 Minutes 23 Seconds East, along the West line of said Lot 3R, a distance of 221.40 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS", said point being the Southwest corner of said Lot 3R, same being the Northwest corner of Wal-Mart Supercenter Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 333 of the Plat Records of Rockwall County, Texas;

Thence South 29 Degrees 20 Minutes 09 Seconds West, along the Northwest line of said Wal-Mart Supercenter Addition, passing the East corner of said Lot 1, same being the South corner of said Lot 2, at a distance of 176.14 feet and continuing for a total distance of 237.94 feet to a 5/8 inch iron rod found for corner with a cap stamped "5430", said point being the South corner of herein described tract;

Thence North 78 Degrees 10 Minutes 57 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 154.03 feet to a 5/8 inch iron rod found for corner with a cap stamped "5430";

Thence South 81 Degrees 08 Minutes 40 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 87.98 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence North 45 Degrees 17 Minutes 12 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 9.80 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence South 43 Degrees 35 Minutes 53 Seconds West, continuing along the North line of said Wal-Mart Supercenter Addition, a distance of 239.43 feet to a 3/8 inch iron rod found for corner in the Northeast line of Lot 2, Block A of Lakewood Park Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Page 10 of the Plat Records of Rockwall County, Texas, said point being the West corner of said Wal-Mart Supercenter Addition, same being the South corner of said Lot 1, same being the South corner of herein described tract;

Thence North 45 Degrees 58 Minutes 50 Seconds West, along the Northeast line of said Lakewood Park Addition, a distance of 98.44 feet to a 1/2 inch iron rod found for corner, said point being the South corner of Lot 3, Block B of Rockwall High School Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 147 of the Plat Records of Rockwall County, Texas, same being the most southerly West corner of said Lot 1 and being the most southerly West corner of herein described tract;

Thence North 43 Degrees 44 Minutes 12 Seconds East, along the Southeast line of said Lot 3, a distance of 99.83 feet to a 5/8 inch iron rod found for corner, said point being the East corner of said Lot 3, same being an interior ell corner of said Lot 1 and of herein described tract;

Thence North 45 Degrees 56 Minutes 01 Seconds West, along the Northeast line of said Lot 3, a distance of 119.96 feet to a 1/2 inch iron rod found for corner in the Southeast right-of-way line of F.M. 740 (Ridge Road) (variable width public right-of-way), said point being the North corner of said Lot 3, same being the most northerly West corner of said Lot 1 and being the most northerly West corner of herein described tract;

Thence North 45 Degrees 47 Minutes 26 Seconds East, along the Southeast right-of-way line of said F.M. 740, a distance of 346.99 feet to a TXDOT Monument found for corner, said point being the North corner of said Lot 1, same being the West corner of said Lot 2;

Thence North 23 Degrees 58 Minutes 59 Seconds East, continuing along the Southeast right-of-way line of said F.M. 740, a distance of 117.39 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS" at the intersection of the Southeast right-of-way line of said F.M. 740 and the South right-of-way line of said Yellowjacket Lane, said point being the Northwest corner of said Lot 2, and being the Northwest corner of herein described tract;

Thence North 59 Degrees 19 Minutes 53 Seconds East, along the South right-of-way line of said Yellowjacket Lane, a distance of 40.41 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS";

Thence South 83 Degrees 38 Minutes 25 Seconds East, continuing along the South right-of-way line of said Yellowjacket Lane, a distance of 140.14 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "TXHS", said point being the beginning of a curve to the left;

Thence, continuing along the South right-of-way line of said Yellowjacket Lane, and along said curve to the left, through a central angle of 6°48'23", a radius of 845.00 feet, a chord bearing and distance of South 87°02'38" East, 100.32 feet and an arc length of 100.38 feet to the POINT OF BEGINNING and containing 194,683 square feet or 4.47 acres of land.

SURVEYORS CERTIFICATE:

THAT I, Gary E. Johnson, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Gary E. Johnson, R.P.L.S. No. 5299

STATE OF TEXAS
REGISTERED
GARY E. JOHNSON
5299
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

_____ My commission expires: _____
Notary Signature

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

That, Mountainprize, Inc. and Russell Frank, do hereby adopt this plat designating the hereinabove described property as **REPLAT WOODS AT ROCKWALL ADDITION, LOT 3 AND LOT 4, BLOCK A**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the REPLAT WOODS AT ROCKWALL ADDITION, LOT 1R, BLOCK A, subdivision have been notified and sighed this plat.

I understand and do hereby reserve the easements strips shown on this plat for the purposes stated and for the mutual use accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance, or efficiency of their respective system on any of these easement strips, and any public utility shall at all times have the right to ingress or egress to, from and upon the said easement strips for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, and either adding to or removing all or part of the respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bears total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;
7. The property owner is responsible for maintenance, repair, and replacement of all detention and drainage system.

Until an escrow deposit sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the developer and/or owner as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence or work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; Our successors and assigns hereby waive any claim, damage, or cause of action the We may have as a result of the dedication of exactions made herein.

Mountainprize, Inc.

_____
Brian Thornton, Vice President of Real Estate and Engineering

_____
Russell Frank

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Brian Thornton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

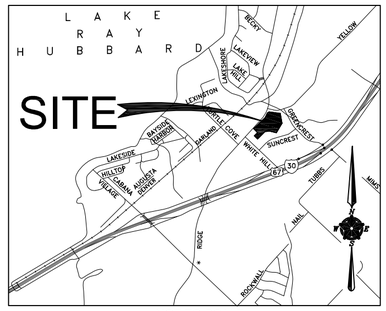
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

_____ My commission expires: _____
Notary Signature

LEGEND

○ IRF	IRON ROD FOUND
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS

VICINITY MAP



NOT TO SCALE

STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Russell Frank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

_____ My commission expires: _____
Notary Signature

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that that the foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this the _____ day of _____, 2018.

WITNESS OUR HANDS, on this the _____ day of _____, 2018.

_____
Mayor, City of Rockwall

_____
City Secretary, City of Rockwall

_____
Engineer, City of Rockwall

GENERAL NOTES:

1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, NorthAmerican Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection.

2) The purpose of this plat is to reconfigure 2 lots.

3) This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0040 L, which bears an effective date of September 28, 2008 and IS NOT in a Special Flood Hazard Area.

4) Benchmark is Monument No - R005-1, City of Rockwall Geodetic Monument located on concrete median at the intersection of Summit Ridge Drive and FM 740. (Elevation - 578.6314')

OWNER
MOUNTAINPRIZE, INC.
3225 CUMBERLAND
BOULEVARD, SUITE 100
ATLANTA, GA 30339

OWNER
RUSSELL FRANK
15 PRINGLE LANE
ROCKWALL, TX 75087

SURVEYOR
TEXAS HERITAGE, LLC
10610 METRIC DRIVE, SUITE 124
DALLAS, TEXAS 75243
P - (214)340-9700
F - (214)340-9710
txheritage.com

REPLAT
WOODS AT ROCKWALL ADDITION
LOT 3 AND LOT 4, BLOCK A
REPLAT OF LOTS 1 & 2, BLOCK A OF
THE WOODS AT ROCKWALL ADDITION,
E.P. GAINES SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PAGE 2 OF 2
CASE NO: P2017-019
DATE: 04/10/2018 / JOB # 1202145-14 / SCALE= 1" = 40' / DRAWN BY: CN

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/02/2019

APPLICANT: David Ellis

AGENDA ITEM: **P2018-046;** *Lots 5, 6, & 7, Block A*, *Ellis Centre, Phase 2 Addition*

SUMMARY:

Consider a request by David Ellis for the approval of a replat for Lots 5, 6 & 7, Block A, Ellis Centre, Phase 2 Addition being a 2.62-acre tract of land identified as Lots 1 & 3, Block A, Ellis Centre, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1930 & 1950 Alpha Road, and take any action necessary.

PLAT INFORMATION:

- ☑ The objective of this request is to replat a 2.62-acre tract of land [*i.e. Lots 1 & 3, Block A, of the Ellis Centre, Phase 2 Addition*] to create Lots 5, 6, & 7, Block A, Ellis Centre, Phase 2 Addition. The purpose of the replat is to establish cross access easements that will provide access through the lots. Additionally, this will allow Lot 6 to be developed. The subject property is identified as Lots 1 & 3, Block A, Ellis Centre, Phase 2 Addition, is addressed as 1930 & 1950 Alpha Road, and zoned Light Industrial (LI) District.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for a *replat* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

- ☑ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

If the Planning and Zoning Commission and City Council choose to approve the replat for *Lots 5, 6, & 7, Block A, Ellis Centre, Phase 2 Addition*, staff would recommend the following conditions:

1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.

2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the 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.

City of Rockwall

Project Plan Review History

Project Number	P2018-046	**Owner**		**Applied**	12/14/2018 LM
Project Name	Lots 5, 6, & 7, Block A, Ellis Centre, Phase Two	**Applicant**	DAVID ELLIS	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/14/2018	12/21/2018	12/18/2018	4	APPROVED	
ENGINEERING	Sarah Hager	12/14/2018	12/21/2018	12/20/2018	6	COMMENTS	
(12/20/2018 2:39 PM SH) Note 4 should read, "Property owner to maintain, repair, and replace drainage and detention easements on site."							
FIRE	Ariana Hargrove	12/14/2018	12/21/2018	12/19/2018	5	APPROVED	
GIS	Lance Singleton	12/14/2018	12/21/2018	12/18/2018	4	APPROVED	
PLANNING	David Gonzales	12/14/2018	12/21/2018	12/19/2018	5	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Consider a request by David Ellis for the approval of a replat for Lots 5, 6 & 7, Block A, Ellis Centre, Phase 2 Addition being a 2.62-acre tract of land identified as Lots 1 & 3, Block A, Ellis Centre, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1930 & 1950 Alpha Road, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 12.18.2018

The following staff comments are to be addressed and resubmitted no later than Thursday, January 3 2019. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent review by staff:

1. The final plat shall conform to all standards and requirements of the Unified Development Code (UDC) and the staff comments provided by the Planning, Engineering, Building Inspection, and Fire Departments as indicated on the Project Plan Review document.
2. Provide a label indicating "Case No. P2018-046" on the lower right corner on all pages of the revised final plat submittal.
3. Ghost-in 'Old Lot Information' for the three (3) lots being platted.
4. Provide owner information for both of the lots fronting on and adjacent to Beta Court.
5. Verify and/or correct distance for call N 01.34.52 E on plat -- indicates 743.46-ft - the owners certificate on page 2 indicates a distance of 746.46-ft.
6. Change owner certificate information of paragraph two (2) to correspond to title block.
7. Correct Title Block to read as follows:
Final Plat
Lots 5, 6, & 7, Block A
Ellis Centre, Phase Two
Lots 5, 6, & 7, Block A
Being a Replat of Lots 1 & 3, Block A
Ellis Centre, Phase Two
...County of Rockwall, Texas.
8. Future development of the site will require a replat (i.e. Lot 6)

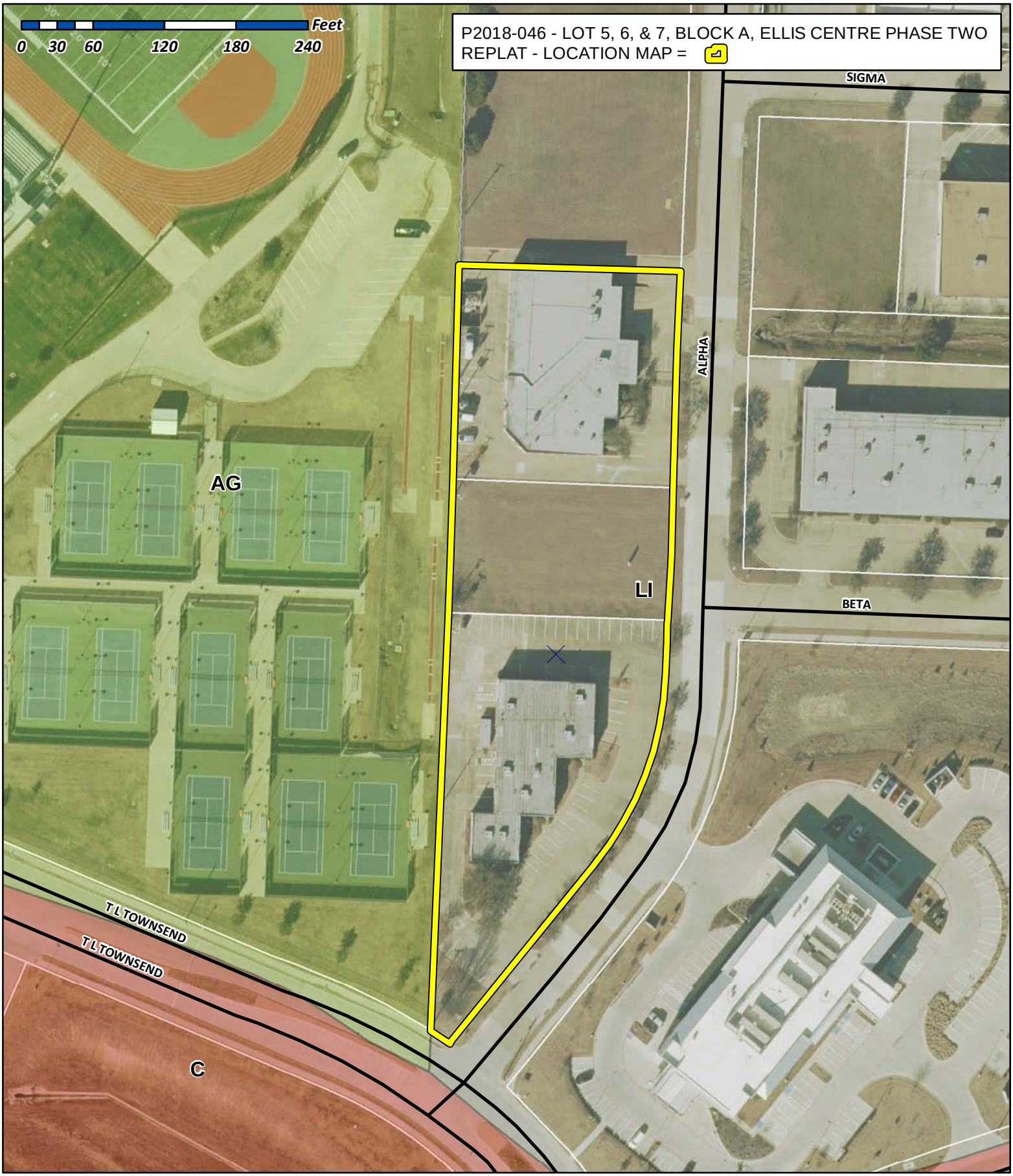
**As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmittedand approved(by staff) prior to plat submittal on mylar for filing purposes. **

Although this plat inon the Consent Agenda, staff recommends that a representative be present for the meetings as listed below. If you have any quesitons regardin this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Scheduled Meeting Dates to Attend:

Planning - Consent Agenda: January 2, 2019 (6:00p.m.)

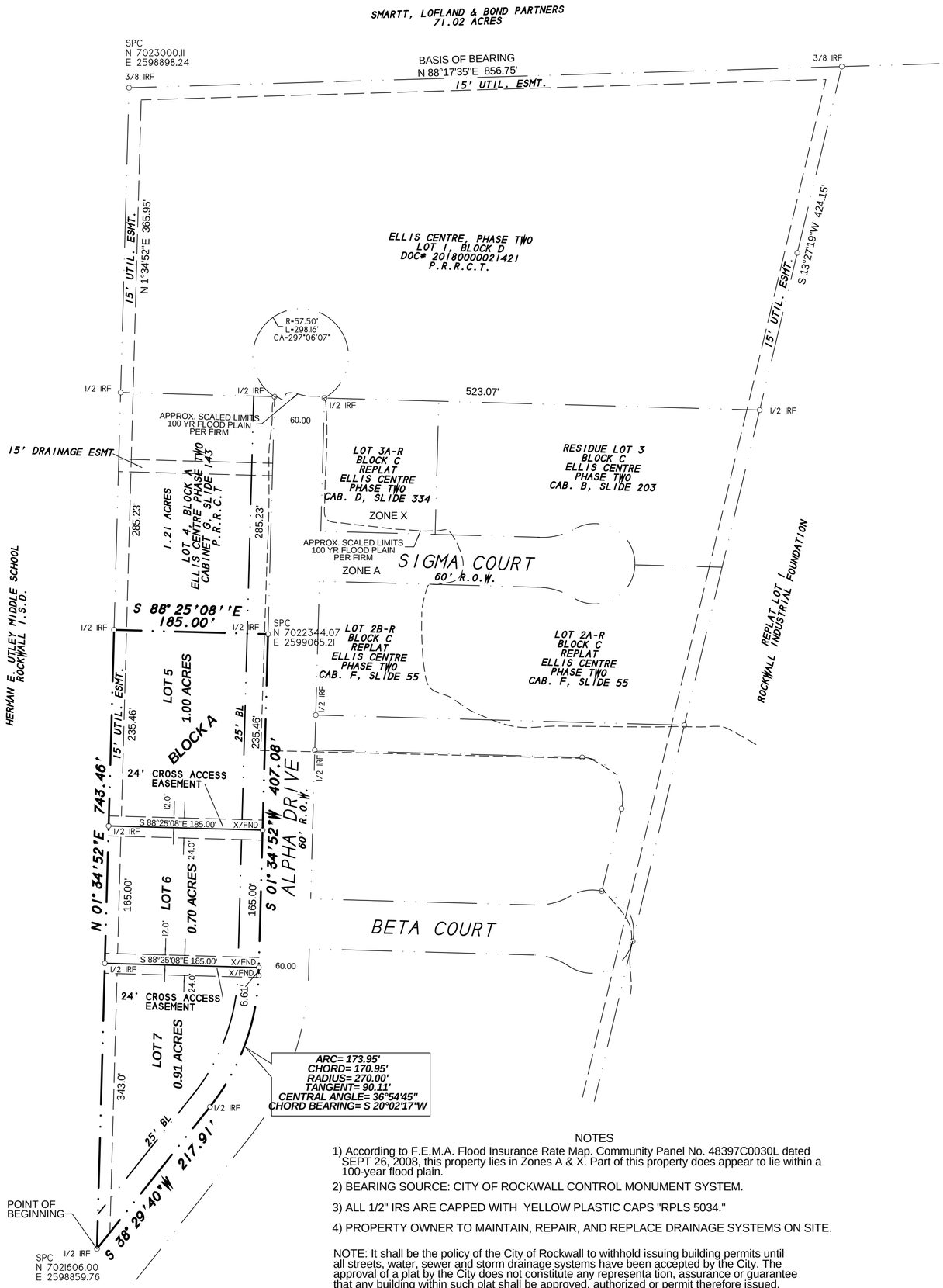
City Council - Consent Agenda: January 22, 2019 (Tuesday at 6:00 p.m.)

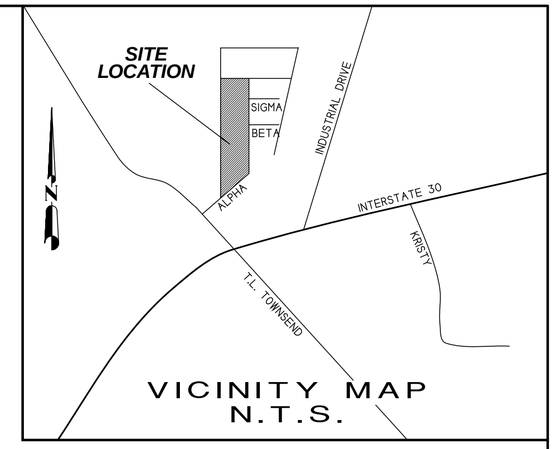


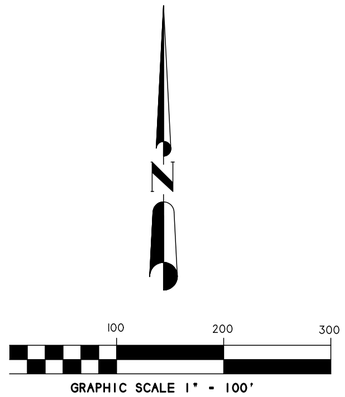
City of Rockwall

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.







FINAL PLAT

ELLIS CENTRE, PHASE TWO
LOT 5, 6 & 7, BLOCK A

BEING A REPLAT OF LOT 3, BLOCK A
OF LOTS 3 & 4, BLOCK A
ELLIS CENTRE
AND PART OF LOT 1, BLOCK A
ELLIS CENTRE, PHASE ONE & TWO

3 LOTS
2.62 ACRES OR 113,912 S.F.
A. HANNA SURVEY, A-99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
THE FIVE NINE SEVEN
LIMITED PARTNERSHIP
14465 WEBB CHAPEL ROAD
SUITE 119
FARMERS BRANCH, TEXAS 75234

OWNER:
BASK INVESTMENTS, LLC
1930 ALPHA DRIVE
SUITE 300
ROCKWALL, TEXAS 75087

OWNER:
David M. Ellis, Charles M. Ellis,
Jody M. Ellis and Richard M. Ellis III.
16361 LAWDER LANE
DALLAS, TEXAS 75248

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SHEET 1 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	PHONE PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WATER WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND 1 CORNER 1
FENCE	EASEMENT LINE	PROPERTY LINES	A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE DECEMBER 14, 2018
SCALE 1" = 100' FILE # 20130105-3RP
CLIENT ELLIS

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2018-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS David M. Ellis, Charles M. Ellis, Jody M. Ellis and Richard M. Ellis III, The Five Nine Seven LP, and Bask Investments BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a part of Lot 1, Block A, of ELLIS CENTRE, PHASE ONE & TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 391, of the Plat Records of Rockwall County, Texas, and also being all of Lot 3, Block A of ELLIS CENTRE, PHASE TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet G, Slide 143, of the Plat Records of Rockwall County, Texas, and being more particularly describedas follows:

BEGINNING at a 1/2" iron rod found for corner in the Northwest right-of-way line of Alpha Drive, at the southwest corner of said Lot 1, Block A;

THENCE N. 01 deg. 34 min. 52 sec. E. along the west line of said Lot 1, Block A, a distance of 746.46 feet to a 1/2" iron rod found for corner at the northwest corner of said Lot 3, Block A;

THENCE S. 88 deg. 25 min. 08 sec. E. along the north line of Lots 3 & 4, Block A, a distance of 185.00 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 4, Block A and at the northeast corner of Lot 3, Block A and in the west right-of-way line of Alpha Drive;

THENCE S. 01 deg. 34 min. 52 sec. W. along said right-of-way line, a distance of 407.08 feet to an "X" found for corner;

THENCE in a southwesterly direction along a curve to the right having a central angle of 36°54'45", a radius of 270.00 feet, a tangent of 90.11 feet, a chord of S 20°02'17"W, 170.95 feet along said right-of-way line, an arc distance of 173.95 feet to a 1/2" iron rod found for corner;

THENCE S. 38 deg. 29 min. 40 sec. W. along said right-of-way line, a distance of 217.91 feet to the POINT OF BEGINNING and containing 113,912 square feet or 2.62 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as ELLIS CENTRE, PHASE TWO, LOTS 5, 6 & 7, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the ELLIS CENTRE, PHASE TWO, LOTS 5, 6 & 7, BLOCK A, have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We , our successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

David M. Ellis

Charles M. Ellis

Jody M. Ellis

Richard M. Ellis III

for The Five Nine Seven LP

for Bask Investments, LLC

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared David M. Ellis known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, _____.

Notary Public in and for the State of Texas My Commission Expires:

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Charles M. Ellis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, _____.

Notary Public in and for the State of Texas My Commission Expires:

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Jody M. Ellis known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, _____.

Notary Public in and for the State of Texas My Commission Expires:

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Richard M. Ellis III known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, _____.

Notary Public in and for the State of Texas My Commission Expires:

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, _____.

Notary Public in and for the State of Texas My Commission Expires:

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, _____.

Notary Public in and for the State of Texas My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of ELLIS CENTRE, PHASE THREE, LOTS 1, 2 & 3, BLOCK E, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

Mayor, City of Rockwall City Secretary City of Rockwall

City Engineer Date

FINAL PLAT

ELLIS CENTRE, PHASE TWO
LOT 5, 6 & 7, BLOCK A

BEING A REPLAT OF LOT 3, BLOCK A
OF LOTS 3 & 4, BLOCK A
ELLIS CENTRE
AND PART OF LOT 1, BLOCK A
ELLIS CENTRE, PHASE ONE & TWO

3 LOTS
2.62 ACRES OR 113,912 S.F.
A. HANNA SURVEY, A-99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
THE FIVE NINE SEVEN
LIMITED PARTNERSHIP
14465 WEBB CHAPEL ROAD
SUITE 119
FARMERS BRANCH, TEXAS 75234

OWNER:
BASK INVESTMENTS, LLC
1930 ALPHA DRIVE
SUITE 300
ROCKWALL, TEXAS 75087

OWNER:
David M. Ellis, Charles M. Ellis,
Jody M. Ellis and Richard M. Ellis III.
16361 LAWDER LANE
DALLAS, TEXAS 75248

SHEET 2 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WV WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND 1 CORNER
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE DECEMBER 14, 2018
SCALE 1" = 100' FILE # 20130105-3RP
CLIENT ELLIS

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2018-

City of Rockwall

Project Plan Review History

Project Number	Z2018-055	**Owner**	7.1 Rigde, LLC, Micheal Swiercinsky	**Applied**	12/12/2018 DMA
Project Name	SUP for Mini Warehouse	**Applicant**	MAXWELL J FISHER, AICP / KYLE JENKINS	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
FM740 & Yellow Jacket	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	19	NULL	19	0064-0000-0019-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/12/2018	12/19/2018	12/18/2018	6	APPROVED	
ENGINEERING	Sarah Hager	12/12/2018	12/19/2018	12/20/2018	8	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(12/20/2018 3:24 PM SH) - Dumpster to drain to an oil/water separator. - There are no existing manholes in the sewer easement shown. Any proposed manholes in the floodplain must be 2' above the floodplain elevation and must be sealed. - Will there be a domestic water meter for the project. - Driveway spacing is minimum 360'. Label the spacing shown. - There is not an existing driveway so a TxDOT permit and Traffic Impact Analysis are required. - Extending the wall onto the neighboring property will require approval from the property owner. - No grate inlets allowed. Inlets in paving must be curb inlets or Y-inlets. - Engineer must size the culvert under the driveway and the headwalls must be outside of the curb return. - Label the existing sewer easement width and the instrument number for the easement. - Curve radius for the driveway must be 30' Radius for the fire trucks. The following items are for your information for engineering design. - 4% Engineering Inspection Fees. - Impact fees - Fire Lane to be 24' min, 20' curve radii. - Parking is 20'x9' min. - Min 20' utility easements. - No structures or walls in easements. - No trees within 5' of public utilities. - Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls. - Finish pad elevation must be 2' above floodplain elevation. - Paving must be 1' above floodplain elevation. - Max Slope is 4:1 (25%) - Lot must be replatted. - TxDOT driveway permit and Traffic Impact Analysis required. - $10/LF sidewalk pro-rata due along FM 740. - Must meet all City Engineering Standards.							
FIRE	Ariana Hargrove	12/12/2018	12/19/2018	12/19/2018	7	APPROVED	
PLANNING	Korey Brooks	12/12/2018	12/19/2018	12/27/2018	15	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Z2018-055 SUP FOR MINI_WAREHOUSE

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This a request by Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Specific Use Permit (SUP) for a Mini-Warehouse facility on a 2.595-acre tract of land being a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located southwest of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740]

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2018-055) in the lower right hand corner of all pages on future submittals.

M.4 Please review the attached draft ordinance prior to the January 15, 2019 Planning & Zoning Commission meeting.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by January 3, 2019. The Planning and Zoning Worksession for this case is January 2, 20019. The Planning and Zoning Meeting for this case is January 15, 2019 2018.

I.6 The projected City Council meeting date and subsequent approval for this request is January 21, 2019 and February 4, 2019.

ZONING SUMMARY

SETBACK / REGULATION	REQ'D	PROPOSED	NOTES
ZONING:	TBD		
PROPOSED USE:	SELF STORAGE		
MIN. LOT SIZE:	10,000 SF	113,184 SF	2.60 AC
FRONT YARD SETBACK:	15 FT	> 15 FT	
SIDE YARD SETBACK:	0 FT	> 10 FT	
REAR YARD SETBACK:	0 FT	> 50 FT	
MAX BUILDING HEIGHT:	60 FT	3 STORIES < 45 FT	
MAX BLDG. COVERAGE	–	42,000 SF	
BLDG. COVERAGE %	60 %	37.1 %	
MAX IMPERVIOUS AREA:	–	85,000 SF	
MAX IMPERVIOUS AREA:	85 %	75.1 %	
GROSS FLOOR AREA:	–	126,000 SF	
MAX FLOOR AREA RATIO:	4:1	1.06	
LANDSCAPE AREA:	–	20,500 SF	
LANDSCAPE %:	15 %	18.1 %	
FOUNDATION TYPE:	BASEMENT / SLAB ON GRADE		

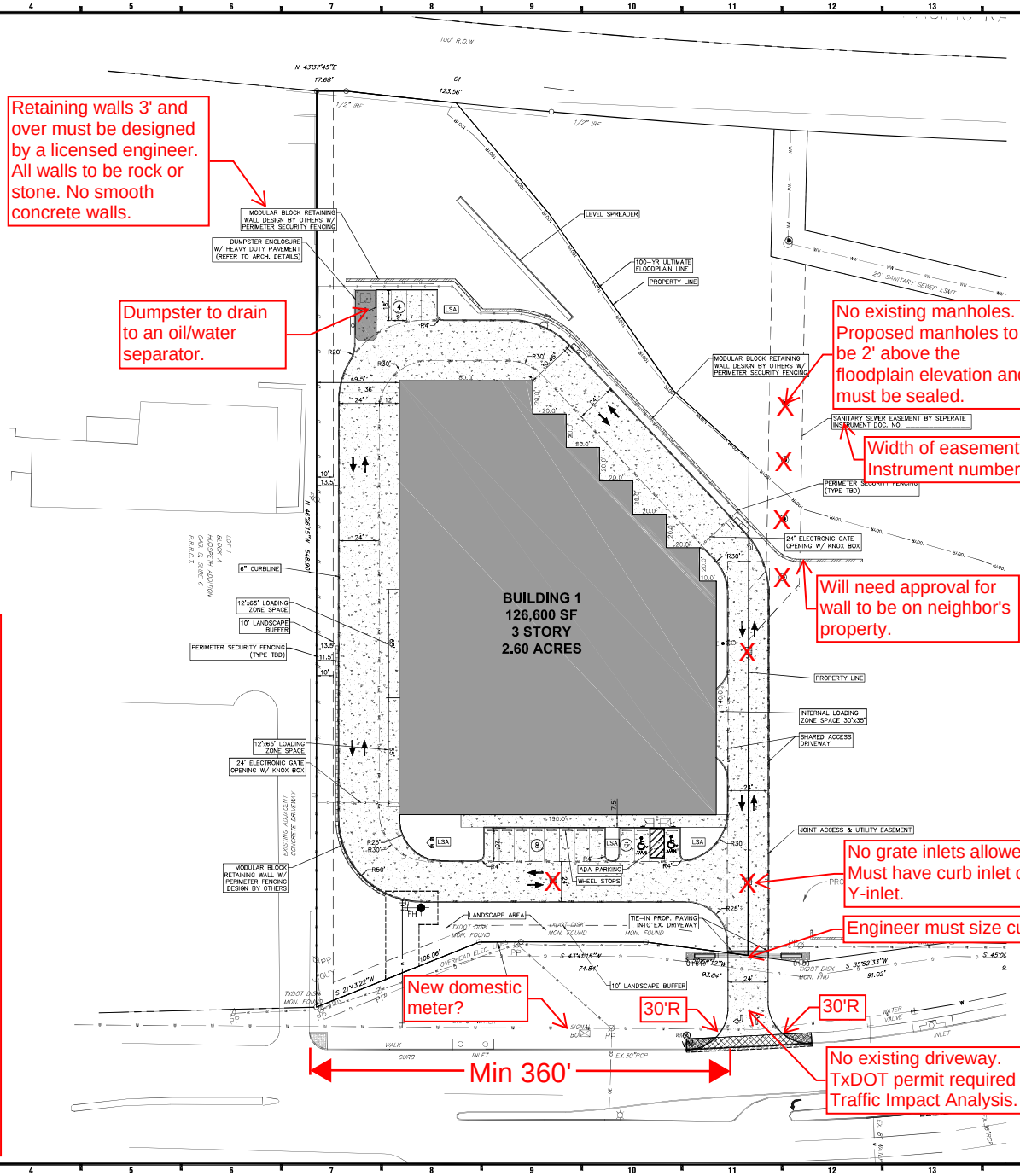
PARKING SUMMARY

TYPE	AREA / UNITS	RATIO	REQ'D PARKING
MINI STORAGE / WAREHOUSE	126,000 SF 800 UNITS	3+ 1/100 UNITS	11.0
			11
SPACE TYPE	DIMENSION	#	
BUILDING SPACES	9'x20'	9	
REGULAR SPACES	9'x18'	4	
HC (VAN)	9'x18'	2	
	TOTAL	15	

IMPERVIOUS SUMMARY

TYPE	AREA, SF	NOTES
PAVING	34,800	ALL PAVING TYPES
SIDEWALK	1,200	##
BUILDING	42,200	FOOTPRINT
RETAINING WALL, MISC.	600	
TOTAL	78,800	

- 4% Engineering Inspection Fees.
- Impact fees
- Fire Lane to be 24' min, 20' curve radii.
- Parking is 20'x9' min.
- Min 20' utility easements.
- No structures or walls in easements.
- No trees within 5' of public utilities.
- Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls.
- Finish pad elevation must be 2' above floodplain elevation.
- Paving must be 1' above floodplain elevation.
- Max Slope is 4:1 (25%)
- Lot must be replatted.
- TxDOT driveway permit and Traffic Impact Analysis required.
- $10/LF sidewalk pro-rata due along FM 740.
- Must meet all City Engineering Standards.



GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SURVEY FEATURES
IPS		IRON PIN SET
IPF		IRON PIN FOUND
TP		CONTROL POINT
BM		BENCHMARK
ROW		RIGHT OF WAY MARKER
		BEARING & DISTANCE
		SITE
		CURB & GUTTER
		EDGE OF PAVEMENT
		SIDEWALK
		CENTERLINE
		FIRE LANE
		TREELINE
		SIGN
		PRKG. COUNT-REGULAR
		PRKG. COUNT - HC
		PRKG. COUNT- LARGE
		TRAFFIC FLOW ARROWS
		H/C SYMBOL
		ADA RAMP
		ADA ROUTE
		BICYCLE PARKING
		BOLLARDS
		WHEEL STOPS
		LIGHT POLE
		RETAINING WALL
		FENCE W/ TYPE
		STORM
		STORM PIPE
		GRATE INLET
		CURB INLET
		SANITARY SEWER
		WASTEWATER & MANHOLE
		CLEAN-OUT
		FORCE MAIN
		WATER DISTRIBUTION
		WATER MAIN
		IRRIGATION LINE
		FIRE HYDRANT
		FIRE DEPT. CONNECTION
		METER BOX
		WATER FITTINGS & BENDS
		GATE VALVE & REDUCER
		POWER, GAS, TV
		ELECTRIC
		ELEC. MANHOLE & METER
		TELEPHONE
		TELEPHONE RISER
		CABLE
		CABLE TV RISER
		FIBER OPTIC
		UTILITY POLE & GUY WIRE
		LIGHT POLE
		GAS LINE
		GAS VALVE & METER
		TREE
		TREE TO BE REMOVED
		TREE TO BE SAVED

CONTACTS

DEVELOPER:
THE JENKINS ORGANIZATION
2900 S. CONGRESS AVE. SUITE 204
AUSTIN, TEXAS 78704

KYLE JENKINS
512.448.9551

ENGINEER:
M3 ENGINEERING
2593 S. GESSNER ROAD, SUITE 13
HOUSTON, TEXAS 77063

TROY MOORE, PE
512.820.3265

ARCHITECT:
DAVID BACA STUDIO
100 N. TRAVIS ST. SUITE 500A
SHERMAN, TEXAS TBD

DAVID BACA, AIA
903.893.5800

DESIGN PROFESSIONAL
IMAGINE | DESIGN | BUILD

M3 ENGINEERING
2593 S. GESSNER RD, SUITE 13
HOUSTON, TEXAS 77063
PH: 512.820.3265
FIRM #18863

WWW.M3ENGINEERING.COM

CIVIL ENGINEERING | BUILDING DESIGN
CONSTRUCTION MANAGEMENT

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THE JENKINS ORGANIZATION

ISSUE/REVISION RECORD

PROJECT NAME
ROCKWALL STORAGE

2200 RIDGE ROAD
ROCKWALL, TEXAS 75087

MAP GRID # TBD
MAPSCO # TBD

PROJECT NUMBER
18003

DRAWING FILE
18003-SITE.DWG

SCALE 1" = 30'

PROFESSIONAL SEAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF TROY L. MOORE III #119325 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

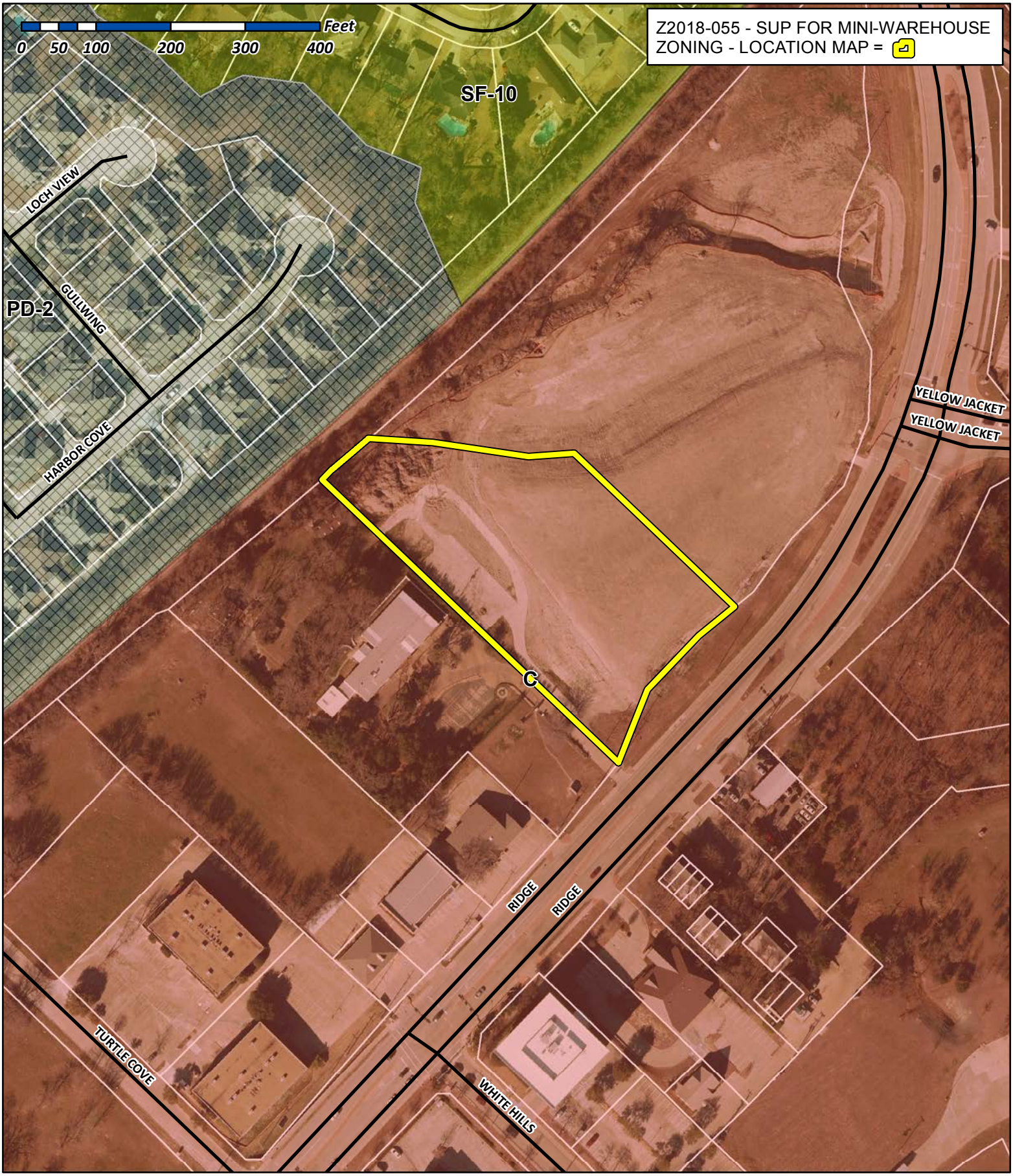
PROJECT STATUS
30% CONSTRUCTION DRAWINGS

SHEET TITLE
MASTER SITE PLAN

SHEET NUMBER
8 of 20

TBD

30% CONSTRUCTION PLANS



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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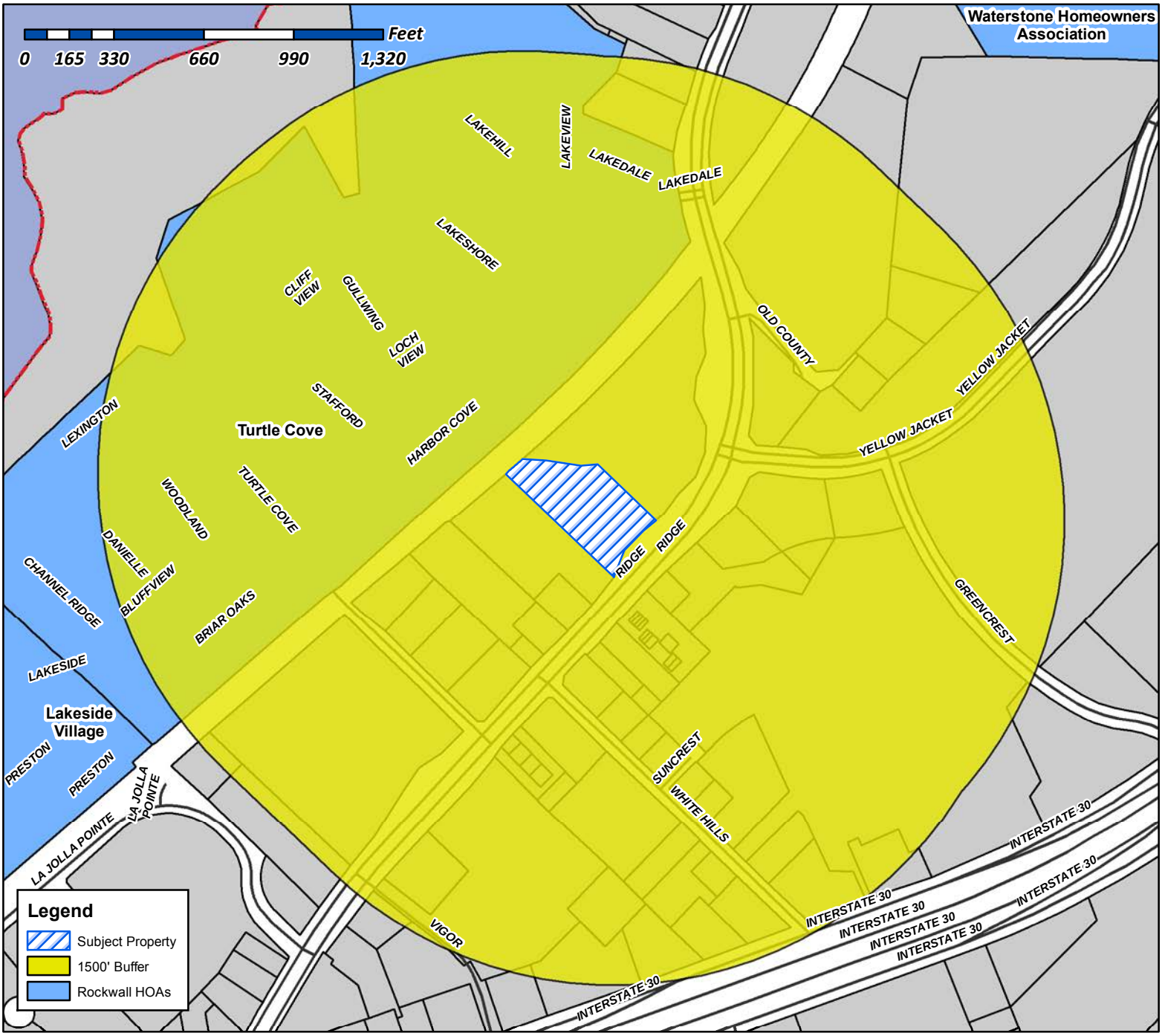
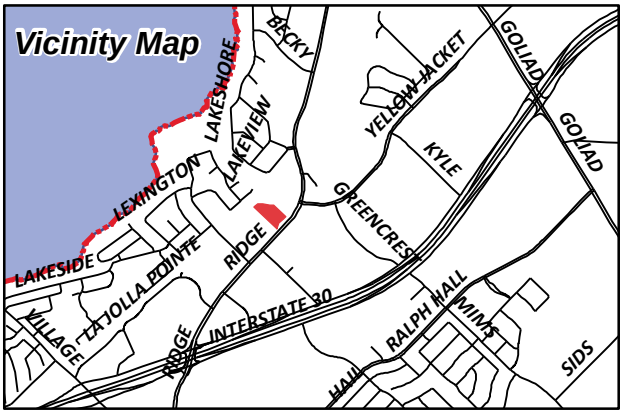


Case Number: Z2018-055
Case Name: SUP for a Mini-Warehouse
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: SWC of the Intersection of Ridge Road and Yellow Jacket Lane

Date Created: *12/17/2018*

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



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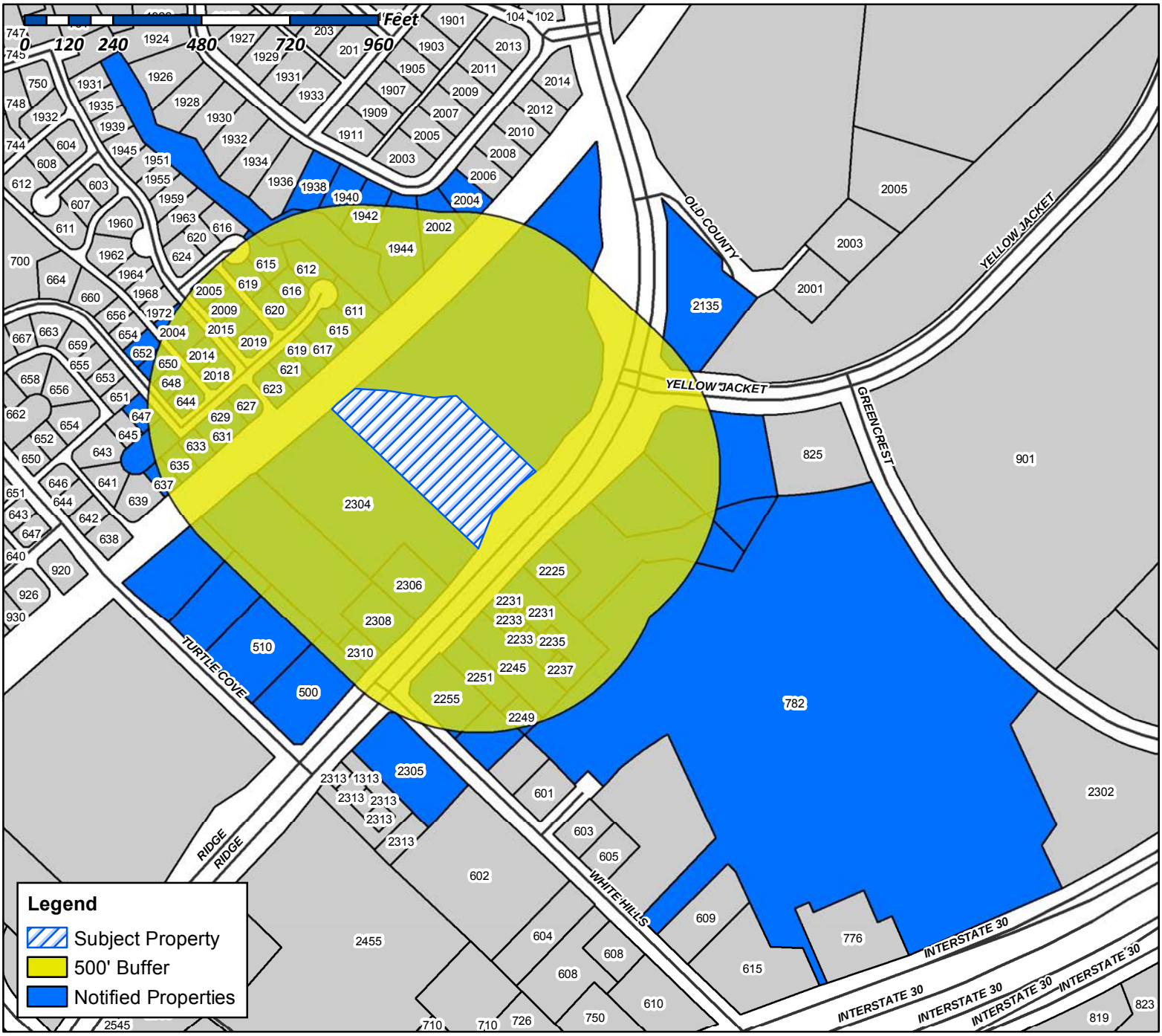

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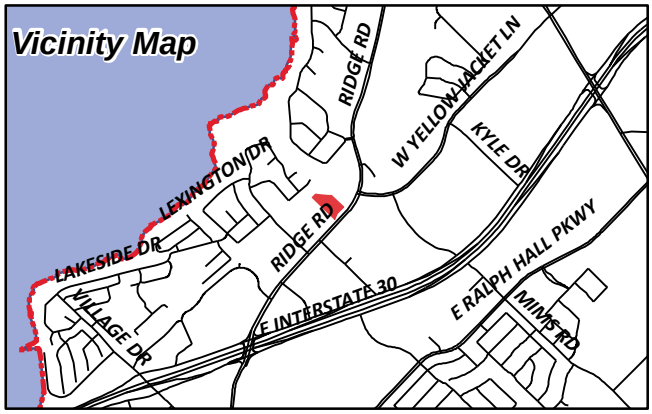


Date Created: 12/12/2018

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

7.1 RIDGE LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

ONE RIDGE PLACE LP
1121 E SPRING CREEK PKWY STE 110-312
PLANO, TX 75074

VANDERSLICE ROBERT
1408 S LAKESHORE DR
ROCKWALL, TX 75087

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1710 WEISKOPF DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1721 FAIR OAKS LN
ROYSE CITY, TX 75189

WHITE JUDY GAIL
1807 BAYHILL DR
ROCKWALL, TX 75087

STORMS STEWART M
1938 S LAKESHORE DR
ROCKWALL, TX 75087

MORIARTY TIMOTHY I & PAMELA E
1940 S LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1942 LAKESHORE DR
ROCKWALL, TX 75032

PORTELE MICHAEL & PAIGE
1944 LAKESHORE DRIVE
ROCKWALL, TX 75087

BENTO SERGIO
2002 S LAKESHORE DR
ROCKWALL, TX 75087

CHAPMAN BOBBY E II
2004 GULLWING DR
ROCKWALL, TX 75087

CROSS STEVEN C
2004 S LAKESHORE DR
ROCKWALL, TX 75087

BOWLES MARK S II AND
2005 GULLWING DR
ROCKWALL, TX 75087

GIESE DIANE LYNN DOOLIN
2008 GULLWING DR
ROCKWALL, TX 75087

HAYNES NANCY W
2009 GULLWING DR
ROCKWALL, TX 75087

WILLIAMSON KEEGAN DANIEL AND TERRY KING
2014 GULLWING DR
ROCKWALL, TX 75087

LOTT CHERYL R
2015 GULLWING DR
ROCKWALL, TX 75087

HINKLE RONALD E AND DEBRA D
2018 GULLWING DRIVE
ROCKWALL, TX 75087

TANKERSLEY VICKI A
2019 GULLWING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2135 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2233 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2235 RIDGE RD STE 200
ROCKWALL, TX 75087

CURRENT RESIDENT
2237 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2245 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2249 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2251 RIDGE RD
ROCKWALL, TX 75032

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

CURRENT RESIDENT
2304 RIDGE RD
ROCKWALL, TX 75032

HUDSPETH WARD
2304 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2305 RIDGE RD
ROCKWALL, TX 75032

MCKENNEY CARL K
2306 RIDGE RD STE 2
ROCKWALL, TX 75087

CURRENT RESIDENT
2308 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2310 RIDGE RD
ROCKWALL, TX 75032

MOUNTAINPRIZE INC
3225 CUMBERLAND BLVD SUITE 100
ATLANTA, GA 30339

CHACKO & ABRAHAM INVESTMENTS LLC
4102 NORWICH DRIVE
GARLAND, TX 75043

CURRENT RESIDENT
500 TURTLE COVE BLVD
ROCKWALL, TX 75032

CURRENT RESIDENT
510 TURTLE COVE BLVD
ROCKWALL, TX 75032

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

IN KYUNG H &
512 SUNSTONE DR
IRVING, TX 75060

GUERRIERO LISA HUDSPETH
537 STANFORD AVE
DALLAS, TX 75209

CURRENT RESIDENT
601 CARRIAGE TRL
ROCKWALL, TX 75087

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

JORDAN MARK S
607 HIGHLAND COLONY PKWY SUITE 200
RICHLAND, MS 39157

BRUCE SCOTT L & CRISTINA V
611 HARBOR COVE DR
ROCKWALL, TX 75087

GIBSON ROBIN S & JOHN
612 HARBOR COVE DRIVE
ROCKWALL, TX 75087

FLORENCIA HECTOR J
615 HARBOR COVE DR
ROCKWALL, TX 75087

FEDDERSON WILLIAM R & PATRICIA L
615 LOCH VIEW COURT
ROCKWALL, TX 75087

BURMANIA DARLENE M & IAN J
616 HARBOR COVE DR
ROCKWALL, TX 75087

CHERRY BEVERLY A REVOCABLE LIVING TRUST
617 HARBOR COVE DR
ROCKWALL, TX 75087

GRIFFITH JOHN E IV & VIVIAN
619 HARBOR COVE DR
ROCKWALL, TX 75087

PRATT CHARLES A AND PATRICIA L
619 LOCH VIEW CT
ROCKWALL, TX 75087

SHAW STEPHANIE AND BRYAN
620 HARBOR COVE DR
ROCKWALL, TX 75087

ROTRAMEL CHRISTIE &
621 HARBOR COVE DR
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD
623 HARBOR COVE DRIVE
ROCKWALL, TX 75087

LITHERLAND LORILEE
627 HARBOR COVE DR
ROCKWALL, TX 75087

RICE CARINE
629 HARBOR COVE DR
ROCKWALL, TX 75087

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

LAYAN INVESTMENTS INC
6403 CRESTMOOR LN
SACHSE, TX 75048

LEBRESCU JODIE AND ROGER
644 STAFFORD CIRCLE
ROCKWALL, TX 75087

FISH WADE W
647 STAFFORD CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
648 STAFFORD CIR
ROCKWALL, TX 75032

WHITESIDE JANIS G
650 STAFFORD CIR
ROCKWALL, TX 75087

WEST WILLIAM MARSHALL &
652 STAFFORD CIRCLE
ROCKWALL, TX 75087

CURRENT RESIDENT
782 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
9615 COUNTY ROAD 2432
ROCKWALL, TX 75160

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

STORMS STEWART M
PO BOX 12632
DALLAS, TX 75225

WAL-MART REAL ESTATE
PO BOX 8050
BENTONVILLE, AR 72712

Letter of Explanation

TJO – Ridge Road & Yellow Jacket

On behalf of The Jenkins Organization, Masterplan requests a Specific Use Permit to construct a 3-story, approximately 126,600-square foot, upscale climate controlled self-storage facility on a 2.6-acre property located southwest of the intersection of Ridge Road and Yellow Jacket Lane. It is projected that the balance of the property to the north would be developed with a future neighborhood retail building.

TJO develops and operates best in class self storage facilities in affluent Texas communities such as Craig Ranch in McKinney, Southlake, Frisco, and Bee Cave in the Austin area. TJO is interested in developing a neighborhood friendly facility with excellent customer service in the Rockwall community.

The development proposal includes the following features:

1. Premium architecturally inspired building design
2. Vast majority of units would be accessed from interior corridors
3. Well-lit, safe and secure facility
4. Building will be positioned to minimize height from street and align with adjacent retail
5. Building will step down from Ridge Rd following the topography of the site
6. Low-traffic generator – 15 visitors per day
7. Hours of access and operation from Monday-Sunday 6AM-10PM.

The proposal includes a request for relief from certain provisions of the Unified Development Code as follows:

Pitched roof. TJO's building design is modern with clean lines. The roof would be flat with parapets to align with the overall modern design.

Perimeter screening adjacent to residential districts. The grade at the rear driveway will sit well below the grade of Turtle Cove. Moreover, the tree line will be preserved to provide a natural buffer from Turtle Cove to the northwest. Moreover, the elevated railroad berm provides a solid screen and fully blocks view of the subject property from Turtle Cove. A screening wall would sit well below the adjacent property, serving minimal to no purpose. Please refer to the enclosed sight line exhibit for additional information.

Floor-to-area ratio. A maximum floor-to-area ratio of 1.2. Use intensity for a self-storage facility is disproportionately low compared to other commercial uses. This facility would generate approximately 15-20 visitors spread out over an entire day.

One direct access point to Ridge Road. Access is necessary to serve the facility.

30% CONSTRUCTION PLANS

□□NIN□□□MMARY

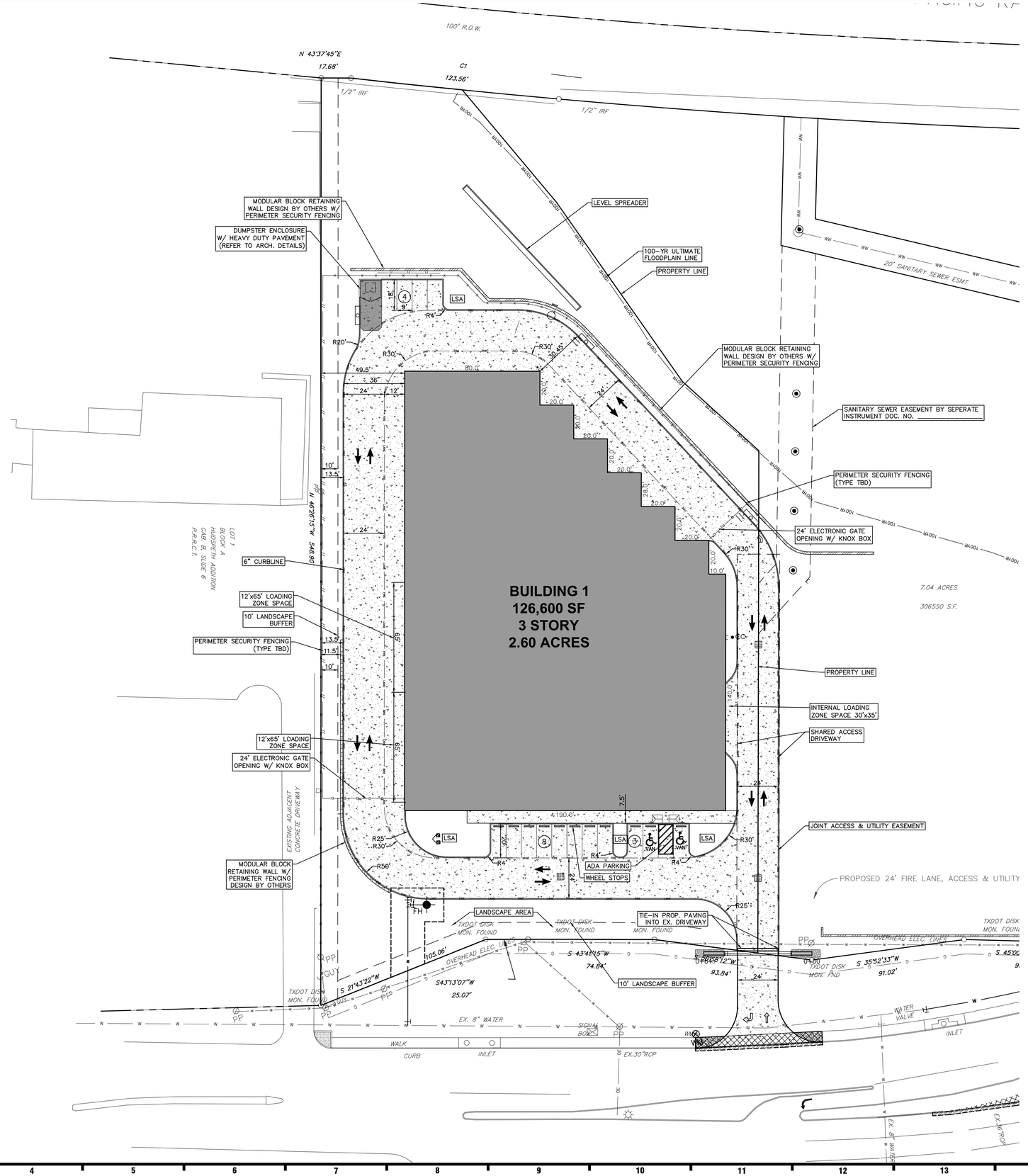
SETBACK / REGULATION	REQ'D	PROPOSED	NOTES
ZONING:	TBD		
PROPOSED USE:	SELF STORAGE		
MIN. LOT SIZE:	10,000 SF	113,184 SF	2.60 AC
FRONT YARD SETBACK:	15 FT	> 15 FT	
SIDE YARD SETBACK:	0 FT	> 10 FT	
REAR YARD SETBACK:	0 FT	> 50 FT	
MAX BUILDING HEIGHT:	60 FT	3 STORIES < 45 FT	
MAX BLDG. COVERAGE	–	42,000 SF	
BLDG. COVERAGE %	60 %	37.1 %	
MAX IMPERVIOUS AREA:	–	85,000 SF	
MAX IMPERVIOUS AREA:	85 %	75.1 %	
GROSS FLOOR AREA:	–	126,000 SF	
MAX FLOOR AREA RATIO:	4:1	1.06	
LANDSCAPE AREA:	–	20,500 SF	
LANDSCAPE %	15 %	18.1 %	
FOUNDATION TYPE:	BASEMENT / SLAB ON GRADE		

PAR□IN□□□MMARY

TYPE	AREA / UNITS	RATIO	REQ'D PARKING
MINI STORAGE / WAREHOUSE	126,000 SF 800 UNITS	3+ 1/100 UNITS	11.0
			11
SPACE TYPE	DIMENSION	#	
BUILDING SPACES	9'x20'	9	
REGULAR SPACES	9'x18'	4	
HC (VAN)	9'x18'	2	
	TOTAL	15	

IMPER□I□□□□MMARY

TYPE	AREA, SF	NOTES
PAVING	34,800	ALL PAVING TYPES
SIDEWALK	1,200	##
BUILDING	42,200	FOOTPRINT
RETAINING WALL, MISC.	600	
TOTAL	78,800	



GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SURVEY FEATURES
○ IPS		IRON PIN SET
● IPF		IRON PIN FOUND
△ TP		CONTROL POINT
BM		BENCHMARK
☒ ROM		RIGHT OF WAY MARKER
		BEARING & DISTANCE
		SITE
		CURB & GUTTER
		EDGE OF PAVEMENT
		SIDEWALK
		CENTERLINE
		FIRE LANE
		TREELINE
		SIGN
22	_R @ 9.0'	PRKG. COUNT-REGULAR
	_HC @ 9.0'	PRKG. COUNT - HC
	_L @ 9.0'	PRKG. COUNT- LARGE
		TRAFFIC FLOW ARROWS
HC		H/C SYMBOL
		ADA RAMP
		ADA ROUTE
E111	E111	BICYCLE PARKING
		BOLLARDS
		WHEEL STOPS
		LIGHT POLE
		RETAINING WALL
		FENCE W/ TYPE
		STORM
SD		STORM PIPE
GI		GRATE INLET
CI		CURB INLET
SSMH		SANITARY SEWER
WW	WW	WASTEWATER & MANHOLE
CO	CO	CLEAN-OUT
FM	FM	FORCE MAIN
		WATER DISTRIBUTION
W	W	WATER MAIN
IR	IR	IRRIGATION LINE
FDC	FDC	FIRE HYDRANT
M		FIRE DEPT. CONNECTION
		METER BOX
GV		WATER FITTINGS & BENDS
		GATE VALVE & REDUCER
		POWER, GAS, TV
UE OE	UE OE	ELECTRIC
EMH EM	EMH EM	ELEC. MANHOLE & METER
UT OT	UT OT	TELEPHONE
△T	△T	TELEPHONE RISER
UC OC	UC OC	CABLE
△TV	△TV	CABLE TV RISER
FO	FO	FIBER OPTIC
PP/G		UTILITY POLE & GUY WIRE
PP/LP		LIGHT POLE
G	G	GAS LINE
		GAS VALVE & METER
		TREE
975		TREE TO BE REMOVED
975		TREE TO BE SAVED

CONTACTS

DEVELOPER:
THE JENKINS ORGANIZATION
2900 S. CONGRESS AVE, SUITE 204
AUSTIN, TEXAS 78704

KYLE JENKINS
512.448.9551

ENGINEER:
M3 ENGINEERING
2593 S. GESSNER ROAD, SUITE 13
HOUSTON, TEXAS 77063

TROY MOORE, PE
512.820.3265

ARCHITECT:
DAVID BACA STUDIO
100 N. TRAVIS ST, SUITE 500A
SHERMAN, TEXAS TBD

DAVID BACA, AIA
903.893.5800

RESPONSIBILITY NOTE

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.

BENCHMARKS

BENCHMARKS: CITY OF ROCKWALL , TEXAS - CONTROL MONUMENTATION

- MON. R005-1 N: 7023593.75795; E: 2594175.58258; ELEVATION: 578.6314, RESET CONCRETE MONUMENT W/BRASS CAP LOCATED IN MEDIAN OF SUMMIT RIDGE DRIVE INTERSECTING F.M. HWY. No. 740,
- MON. R007 N: 7013837A84; E.2595453.327; ELEVA TON: 566.223. BEING LOCATED ON THE EAST SIDE OF INTERSECTION 1-30 SOUTH SERVICE ROAD & MIMS ROAD.

30% CONSTRUCTION PLANS

DESIGN PROFESSIONAL

IMAGINE | DESIGN | BUILD

M3 ENGINEERING
2593 S. GESSNER RD, SUITE 13
HOUSTON, TEXAS 77063
PH: 512.820.3265
FIRM #18863

www.M3ENGINEERING.COM

CIVIL ENGINEERING | BUILDING DESIGN
CONSTRUCTION MANAGEMENT

© Copyright (as dated below). This drawing and all reproductions thereof are the property of M3 ENGINEERING. It is intended for the sole use of the project named hereon. Reproduction without the written consent of is unlawful. All copies are to be returned to upon project completion.

THE JENKINS ORGANIZATION

ISSUE/REVISION RECORD

PROJECT NAME
ROCKWALL STORAGE

2200 RIDGE ROAD
ROCKWALL, TEXAS 75087

MAP GRID # TBD
MAPSCO # TBD

PROJECT NUMBER
18003

DRAWING FILE
18003-SITE.DWG

SCALE □"□□□□'

30 0 15 30

PROFESSIONAL SEAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF TROY L. MOORE III #119326 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

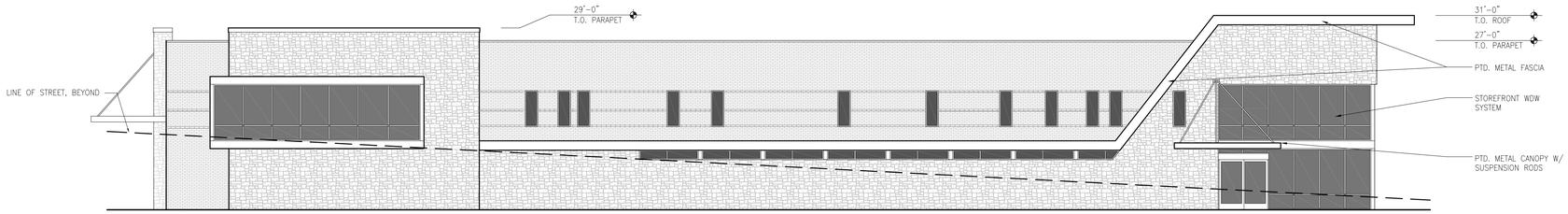
PROJECT STATUS
30% CONSTRUCTION DRAWINGS

SHEET TITLE
MASTER SITE PLAN

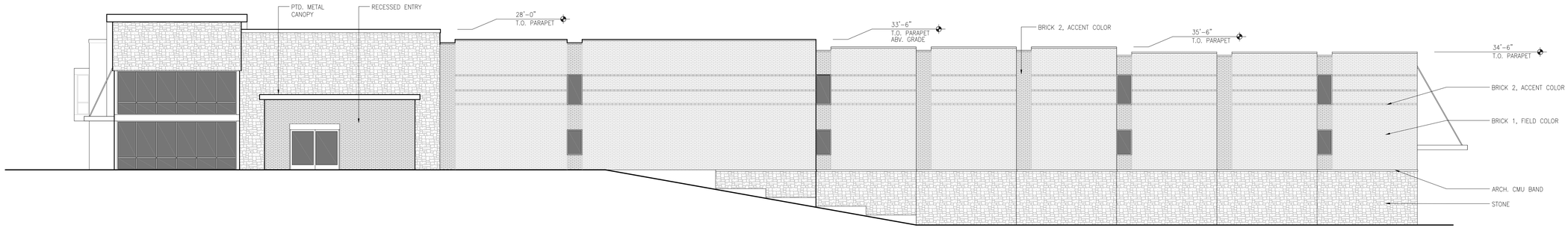
SHEET NUMBER
8 of 20

TBD

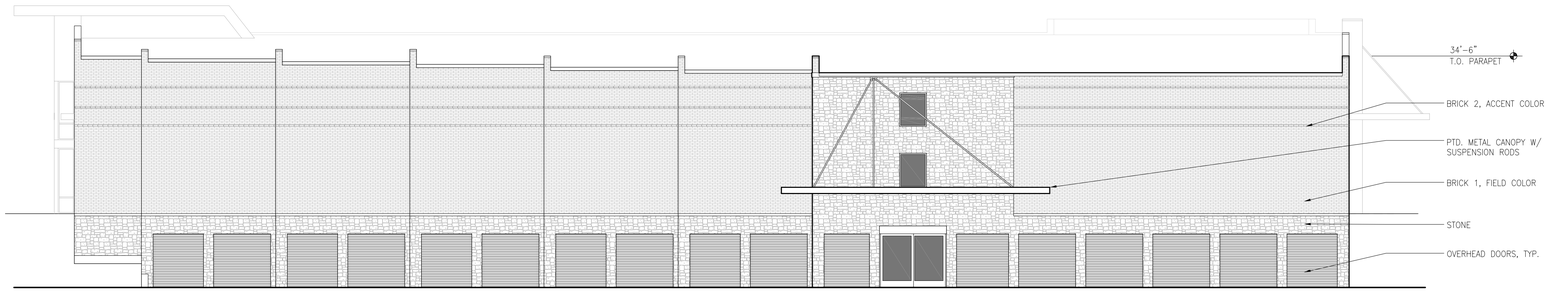
30% CONSTRUCTION PLANS



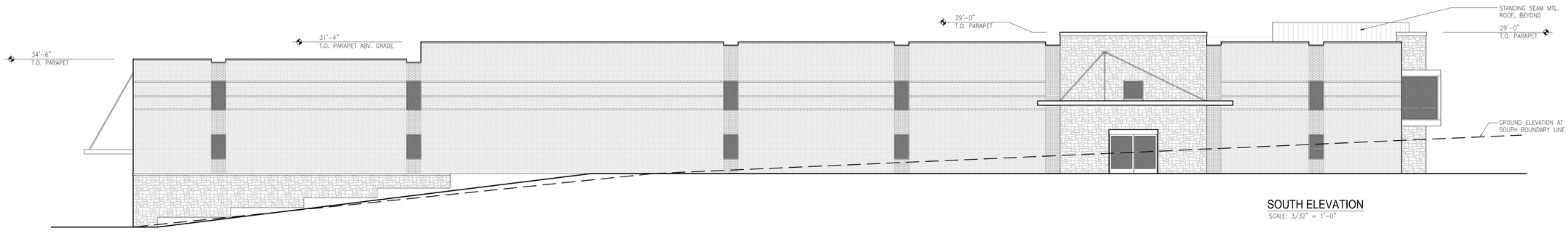
FRONT ELEVATION (RIDGE ROAD)
SCALE: 3/32" = 1'-0"



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION (REAR)
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

exterior elevations

davidbaca STUDIO

100 NORTH TRAVIS STREET
SUITE NO.500A
SHERMAN, TEXAS 75090

903 893 5800

www.davidbacastudio.com

SCHEMATIC DESIGN REVIEW

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

Lakeview Storage

A new facility for The Jenkins Organization

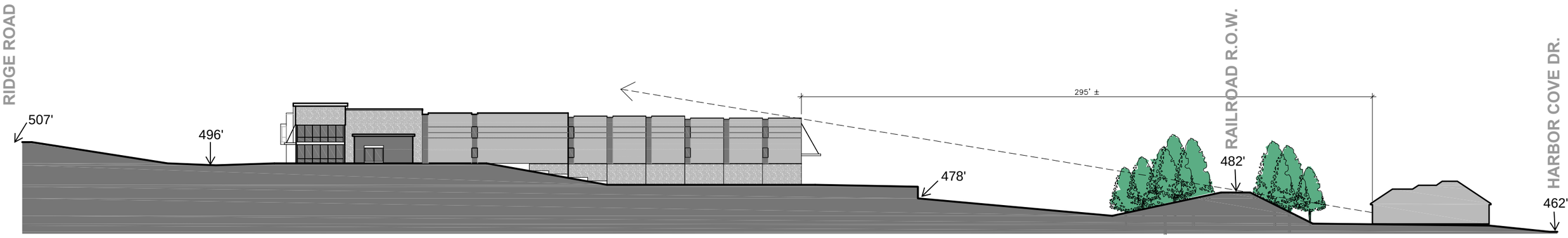
Ridge Road, Rockwall, Texas

PROJECT NUMBER
1830

DATE
11.13.18

SHEET NUMBER
SUP-1


LAKEVIEW storage



SITE LINE STUDY

SHEET SIZE: 11X17

BEING a 2.595 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being a part of Lot 1, Block A, Sky Ridge Addition, an addition to the City of Rockwall, recorded in Volume J, Page 243, Map Records, Rockwall County, Texas, and this tract being more particularly described as follows:

BEGINNING at a point for corner at the south corner of said Lot 1, Block A, Sky Ridge Addition, said corner being in the northeast boundary line of Lot 1, Block A, Hudspeth Addition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right–of–way line of Farm to Market Road 740 (Ridge Road), a variable width right–of–way from which a TXDOT Monument with an Aluminum Disk found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said Lot 1, Block A, Sky Ridge Addition, a distance of 548.61 feet to a 1/2–inch iron rod found for the west corner of said Lot 1, Block A, Sky Ridge Addition and the north corner of said Lot 1, Block A, Hudspeth Addition, said corner being in the southeast right–of–way line of the Union Pacific Railroad, a 100 ft. right–of–way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said Lot 1, Block A, Sky Ridge Addition, a distance of 17.68 feet to a point for corner at the beginning of a non–tangent curve to the left having a radius of 5449.50 feet, and a chord which bears North 49 degrees 39 minutes 04 seconds East, a distance of 65.76 feet;

THENCE Northeasterly, along the common line of said Railroad and Lot 1, Block A, Sky Ridge Addition, and with said curve to the left, through a central angle of 00 degrees 41 minutes 29 seconds, an arc distance of 65.76 feet to a point for corner from which a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for reference, bears South 86 degrees 26 minutes 38 seconds East, a distance of 20.00 feet;

THENCE Southeasterly, traversing across said Lot 1, Block A, Sky Ridge Addition, the following courses:

South 86 degrees 26 minutes 38 seconds East, a distance of 86.16 feet to a 5/8–inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

South 81 degrees 33 minutes 11 seconds East, a distance of 129.76 feet to a 5/8–inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

North 85 degrees 43 minutes 25 seconds East, a distance of 61.14 feet a 5/8–inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;

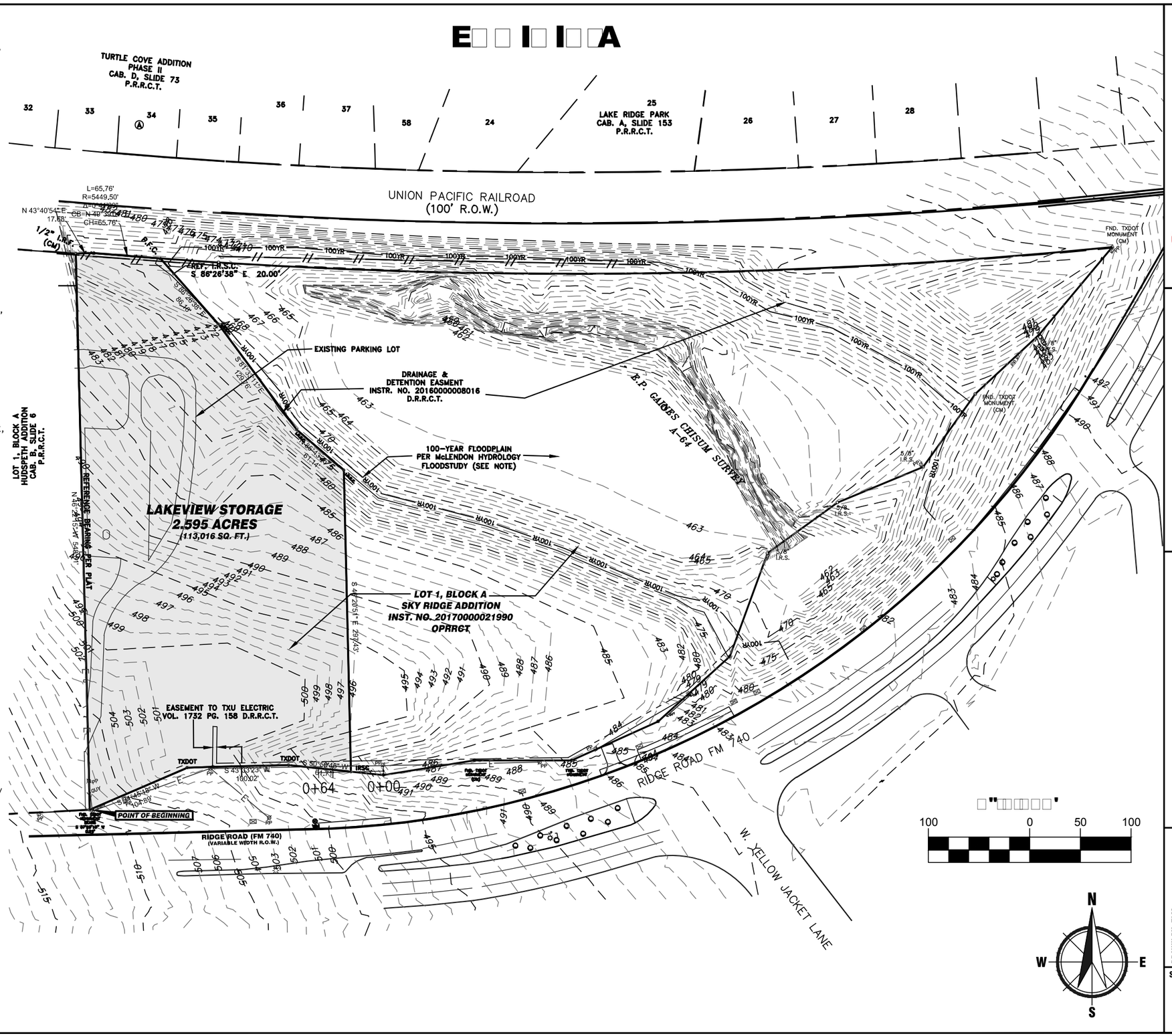
South 46 degrees 20 minutes 51 seconds East, a distance of 297.43 feet a 5/8–inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner in the northwest line of said FM 740 and the southeast line of said Lot 1, Block A, Sky Ridge Addition;

THENCE Southwesterly, along the common line of said FM 740 and said Lot 1, Block A, Sky Ridge addition, the following courses:

South 50 degrees 59 minutes 46 seconds West, a distance of 61.71 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 113,016 square feet or 2.595 acres of land.



M3 ENGINEERING
2593 S. GESSNER RD. SUITE 13
HOUSTON, TEXAS 77063
PH: 512.820.3265
FIRM #18862
WWW.M3ENGINEERING.COM

DATE: 20/11/2018

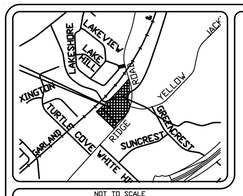
EXHIBIT A SUP
BOUNDARY EXHIBIT

LAKEVIEW STORAGE

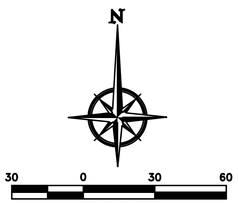
THE JENKINS ORGANIZATION

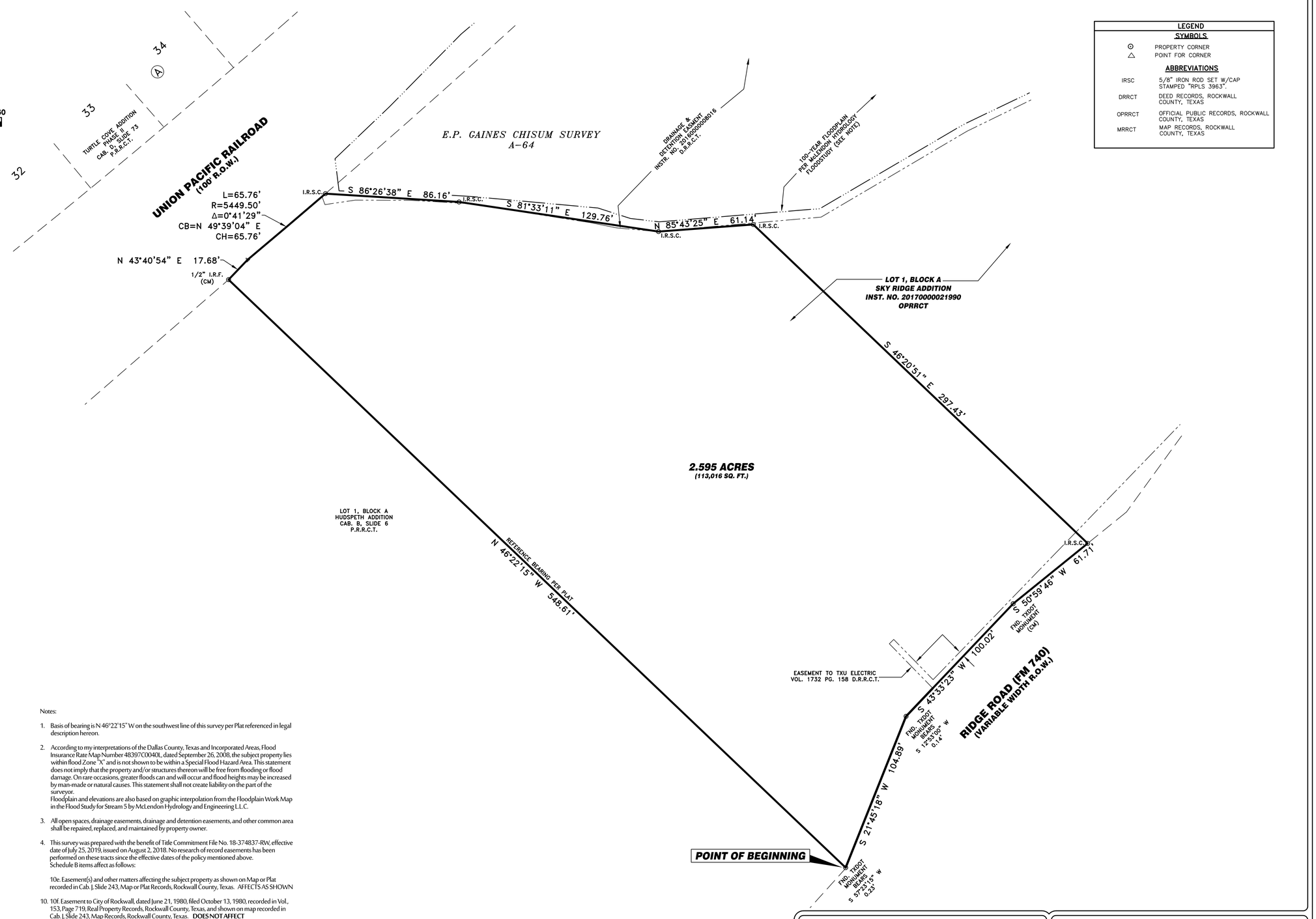
DRAWN BY: TLM
FILE: 18003-SITE SUP.DWG
SCALE: 1"=100'
PROJECT No. 18003

SHEET
A



NOT TO SCALE
COLLIN CO. MAPSCO 120Z





LEGEND

SYMBOLS

⊙	PROPERTY CORNER
△	POINT FOR CORNER

ABBREVIATIONS

IRSC	5/8" IRON ROD SET W/CAP STAMPED "RPLS 3963".
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
OPRRCT	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
MRRCT	MAP RECORDS, ROCKWALL COUNTY, TEXAS

BEING a 2.595 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being a part of Lot 1, Block A, Sky Ridge Addition, an addition to the City of Rockwall, recorded in Volume J, Page 243, Map Records, Rockwall County, Texas, and this tract being more particularly described as follows:

BEGINNING at a point for corner at the south corner of said Lot 1, Block A, Sky Ridge Addition, said corner being in the northeast boundary line of Lot 1, Block A, Hudspeth Addition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right-of-way line of Farm to Market Road 740 (Ridge Road), a variable width right-of-way from which a TXDOT Monument with an Aluminum Disk found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said Lot 1, Block A, Sky Ridge Addition, a distance of 548.61 feet to a 1/2-inch iron rod found for the west corner of said Lot 1, Block A, Sky Ridge Addition and the north corner of said Lot 1, Block A, Hudspeth Addition, said corner being in the southeast right-of-way line of the Union Pacific Railroad, a 100 ft. right-of-way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said Lot 1, Block A, Sky Ridge Addition, a distance of 17.68 feet to a point for corner at the beginning of a non-tangent curve to the left having a radius of 5449.50 feet, and a chord which bears North 49 degrees 39 minutes 04 seconds East, a distance of 65.76 feet;

THENCE Northeasterly, along the common line of said Railroad and Lot 1, Block A, Sky Ridge Addition, and with said curve to the left, through a central angle of 00 degrees 41 minutes 29 seconds, an arc distance of 65.76 feet to a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for corner;

THENCE Southeasterly, traversing across said Lot 1, Block A, Sky Ridge Addition, the following courses:

South 86 degrees 26 minutes 38 seconds East, a distance of 86.16 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

South 81 degrees 33 minutes 11 seconds East, a distance of 129.76 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "RPLS 3963", set for corner;

North 85 degrees 43 minutes 25 seconds East, a distance of 61.14 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;

South 46 degrees 20 minutes 51 seconds East, a distance of 297.43 feet a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 3963", set for corner in the northwest line of said FM 740 and the southeast line of said Lot 1, Block A, Sky Ridge Addition;

THENCE Southwesterly, along the common line of said FM 740 and said Lot 1, Block A, Sky Ridge addition, the following courses:

South 50 degrees 59 minutes 46 seconds West, a distance of 61.71 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 113,016 square feet or 2.595 acres of land.

Notes:

1. Basis of bearing is N 46°22'15" W on the southwest line of this survey per Plat referenced in legal description hereon.
2. According to my interpretations of the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0040L, dated September 26, 2008, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
   Floodplain and elevations are also based on graphic interpolation from the Floodplain Work Map in the Flood Study for Stream 5 by McLendon Hydrology and Engineering L.L.C.
3. All open spaces, drainage easements, drainage and detention easements, and other common area shall be repaired, replaced, and maintained by property owner.
4. This survey was prepared with the benefit of Title Commitment File No. 18-374837-RW, effective date of July 25, 2019, issued on August 2, 2018. No research of record easements has been performed on these tracts since the effective dates of the policy mentioned above.
   Schedule B items affect as follows:

   10e. Easement(s) and other matters affecting the subject property as shown on Map or Plat recorded in Cab. J, Slide 243, Map or Plat Records, Rockwall County, Texas. AFFECTS AS SHOWN

10. 10f. Easement to City of Rockwall, dated June 21, 1980, filed October 13, 1980, recorded in Vol., 153, Page 719, Real Property Records, Rockwall County, Texas, and shown on map recorded in Cab. J, Slide 243, Map Records, Rockwall County, Texas. **DOES NOT AFFECT**

    10g. Easement to Texas Utilities Electric Company, dated September 9, 1999, filed October 12, 1999, recorded in Vol., 1732, Paged 158, Real Property Records, Rockwall County, Texas. **AFFECTS AS SHOWN**

10. 10h. Easement to City of Rockwall, dated May 17, 2016, filed May 17, 2016, recorded as Clerk's No. 20160000008016, Real Property Records, Rockwall County, Texas, and shown on map recorded in Cab. J, Slide 243, Map Records, Rockwall County, Texas. **AFFECTS AS SHOWN**

I, Robert C. Myers, Registered Professional Land Surveyor, do hereby certify that this plat represents the results of a survey made on the ground under my supervision during the month of September, 2018, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.
FIELD WORK WAS COMPLETED ON 09-11-18.

PRELIMINARY- FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSE
RELEASED 9-12-18

ROBERT C. MYERS R.P.L.S. NO. 3963

STATE OF TEXAS · REGISTERED · ROBERT C. MYERS · 3963 · PROFESSIONAL LAND SURVEYOR

R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"
488 ARROYO COURT (214) 532-0636 Voice
SUNNYVALE, TEXAS 75182 Firm No. 10192300
Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com
TEXAS REGISTERED SURVEYORS

Client: The Jenkins Organization, Inc.

Job No.: 377B	Drawn by: MZG	Date: 09-12-18	Revised:

LAND TITLE SURVEY
OF
2.595 ACRES
OUT OF
LOT 1, BLOCK A,
SKY RIDGE ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

2.595 ACRES (DWG)

BEING a 2.595 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being a part of Lot 1, Block A, Sky Ridge Addition, an addition to the City of Rockwall, recorded in Volume J, Page 243, Map Records, Rockwall County, Texas, and this tract being more particularly described as follows:

BEGINNING at a point for corner at the south corner of said Lot 1, Block A, Sky Ridge Addition, said corner being in the northeast boundary line of Lot 1, Block A, Hudspeth Addition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right-of-way line of Farm to Market Road 740 (Ridge Road), a variable width right-of-way from which a TXDOT Monument with an Aluminum Disk found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said Lot 1, Block A, Sky Ridge Addition, a distance of 548.61 feet to a 1/2-inch iron rod found for the west corner of said Lot 1, Block A, Sky Ridge Addition and the north corner of said Lot 1, Block A, Hudspeth Addition, said corner being in the southeast right-of-way line of the Union Pacific Railroad, a 100 ft. right-of-way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said Lot 1, Block A, Sky Ridge Addition, a distance of 17.68 feet to a point for corner at the beginning of a non-tangent curve to the left having a radius of 5449.50 feet, and a chord which bears North 49 degrees 39 minutes 04 seconds East, a distance of 65.76 feet;

THENCE Northeasterly, along the common line of said Railroad and Lot 1, Block A, Sky Ridge Addition, and with said curve to the left, through a central angle of 00 degrees 41 minutes 29 seconds, an arc distance of 65.76 feet to a point for corner from which a 5/8-inch iron rod with a yellow plastic cap, stamped “RPLS 3963”, set for reference, bears South 86 degrees 26 minutes 38 seconds East, a distance of 20.00 feet;

THENCE Southeasterly, traversing across said Lot 1, Block A, Sky Ridge Addition, the following courses:

South 86 degrees 26 minutes 38 seconds East, a distance of 86.16 feet to a 5/8-inch iron rod with a yellow plastic cap stamped “RPLS 3963”, set for corner;

South 81 degrees 33 minutes 11 seconds East, a distance of 129.76 feet to a 5/8-inch iron rod with a yellow plastic cap stamped “RPLS 3963”, set for corner;

North 85 degrees 43 minutes 25 seconds East, a distance of 61.14 feet a 5/8-inch iron rod with yellow plastic cap stamped “RPLS 3963”, set for corner;

South 46 degrees 20 minutes 51 seconds East, a distance of 297.43 feet a 5/8-inch iron rod with yellow plastic cap stamped “RPLS 3963”, set for corner in the northwest line of said FM 740 and the southeast line of said Lot 1, Block A, Sky Ridge Addition;

THENCE Southwesterly, along the common line of said FM 740 and said Lot 1, Block A, Sky Ridge addition, the following courses:

South 50 degrees 59 minutes 46 seconds West, a distance of 61.71 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 113,016 square feet or 2.595 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

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 MINI-WAREHOUSE FACILITY IN A COMMERCIAL (C) DISTRICT, SITUATED ON A 2.595-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF LOT 1, BLOCK A, SKY RIDGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND DESCRIBED IN *EXHIBIT 'B'* OF THIS ORDINANCE; 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 Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky for the approval of a Specific Use Permit (SUP) to allow a *mini-warehouse facility* in a Commercial (C) District on a 2.595-acre tract of land being described as a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and being more specifically depicted in *Exhibit 'A'* and described in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated 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 [*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 *mini-warehouse facility* within a Commercial (C) District as stipulated by 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 conditions set forth in Subsection 2.1.10*, Wholesale, Distribution, and Storage,* of Section 2, *Use Standards*, of Article IV, *Permissible Uses, and* Subsection 4.5, *Commercial (C) District,* of Section 4, *Commercial District and* Subsection 6.8, *Scenic Overlay (SOV) District*, of Section 6, *Overlay Districts* of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*], as

DRAFT ORDINANCE 01.02.19

heretofore amended and as may be amended in the future, and shall be subject to the following operational conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions shall pertain to the operation of a *mini-warehouse facility* on the subject property, and conformance to these operations is required for continued operation:

1) The development shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

2) The building elevations shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) The maximum number of storage units provided shall not exceed 400 units for the facility.

4) The maximum number of floors is limited to three (3) stories.

5) The mini-warehouse facility shall not be greater than 36-feet in height.

6) No outside storage of any kind shall be allowed (*including the outside storage of boats, recreational vehicles, trailers, and motor or self-propelled vehicles*).

7) Businesses shall not be allowed to operate within individual storage units.

8) The commercial operation of rental trucks and trailers shall be prohibited.

9) The developer shall maintain the treeline adjacent to the northwest property line.

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.

DRAFT ORDINANCE 01.02.19

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 4TH DAY OF FEBRUARY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

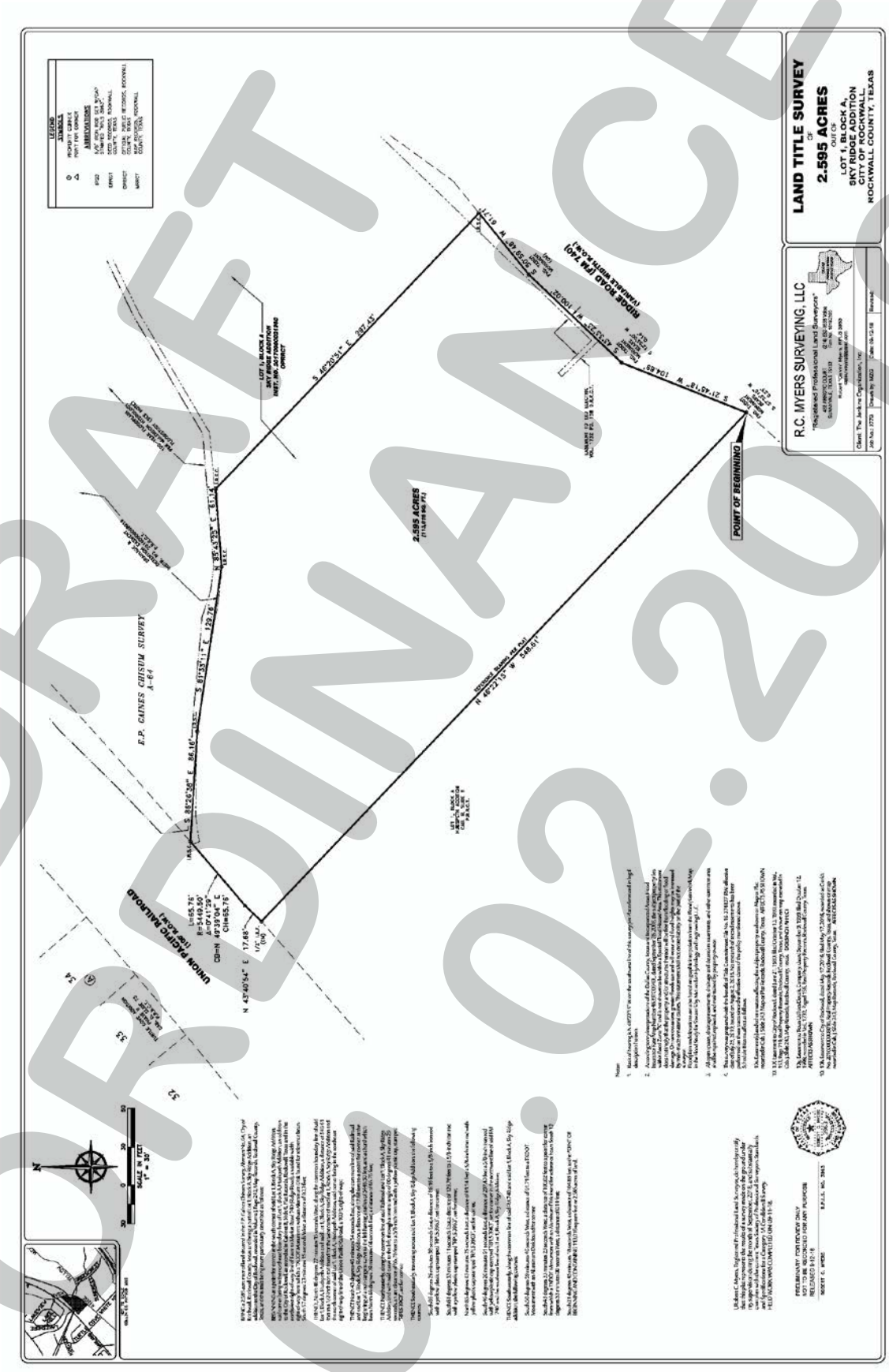
_____
Frank J. Garza, *City Attorney*

1st Reading: *January 22, 2019*

2nd Reading: *February 4, 2019*

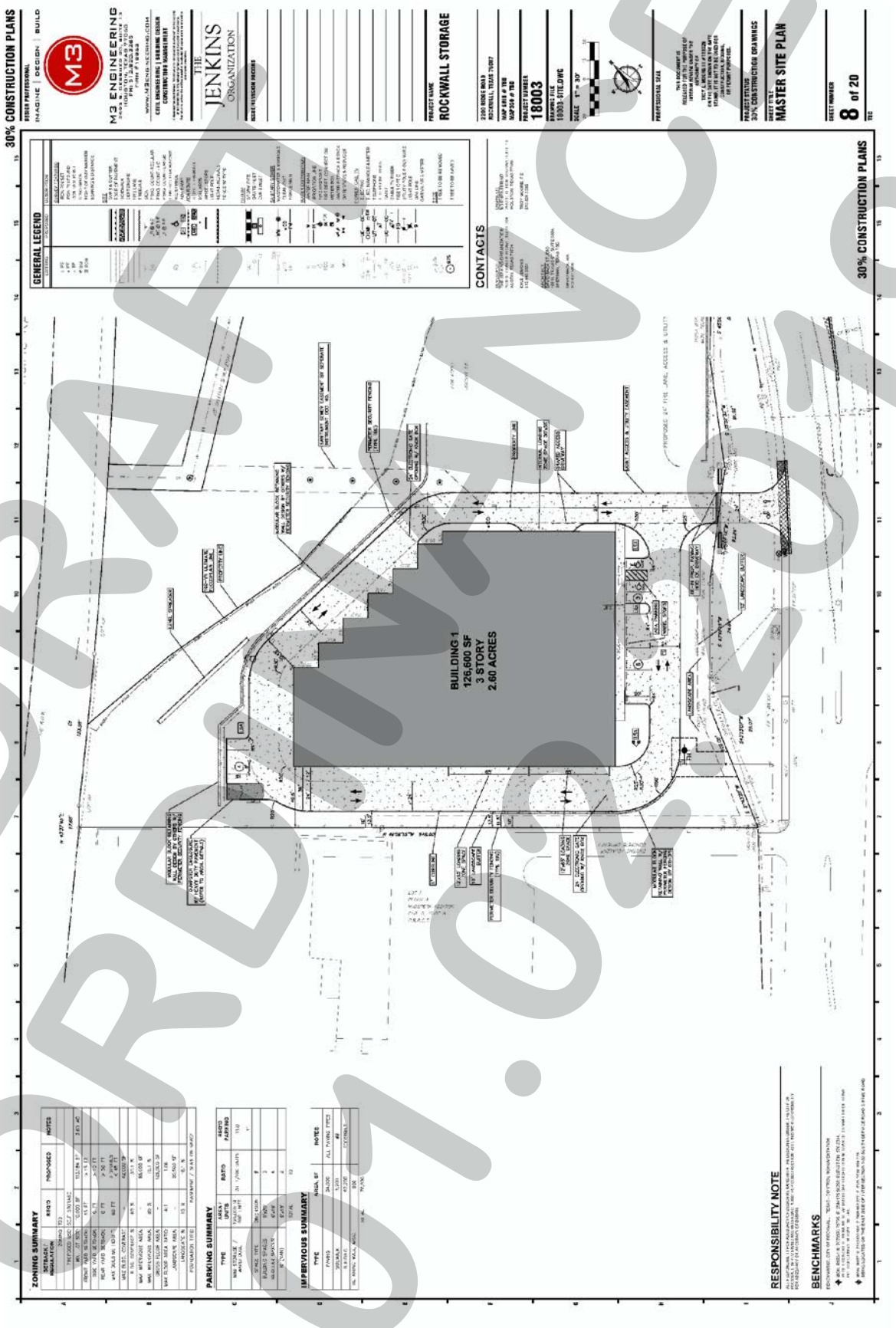
DRAFT ORDINANCE 01.02.2019

Exhibit 'A':
Survey



DRAFT
ORDINANCE
02.2019

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
01.07.19

Exhibit 'C':
Concept Building Elevations



DRAFT ORDINANCE 01.02.2019

Exhibit 'C':
Concept Building Elevations



DRAFT ORDINANCE 01.07.19

City of Rockwall

Project Plan Review History

				Applied	12/14/2018 LM
Project Number	Z2018-056	**Owner**	ATHEY, BOBBY FRANK	**Approved**	
Project Name	Zoning Change (AG to C)	**Applicant**	ROCKWALL FRIENDSHIP BAPTIST CHURCH	**Closed**	
Type	ZONING			**Expired**	
Subtype	REZONE			**Status**	
Status	Staff Review				

Site Address	**City, State Zip**	**Zoning**
AIRPORT RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	2-4	NULL	2-4	0102-0000-0002-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/18/2018	12/25/2018	12/18/2018		APPROVED	
ENGINEERING	Sarah Hager	12/14/2018	12/21/2018	12/27/2018	13	APPROVED	

(12/27/2018 10:56 AM SH)
- 4% Engineering Inspection Fees.
- Impact Fees.
- Justin Road paving improvements and right-of-way dedication. 85' ROW for M4D pavement section.
- Off site right-of-way dedication required.
- Driveway spacing on Justin Rd is 200' from John King and 100' to the east.
- Median in Justin Rd. to be stamped and stained in truck full depth.
- Detention is required. "C" value for drainage is by land use.
- Minimum utility easement width is 20'.
- Install 12" water line adjacent to Justin, along John King, and connect to existing 12" line at Airport Road.
- Sewer is available along the proposed Justin road.
- No dead-end parking. Must include a loop or turnaround.
- Parking to be 20'x9'
- Drive isles to be 24' wide with 20' min radius.
- 10 ft trail along John King
- Impoundments/Retention of Water requires State Approval
- Dumpster to drain to oil/water separator or grease trap.
- Must install left turn lane on John King.
- Must construct a 10' wide trail along John King.
- TxDOT permit required.
- Must meet City Standards.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
FIRE	Ariana Hargrove	12/14/2018	12/21/2018	12/19/2018	5	APPROVED	
PLANNING	Korey Brooks	12/14/2018	12/21/2018	12/27/2018	13	COMMENTS	Comments

Z2018-056 ZONING CHANGE (AG TO C)

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This a request by Tom Jones on behalf of Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2018-056) in the lower right hand corner of all pages on future submittals.

M.4 Please review the attached draft ordinance prior to the January 15, 2019 Planning & Zoning Commission meeting.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by January 3, 2019. The Planning and Zoning Worksession for this case is January 2, 20019. The Planning and Zoning Meeting for this case is January 15, 2019 2018.

I.6 The projected City Council meeting date and subsequent approval for this request is January 21, 2019 and February 4, 2019.

PRE-APPLICATION MEETING REQUEST

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

STAFF USE ONLY
MEETING DATE: 12-6-2018
MEETING TIME: 11:00

PRE-APPLICATION MEETING INFORMATION

A Pre-Application Meeting is strongly recommended prior to submittal of a development application. These meetings are held on Thursday morning's beginning at 9:00 AM, by appointment. Representatives from Engineering, Planning, Fire, Parks (if necessary) and Building attend the meeting in an effort to assist you with your project by answering any questions you may have and explaining the development process and timelines.

Due to the number of requests for Pre-Application meetings that are received, staff cannot guarantee an appointment at the next scheduled meeting. We recommend requesting an appointment a minimum of one (1) week in advance. To best facilitate discussion during the meeting, include all conceptual drawings, site plans or other schematics with your completed request. For assistance with this form or other questions, please contact the Planning Department at (972) 771-7745 or at planning@rockwall.com.

TJ *Initial Above* — I acknowledge that a conceptual drawing or site plan must be submitted as part of this request. Appointments may not be scheduled for requests without conceptual plans.

TJ *Initial Above* — I acknowledge that neither submission of this request, nor the Pre-Application meeting, constitutes a permit or confers any permit rights under Chapter 245 of the Texas Local Government Code.

PROPERTY AND PROJECT INFORMATION [PLEASE PRINT]

Address	—		
General Location	NEC JOHN KING BLVD & JUSTIN ROAD		
Proposed Use	CHURCH	Proposed Square Footage	25,700

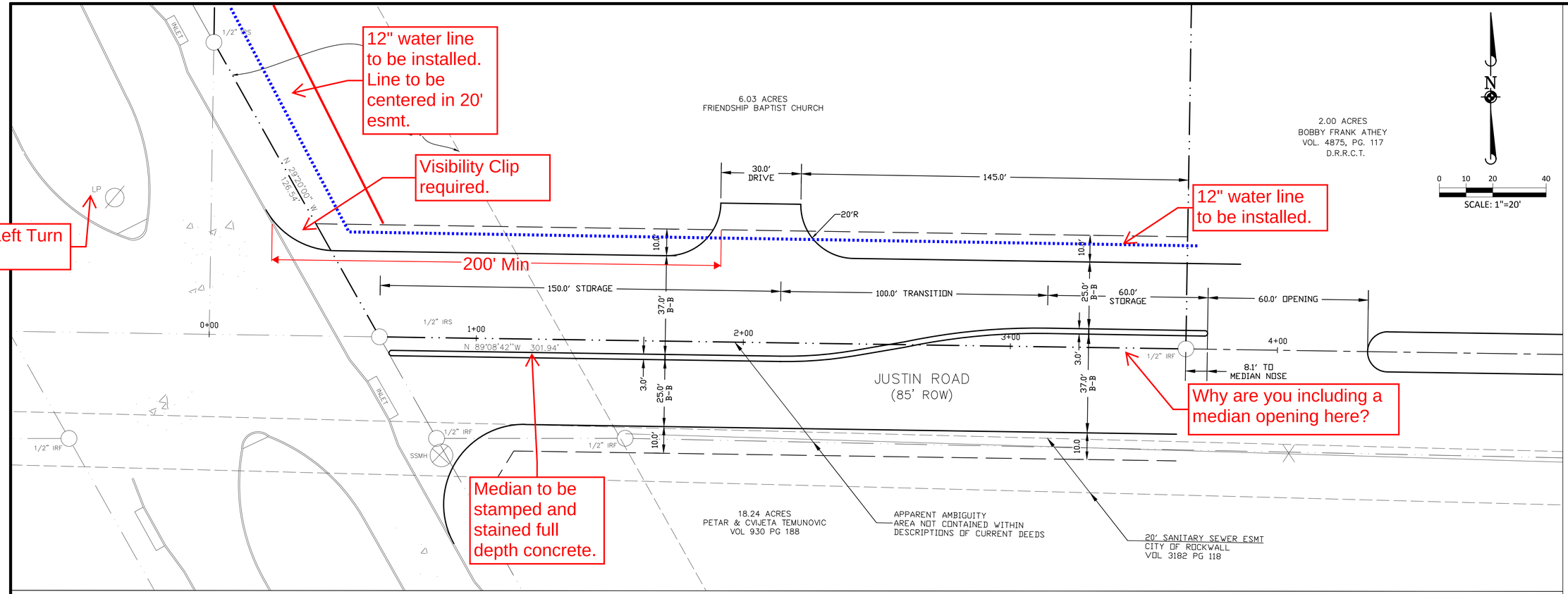
Are you proposing any alcohol sales?	[ ] Yes	[X] No
Do you intend to subdivide or combine the property with other parcels?	[ ] Yes	[X] No
Is the project expected to exceed $50,000 in cost?	[X] Yes	[ ] No

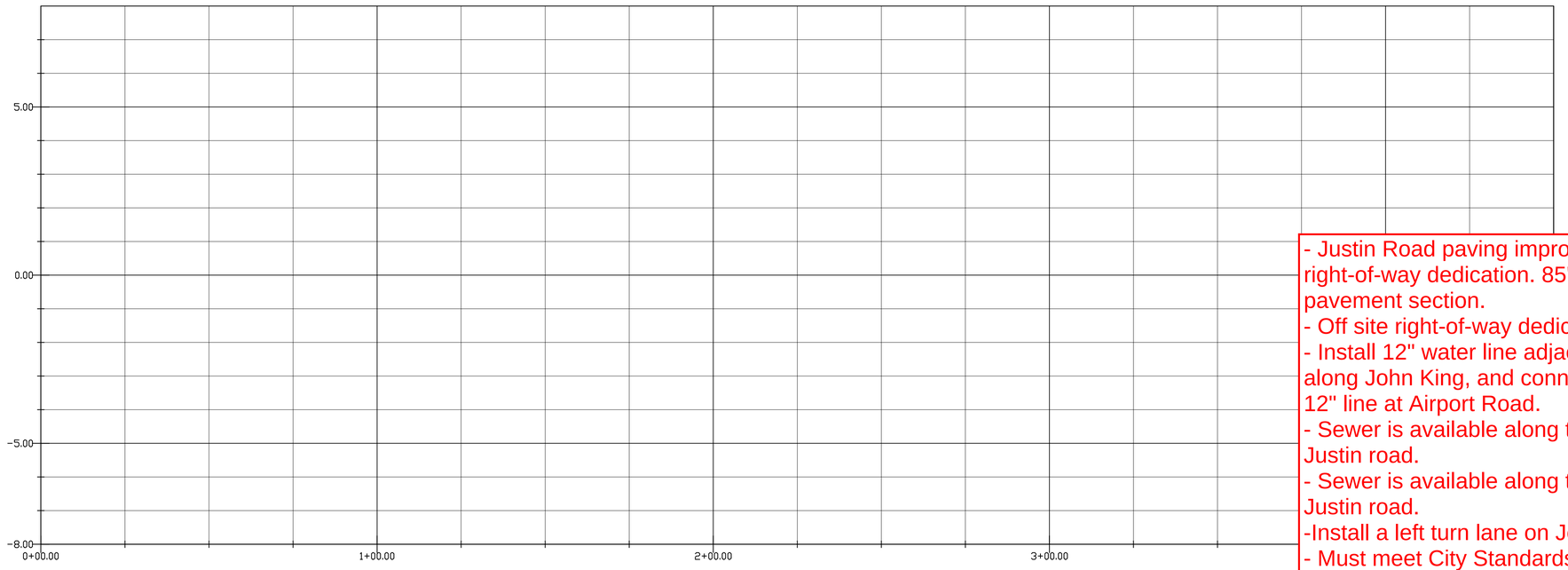
APPLICANT INFORMATION [PLEASE PRINT]

Applicant	THOMAS JONES		
Address	5815 MEADOWCREST		
City	DALLAS	State TX	Zip 75230
Phone	214.679.1679	Email	TJONES@TOMDEN.COM

RESOURCES FOR YOU

- ✓ For applications, checklists, departmental contacts, demographics and more, visit our website: http://www.rockwall.com/planning
- ✓ For GIS information for due diligence research, including downloadable and interactive maps (for zoning, parcel information, etc.), visit our GIS website: http://www.rockwall.com/gis





- Justin Road paving improvements and right-of-way dedication. 85' ROW for M4D pavement section.
- Off site right-of-way dedication required.
- Install 12" water line adjacent to Justin, along John King, and connect to existing 12" line at Airport Road.
- Sewer is available along the proposed Justin road.
- Sewer is available along the proposed Justin road.
-Install a left turn lane on John King Rd.
- Must meet City Standards.
- 10 ft trail along John King
- Must have TxDOT permit.

DRAWN BY | REVISIONS | DATE

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
tjones@tomden.com
FIRM No. 19244

JUSTIN ROAD EXTENSION
FRIENDSHIP BAPTIST CHURCH
PRELIMINARY ROADWAY LAYOUT

THOMAS P. JONES, P.E.
TEXAS P.E. No. 58887
ISSUED THIS DATE:
NOVEMBER 02, 2018

PROJ. MGR.: TJ
PROJ. ASSOC.: AC
DRAWN BY: AC
DATE: 11/02/2018
SCALE:

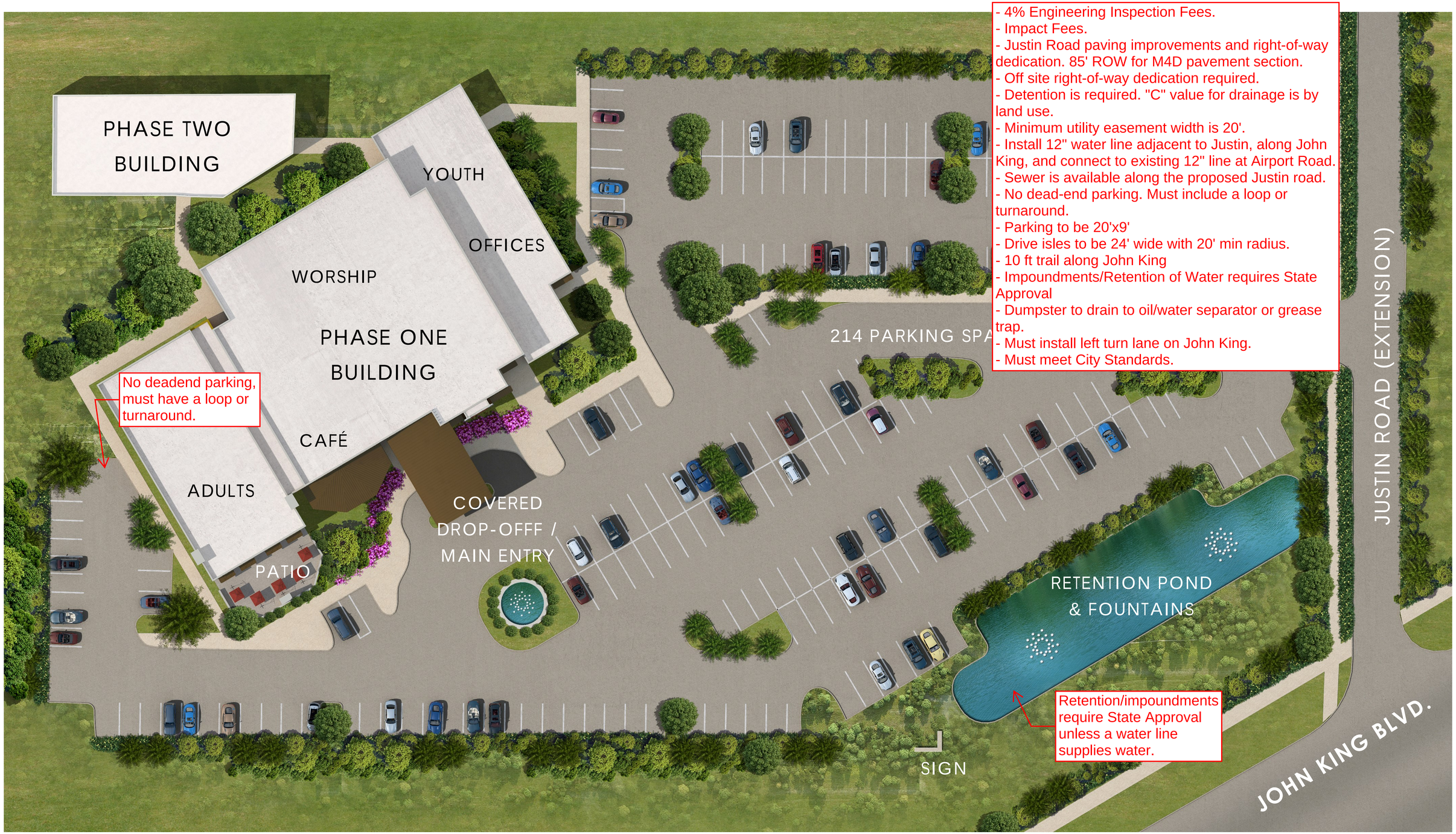
SHEET 1 OF 1



FR ROCKWALL FRIENDSHIP BAPTIST CHURCH

NEW WORSHIP CENTER

CROSSPOINTE CHURCH ARCHITECTS
designing buildings that grow churches



ROCKWALL FRIENDSHIP BAPTIST CHURCH

MASTER SITE PLAN

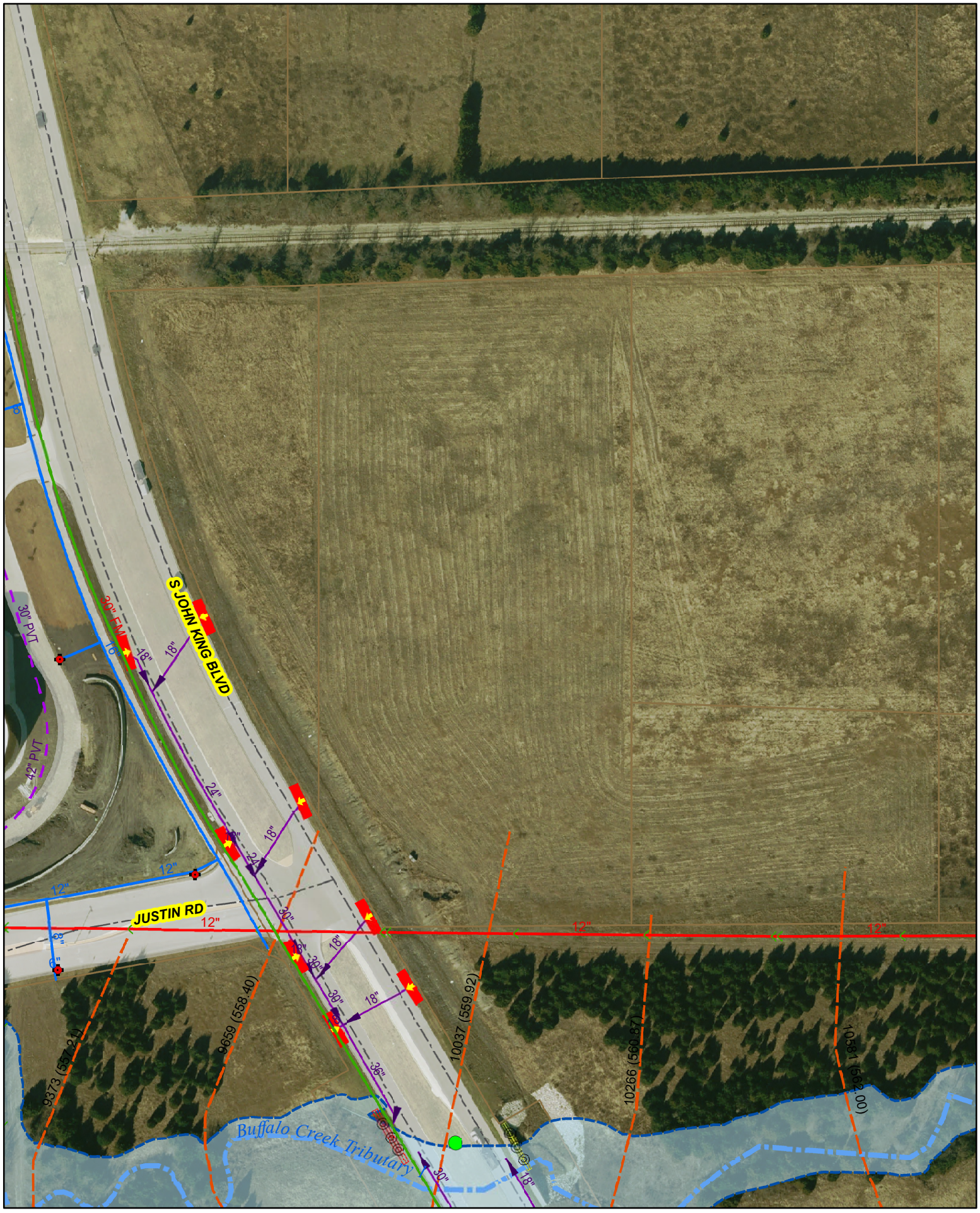
CROSSPOINTE CHURCH ARCHITECTS
designing buildings that grow churches



ROCKWALL FRIENDSHIP BAPTIST CHURCH

FLOOR PLAN

CROSSPOINTE CHURCH ARCHITECTS
designing buildings that grow churches



City of Rockwall

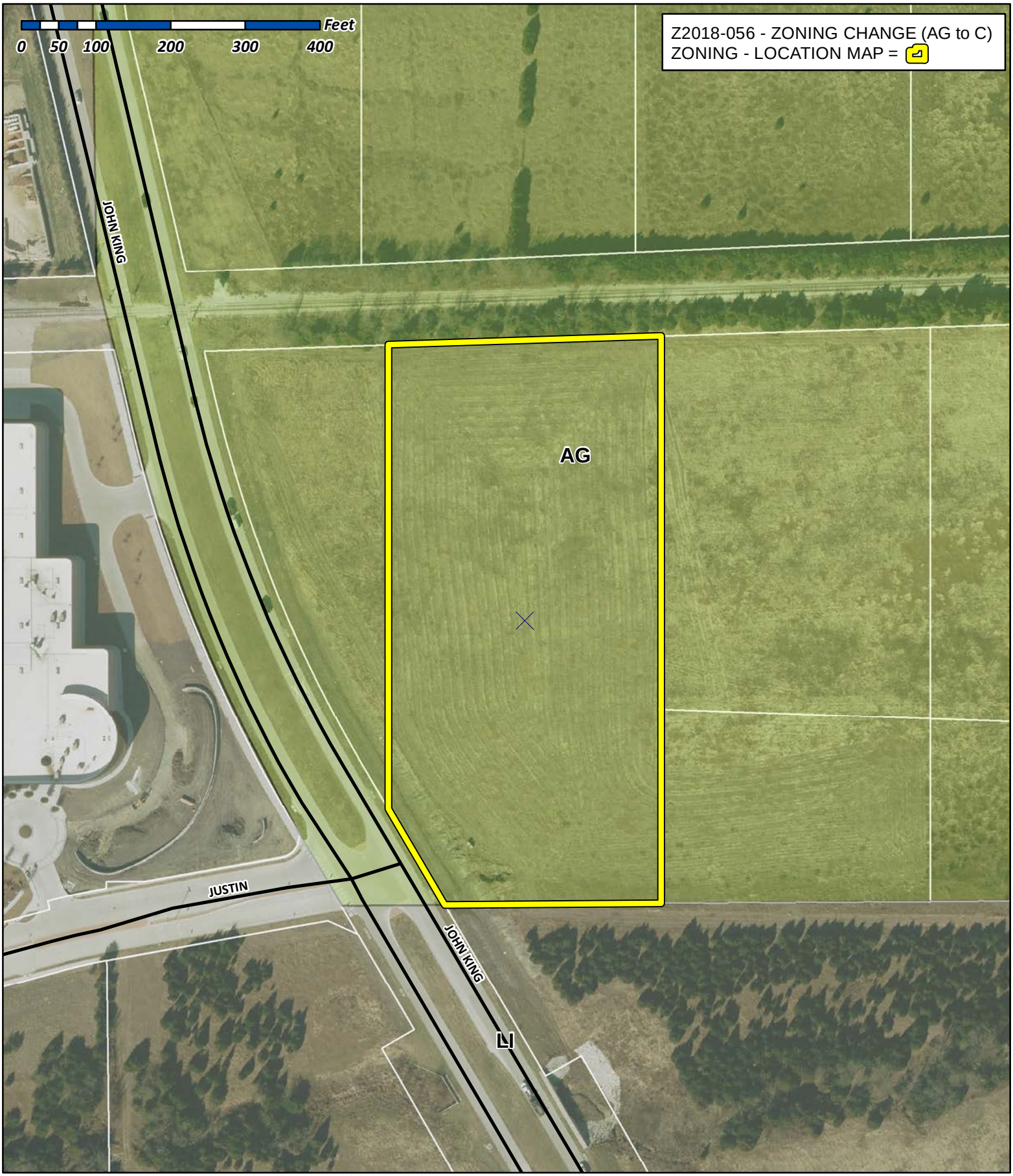
N W E S

0 50 100 Feet

CITY OF ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS
1 inch = 142 feet
Date: 12/3/2018

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

Approximate Utility Locations



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.

City of Rockwall

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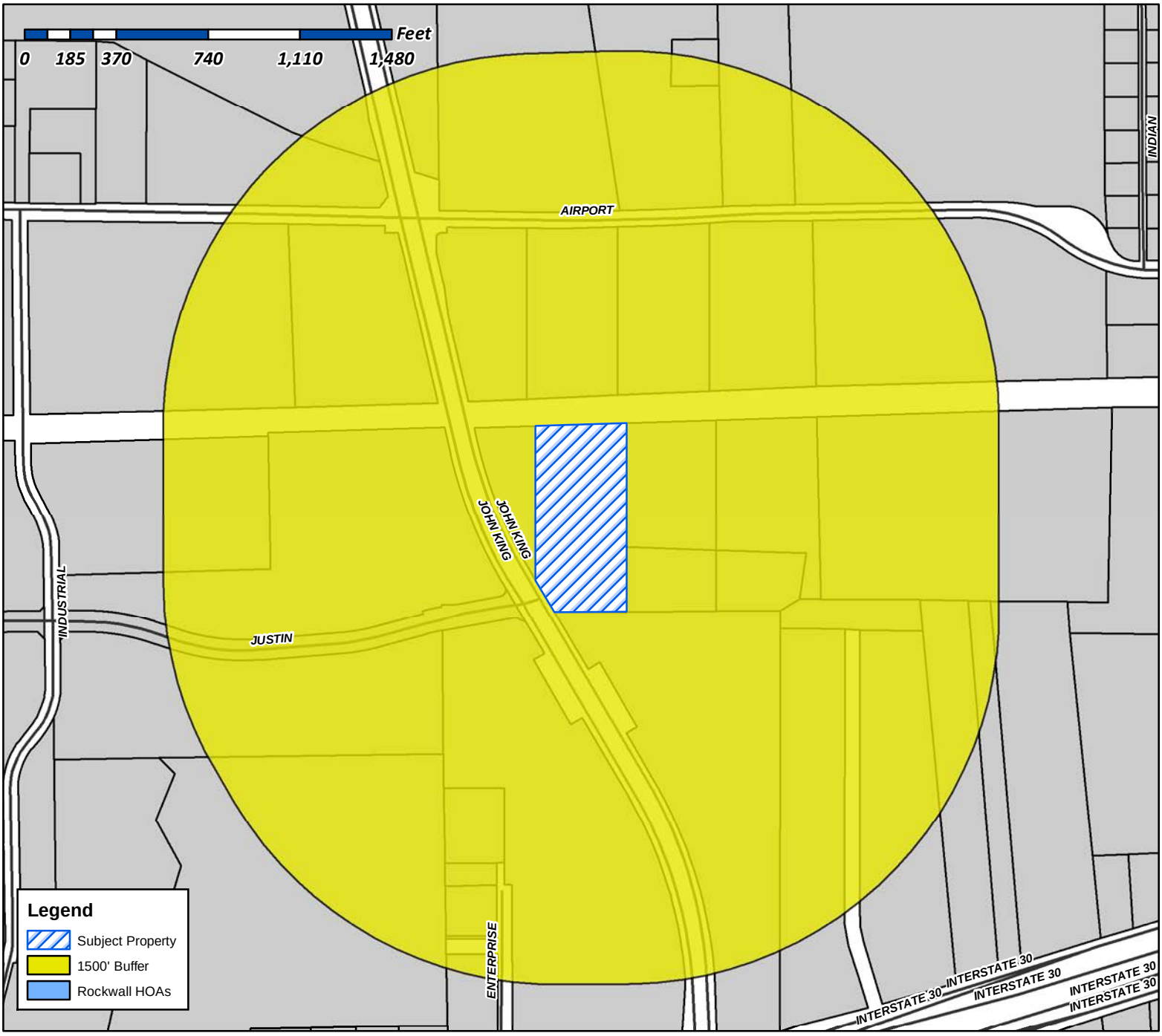
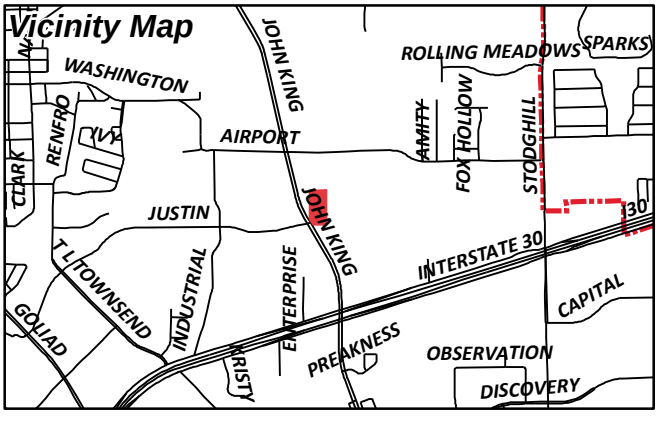


Case Number: Z2018-056
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: East of the Intersection of Justin Road and John King Blvd.

Date Created: ***12/14/2018***

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



City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
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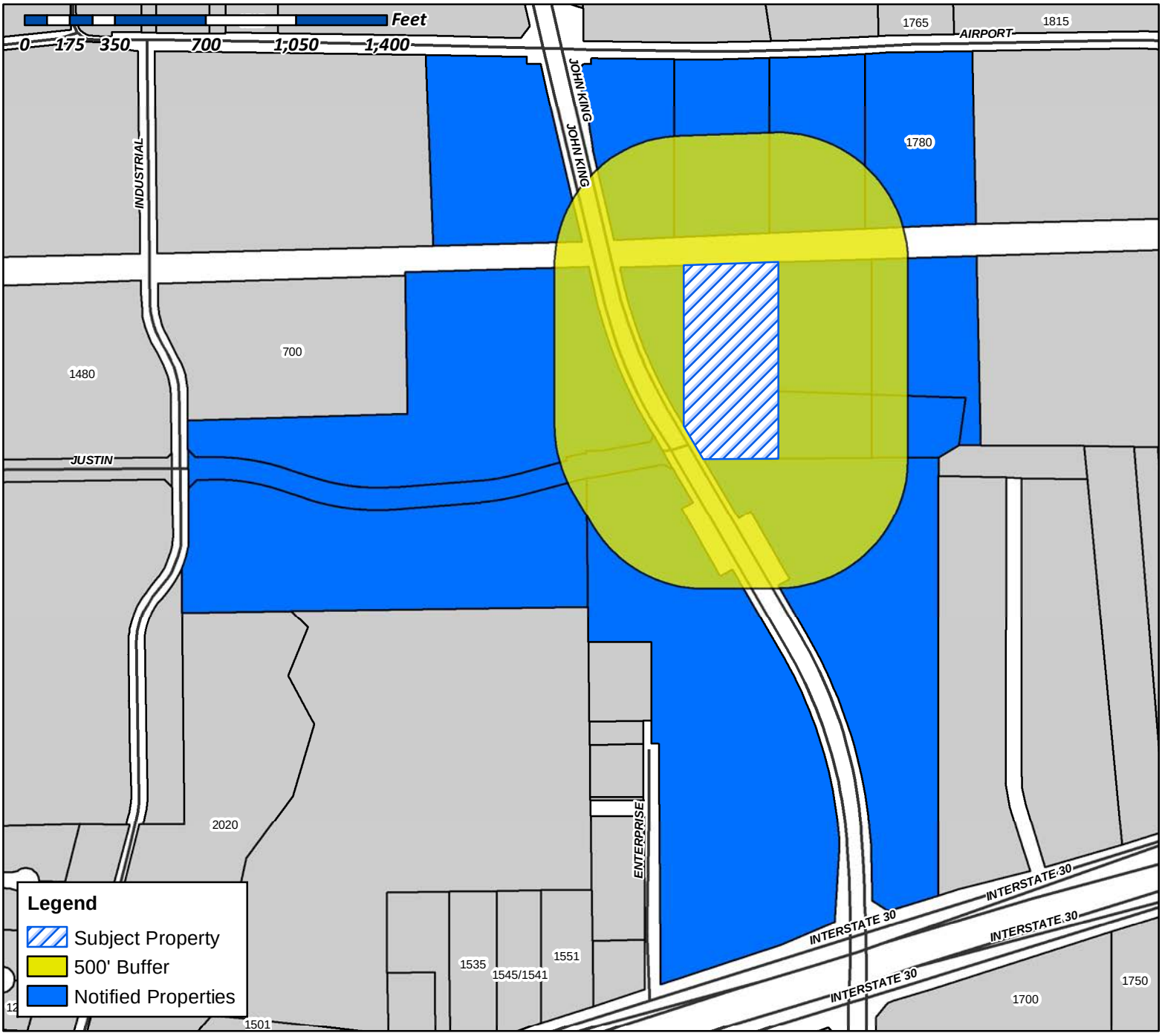

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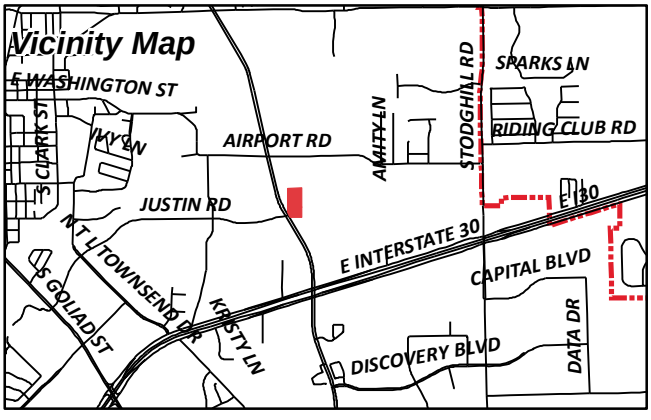

CURRENT RESIDENT
1780 AIRPORT RD
ROCKWALL, TX 75087

ATHEY JACKIE RAY
1780 AIRPORT RD
ROCKWALL, TX 75087

VALK RON
1834 S FM 551
FATE, TX 75189

WILLCAR HOLDINGS LLC
ATTN: WILLIAM H CHANNELL JR
26040 YNEZ ROAD
TEMECULA, CA 92591

TEMUNOVIC PARTNERSHIP LTD
3021 RIDGE RD SUITE A57
ROCKWALL, TX 75032

ROCKWALL FRIENDSHIP BAPTIST CHURCH
REV SHANON THOMAS, PASTOR
5651 STATE HIGHWAY 276
ROYSE CITY, TX 75189

ATHEY JO ANN
PO BOX 219
LAVON, TX 75166

ATHEY BOBBY FRANK
PO BOX 472051
GARLAND, TX 75047

ATHEY BOBBY FRANK
PO BOX 472051
GARLAND, TX 75047

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087



ROCKWALL FRIENDSHIP BAPTIST CHURCH

MASTER SITE PLAN

CROSSPOINTE CHURCH ARCHITECTS
designing buildings that grow churches



ROCKWALL FRIENDSHIP BAPTIST CHURCH

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FR ROCKWALL FRIENDSHIP BAPTIST CHURCH

NEW WORSHIP CENTER

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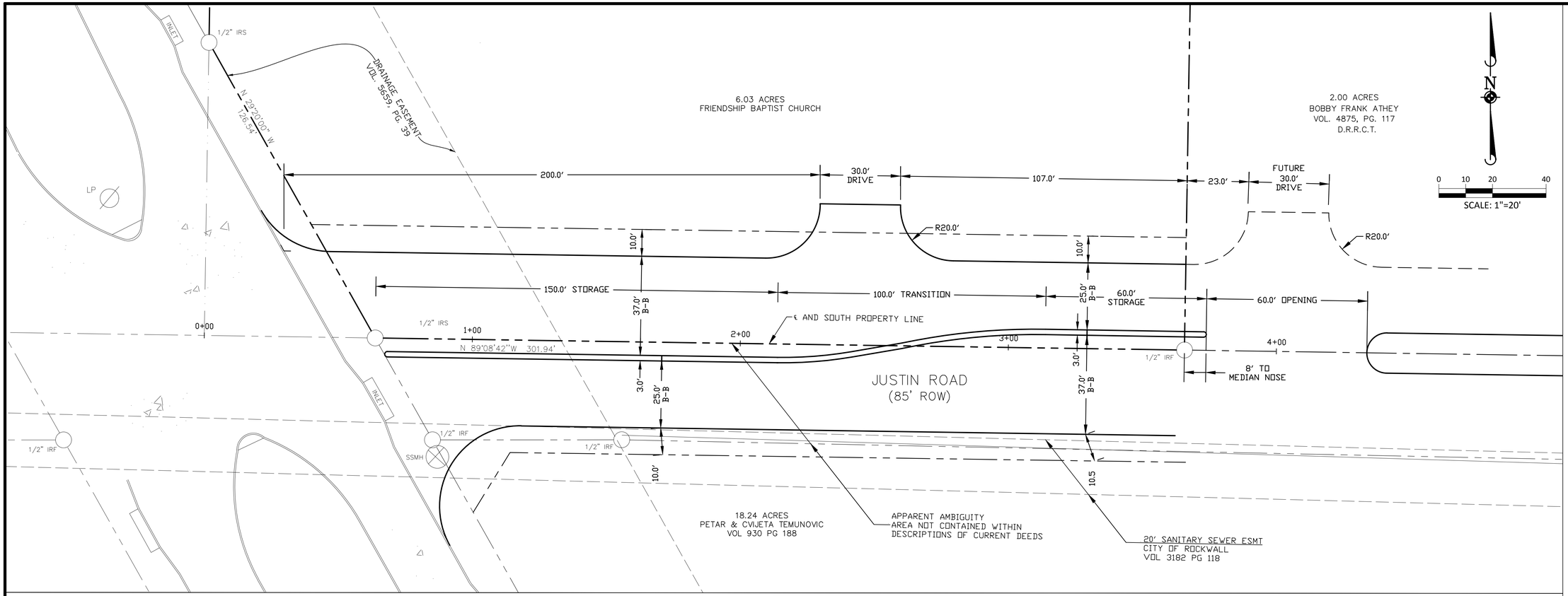

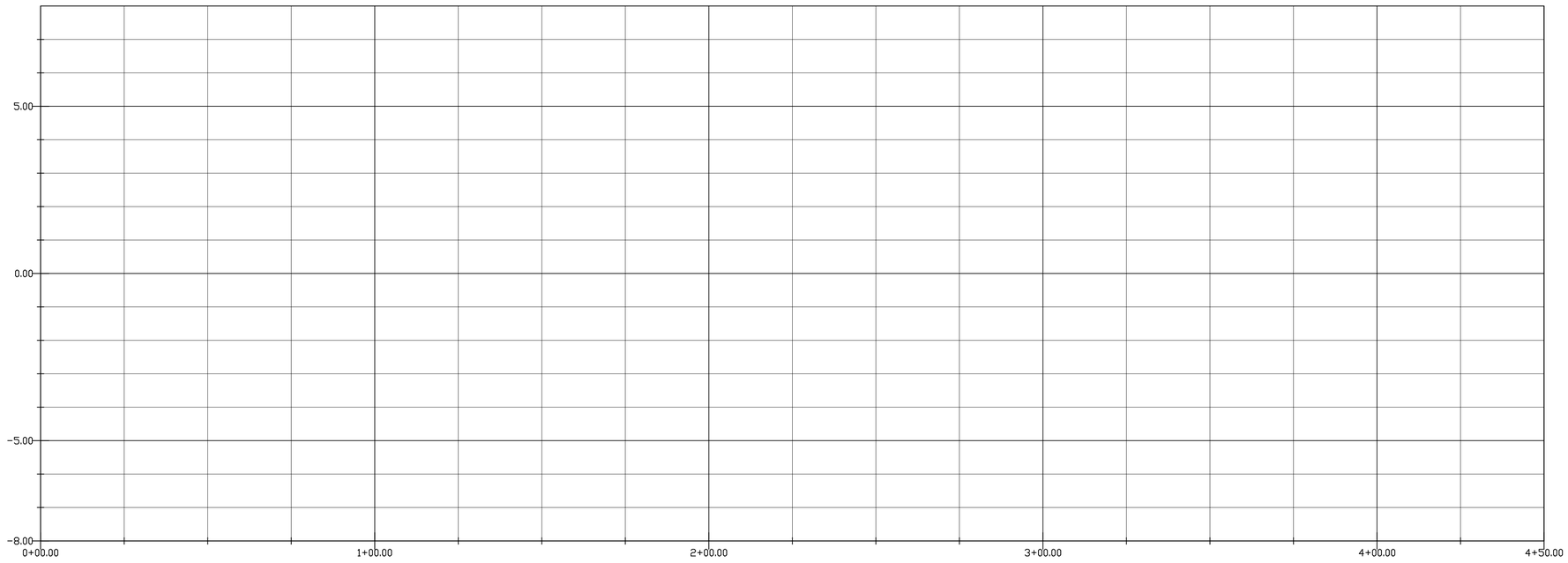

DRAWN BY | REVISIONS | DATE

TOMDEN ENGINEERING, L.L.P.
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FIRM No. 19244

JUSTIN ROAD EXTENSION

FRIENDSHIP BAPTIST CHURCH

PRELIMINARY ROADWAY LAYOUT

THOMAS P. JONES, P.E.
TEXAS P.E. No. 58887

ISSUED THIS DATE:
DECEMBER 10, 2018

PROJ. MGR.: TJ
PROJ. ASSOC.: AC
DRAWN BY: AC
DATE: 12/10/2018
SCALE: ---

SHEET
1 OF 1

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

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, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT ON A 6.03-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-4 OF THE D. HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND FURTHER DESCRIBED IN *EXHIBIT 'B'* OF THIS ORDINANCE; 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 Tom Jones on behalf of Susan Thomas of Rockwall Friendship Baptist Church for a change in zoning from an Agricultural (AG) District to a Commercial (C) District on a 6.03-acre tract of land identified as Tract 2-4 of the D. Harr Survey, Abstract No. 103, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and more fully depicted in *Exhibit 'A'* and described in *Exhibit 'B'* 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] 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, 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 of the *Subject Property* from an Agricultural (AG) District to a Commercial (C) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Commercial (C) District as stipulated in Section 1.1*, Use of Land and Buildings,* of Article IV*, Permissible Uses* and Section 4.5*, Commercial (C) District,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

DRAFT ORDINANCE 01.02.2019

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the 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 (UDC) 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; and

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, 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF FEBRUARY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

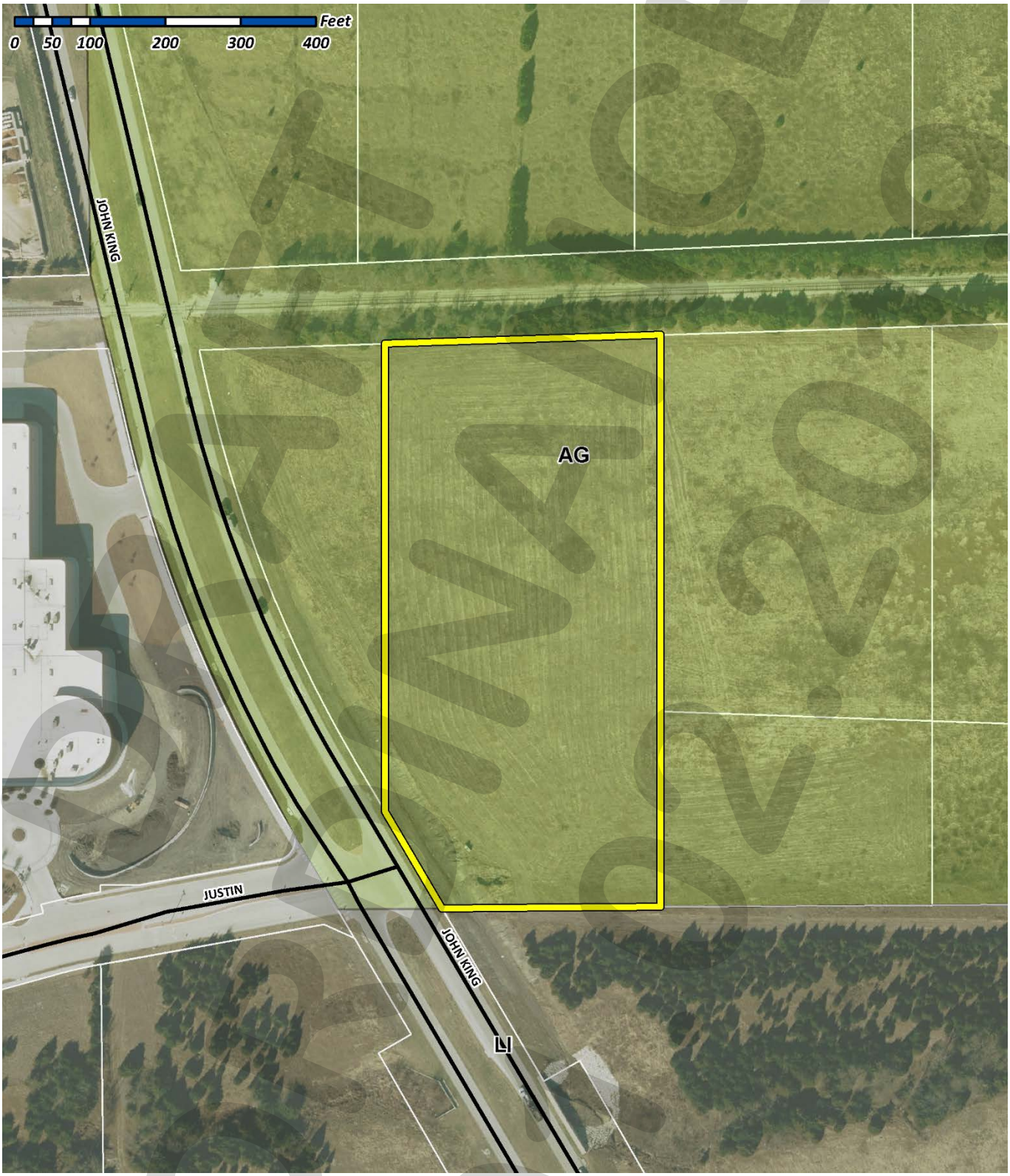
1st Reading: *January 22, 2019*

2nd Reading: *February 4, 2019*

DRAFT ORDINANCE 01.02.2019

Exhibit 'A'
Zoning Exhibit

Legal Description: *Tract 2-4 of the D. Harr Survey, Abstract No. 102*



ORIGINAL DOCUMENT 02.20.2019

Exhibit 'B'
Legal Description

All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 120, City of Rockwall, Rockwall County, Texas, and being a part of a 50 acres tract of land as described in a Warrantydeed to F.B. Athey, as recorded in Volume 42, Page 91 of the Deed Records of Rockwall County, Texas, and being a part of Tract B2 as described in a Deed to Bobby Frank Athey, as recorded in Volume 4875, Page 117 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 south right-of-way line of M.K. & T. Railroad, said point being at the northwest corner of Tract B2, said point being N. 89 deg. 23 min. 21 sec. E, a distance of 360.54 feet from the intersection of the west boundary of said 50 acres and said railroad right-of-way;

THENCE N. 89 deg. 23 min. 21 sec. E. along said right-of-way line, a distance of 365.97 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 56 min. 05 sec. W. a distance of 732.64 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 08 min. 42 sec. W. a distance of 301.94 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the northeast right-of-way line of John King Boulevard, per Volume 5659, Page 39 of the Official Public Records of Rockwall County, Texas;

THENCE N. 29 deg. 20 min. 00 sec. W. along said right-of-way line, a distance of 126.54 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 00 deg. 55 min. 26 sec. E. a distance of 613.93 feet to the POINT OF BEGINNING and containing 262,780 square feet or 6.03 acres of land.

DRAFT ORDINANCE 01.02.19

City of Rockwall

Project Plan Review History

Project Number	Z2018-057	**Owner**	COLUMBIA EXTRUSION	**Applied**	12/14/2018 LM
Project Name	Amendment to PD-59	**Applicant**	COLUMBIA EXTRUSION	**Approved**	
Type	ZONING			**Closed**	
Subtype	PD			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
305 PARK PLACE	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
PARK PLACE WEST PH II ADDITION	2	X	2	4621-000X-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/18/2018	12/25/2018	12/18/2018		APPROVED	
ENGINEERING	Sarah Hager	12/14/2018	12/21/2018	12/27/2018	13	COMMENTS	

(12/27/2018 11:14 AM SH)
- Lots will need to be replatted.
- 4% engineering inspection fees.
- Impact Fees.
- Flood study and review retainer will be needed unless each lot has detention.
- No walls to be smooth concrete. Walls 3' and over must be designed by an engineer.

FIRE	Ariana Hargrove	12/14/2018	12/21/2018	12/19/2018	5	APPROVED	
PLANNING	Korey Brooks	12/14/2018	12/21/2018	12/27/2018	13	COMMENTS	Comments

Z2018-057 Amendment to PD-59

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Bill Bricker of Columbia Development Company, LLC for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Planned Development District 59 (PD-59), located between W. Washington Street and T. L. Townsend Drive.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2018-057) in the lower right hand corner of all pages on future submittals.

M.4 Please review the attached draft ordinance prior to the January 15, 2019 Planning & Zoning Commission meeting.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by January 3, 2019. The Planning and Zoning Worksession for this case is January 2, 20019. The Planning and Zoning Meeting for this case is January 15, 2019 2018.

I.6 The projected City Council meeting date and subsequent approval for this request is January 21, 2019 and February 4, 2019.

ZONING DESCRIPTION – PD 59

BEING a tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas, and being a part of Tract 31 as recorded in Volume 444, Page 102, and all of Tract 32 as recorded in Volume 444, Page 146 Deed Records, Rockwall County, Texas, and being more particularly described as follows:
BEGINNING at a 1" pipe found on the east right-of-way of Townsend Drive, said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right-of-way);
THENCE continuing along said High School Drive North 01°56'15" East a distance of 86.67 feet to a 5/8" iron pipe for corner;
THENCE departing said High School Drive North 85°34'29" East a distance of 182.10 feet to a 5/8" iron pipe for corner;
THENCE North 04°30'38" East a distance of 69.54 feet to a ½" iron pipe for corner;
THENCE North 05°42'23" West a distance of 29.95 feet to a ½" iron pipe for corner;
THENCE North 80°56'29" East a distance of 126.45 feet to a ½" iron pipe for corner;
THENCE North 86°39'04" East a distance of 110.36 feet to a ½" iron pipe for corner;
THENCE North 11°21'42" East a distance of 740.32 feet to fence post found (controlling monument) for corner;
THENCE North 76°14'03" West a distance of 207.10 feet to a fence post found in the east right-of-way of Renfro Street;
THENCE continuing along said Renfro Street North 10°13'03" East a distance of 626.53 feet to a 5/8" iron pipe for corner;
THENCE departing said Renfro Street North 89°50'10" East a distance of 420.29 feet to a 5/8" iron pipe for corner;
THENCE North 01°20'36" West a distance of 200.09 feet to a ½" iron pipe for corner;
THENCE North 00°40'16" West a distance of 87.88 feet to a ½" iron pipe for corner;
THENCE South 89°00'45" East a distance of 63.08 feet to a ½" iron pipe for corner;
THENCE South 88°34'57" East a distance of 126.36 feet to a ½" iron pipe for corner;
THENCE North 00°48'06" West a distance of 110.27 feet to a ½" iron pipe for corner in the south right-of-way line of Aluminum Plant Road;
THENCE along said Aluminum Plant Road North 89°05'46" West a distance of 194.10 feet to a point for corner;
THENCE North 21°04'24" West a distance of 414.90 feet to a point for corner;
THENCE South 58°25'54" East a distance of 761.00 feet to a point for corner;
THENCE North 89°56'03" East a distance of 308.37 feet to a point for corner;
THENCE South 07°24'46" West a distance of 602.23 feet to a point for corner;
THENCE South 04°53'33" East a distance of 317.77 feet to a point for corner;
THENCE South 09°19'54" East a distance of 1038.10 feet to a point in the said north right-of-way of M. K. & T. Railroad (100' right-of-way) for corner;
THENCE along said right-of-way South 87°55'08" West a distance of 740.83 feet to a ½" iron pipe found at the beginning of a tangent curve to the left;
THENCE in a southwesterly direction with said curve having a central angle of 17°04'03", a radius of 2914.93 feet and an arc length of 868.32 feet to a ½" pipe found for corner;
THENCE departing said right-of-way North 04°28'08" West a distance of 134.73 feet to a fence post found for corner;
THENCE South 85°56'53" West a distance of 210.88' to the POINT OF BEGINNING and containing 55.8 acres of land more or less.

ZONING DESCRIPTION – PD 52

BEGINNING at a 1" pipe found on the east right-of-way of Townsend Drive, said point being the most westerly southwest corner of said Tract 31 and being approximately 200 feet north of the north line of the M K & T Railroad (100' right-of-way);
THENCE North 86°56'53" East a distance of 210.88 feet to a fence post found for corner;
THENCE South 04°28'08" East a distance of 134.71 feet to a ½" iron pipe found for corner;
THENCE in a southwesterly direction in a curve having a central angle of 04°45'26", a radius of 2923.97 feet and an arc length of 242.78 feet to point for corner;
THENCE North 01°20'58" East a distance of 208.56 feet to the POINT OF BEGINNING and containing 0.9 acres of land more or less.

EXISTING ZONING TABULATION

NS	1.8 ACRES
SF7	54.0 ACRES
HC	0.9 ACRES
TOTAL	56.7 ACRES

- Lots will need to be replatted.
- 4% engineering inspection fees.
- Impact Fees.
- Flood study and review retainer will be needed unless each lot has detention.
- No walls to be smooth concrete. Walls 3' and over must be designed by an engineer.

Do you plan to divide these lots?

EXISTING ZONING TRACTS

PD ZONING LIMITS 58 ACRES

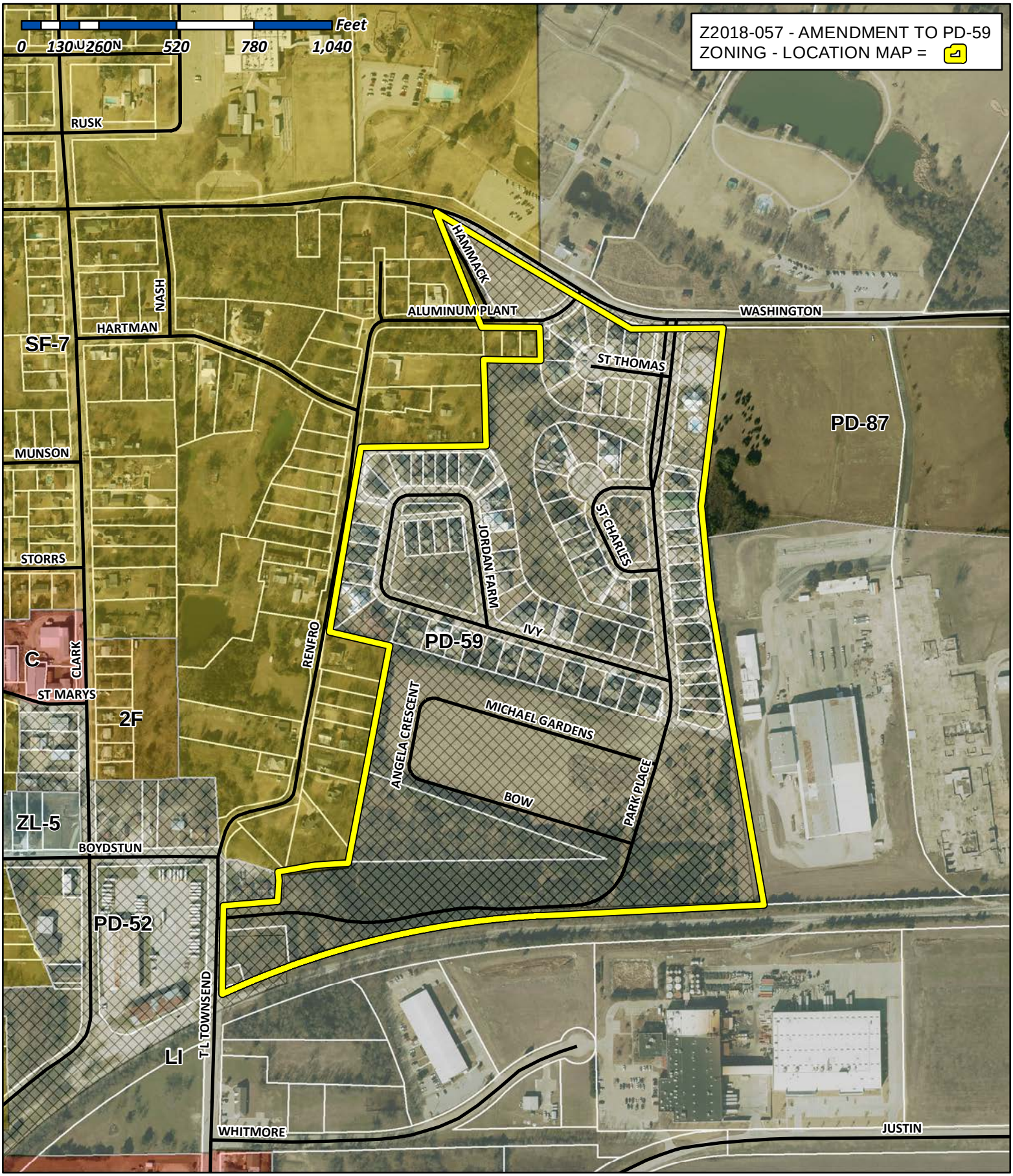
EX A

PARK PLACE

PD 59
ROCKWALL TEXAS
EXISTING ZONING PLAN

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244 tjones@tomden.com

12.11.2018



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.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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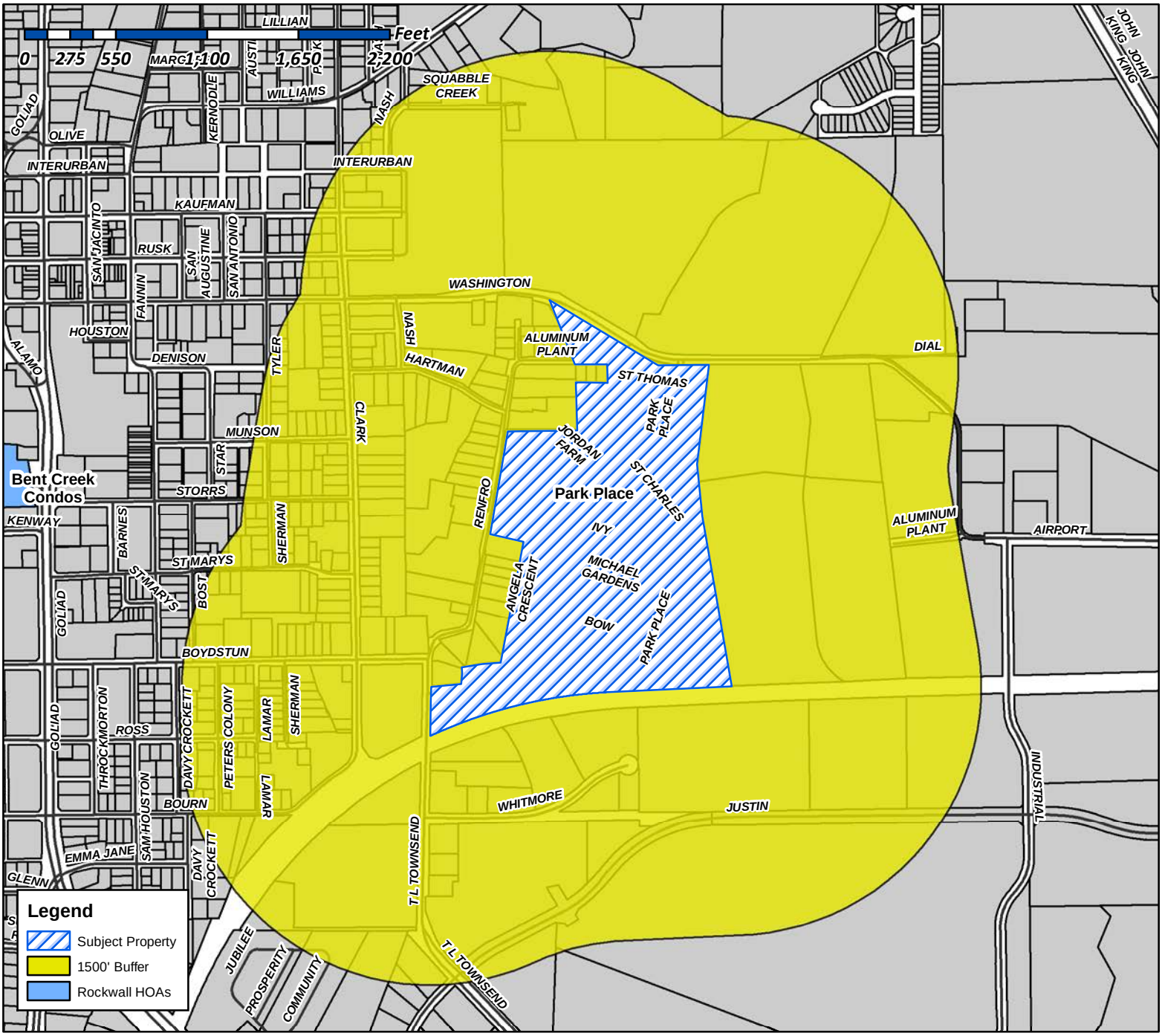
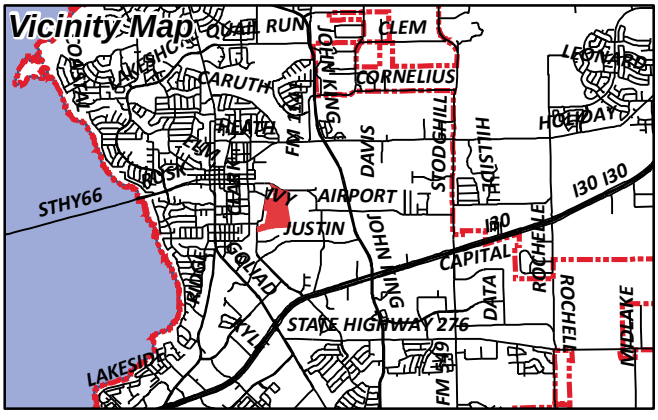


Case Number: Z2018-057
Case Name: Amendment to PD-59
Case Type: Zoning
Zoning: PD-59 & PD-57
Case Address: Between W. Washington Street and T.L. Townsend Drive

Date Created: ***12/17/2018***

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



City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
(P): (972) 771-7745
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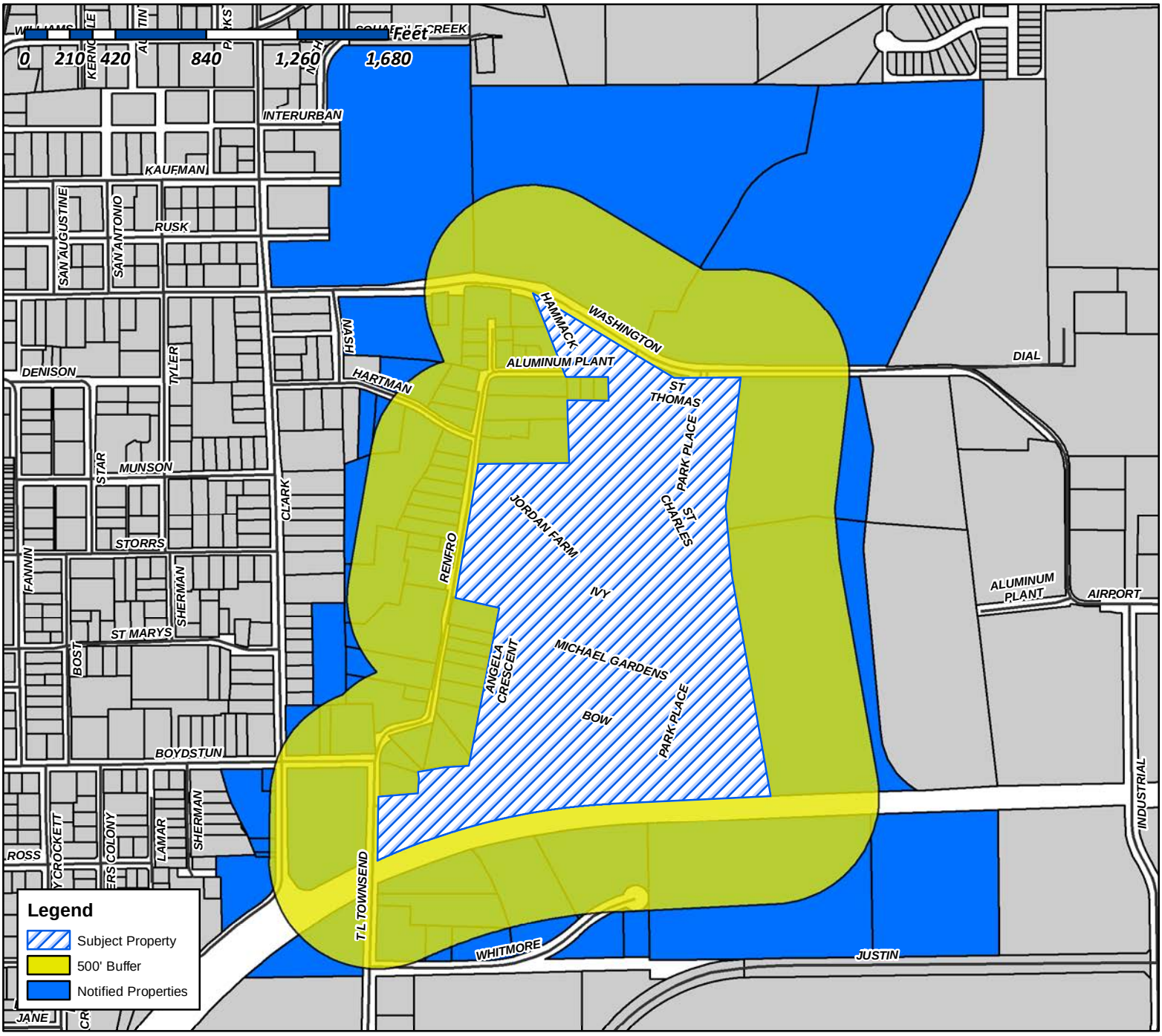

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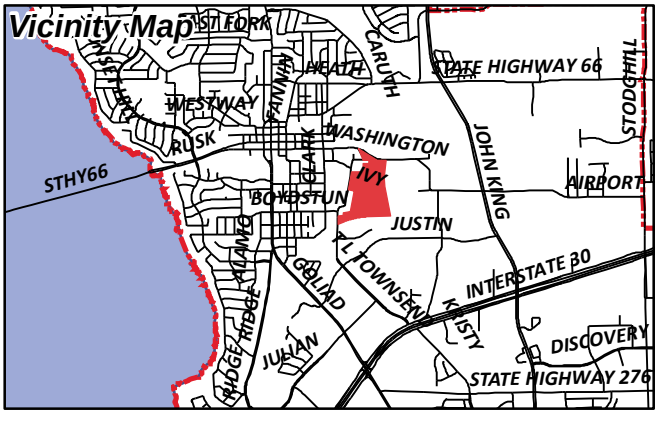


CURRENT RESIDENT
1001 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 ST CHARLES CT
ROCKWALL, TX 75087

TENNEY LYNN H III AND CHRISTINE L
1002 IVY LN
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1007 ST. CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1008 ST CHARLES CT
ROCKWALL, TX 75087

RIPP KEEGAN & NICOLA
1008 IVY LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 IVY LN
ROCKWALL, TX 75087

ROCKWALL COUNTY
C/O COUNTY TREASURER
101 E RUSK ST SUITE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 ST CHARLES CT
ROCKWALL, TX 75087

MOORE BECKY INEZ AND
CYNTHIA ANN HUDDLESTON
1014 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1015 ST CHARLES CT
ROCKWALL, TX 75087

BUCKNER DANA RENEE
1015 IVY LN
ROCKWALL, TX 75087

ARCHER ADAM AND SHAUNA
1020 IVY LANE
ROCKWALL, TX 75087

DAVID DAVID A AND CHRISTINE A
1020 SAINT CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 IVY LN
ROCKWALL, TX 75087

LEWIS WANDA C
1023 SAINT THOMAS CT
ROCKWALL, TX 75087

FECHT JARED W & JULIE
1026 IVY LN
ROCKWALL, TX 75087

YOUNG PHIL & KATHY
1026 SAINT CHARLES COURT
ROCKWALL, TX 75087

IVEY BRUCE AND TINA
1026 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1027 IVY LN
ROCKWALL, TX 75087

FOX DENNIS AND KAREN
1027 ST THOMAS CT
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

CONFIDENTIAL
1031 SAINT THOMAS COURT
ROCKWALL, TX 75087

JACKSON JOEY W AND ANITA L
1032 IVY LANE
ROCKWALL, TX 75087

FIELDS SHAY AND JONI
1032 ST CHARLES COURT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
EDWINA W EDWARDS TRUSTEE
1034 ST THOMAS CT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
EDWINA W EDWARDS TRUSTEE
1034 ST THOMAS CT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
EDWINA W EDWARDS TRUSTEE
1034 ST THOMAS CT
ROCKWALL, TX 75087

JOHNSON RICHARD ERIC AND DIANNA MUNRO
1035 SAINT THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1038 ST THOMAS CT
ROCKWALL, TX 75087

ALMQUIST DANA
1038 IVY LANE
ROCKWALL, TX 75087

BEER TERRY L AND
CYNTHIA OLSON
1039 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1040 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1042 ST THOMAS CT
ROCKWALL, TX 75087

SMITH TAMMY WILLIAMS AND RICHARD
1044 IVY LN
ROCKWALL, TX 75087

SMITH RICHARD AND TAMMY
1044 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 ST THOMAS CT
ROCKWALL, TX 75087

CONFIDENTIAL
1050 IVY LANE
ROCKWALL, TX 75087

HOULE GARY AND AYURNI NAKAMURA
114 MISCHIEF LN
ROCKWALL, TX 75032

TUCKER JANA
120 PLEASANT HILL LN
FATE, TX 75189

CURRENT RESIDENT
1200 E WASHINGTON
ROCKWALL, TX 75087

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

CURRENT RESIDENT
1250 JUSTIN RD
ROCKWALL, TX 75087

SOMMER RICHELLE AND RICHARD
131 COPTER LN
FATE, TX 75189

ARCHULETA JOSEPH AND KATHY
1403 ST THOMAS
ROCKWALL, TX 75087

CHADICK CABE
1403 WINDSOR DRIVE
MCKINNEY, TX 75070

HOGUE MIKE AND VICKY
1498 HUBBARD DR
FORNEY, TX 75126

TAH MS BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
1508 BROOKHOLLOW DRIVE
SANTA ANA, CA 92705

VRANA MARK AND
PAM VRANA
1650 JOHN KING BLVD APT 3107
ROCKWALL, TX 75032

LAKEVIEW SUMMIT PROPERTIES LLC
1870 HILLCROFT DR
ROCKWALL, TX 75087

CURRENT RESIDENT
202 HAMMACK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
202 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
203 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
204 RENFRO ST
ROCKWALL, TX 75087

CANNEDY ELIZABETH R AND RANDY D
206 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
207 S NASH ST
ROCKWALL, TX 75087

POWELL SEAN DAVID
208 DWYER CT
ROCKWALL, TX 75032

RIJU LTD PARTNERSHIP, A TEXAS LTD
PARTNERSHIP
210 GLENN AVE
ROCKWALL, TX 75087

P & P ENTERPRISES
230 MYERS RD
HEATH, TX 75032

SHERMAN JOCELYN D
233 WILLINGHAM DR
COPPELL, TX 75019

JOE & DAVID TACOS LTD
2455 RIDGE RD #135
ROCKWALL, TX 75087

LIGHTFOOT MARSHALL & CYNTHIA
256 WINDY LN
ROCKWALL, TX 75087

PIGEON MICHAEL AND COLLEEN
2603 W 10TH ST
DALLAS, TX 75211

CORDOSO FRANCISCO
2848 TANGLEGLEN DR
ROCKWALL, TX 75032

CURRENT RESIDENT
301 RENFRO ST
ROCKWALL, TX 75087

GLASS JO KAY HARRIS
301 MEADOWDALE
ROCKWALL, TX 75087

CHERRY JOHN T
303 RENFRO STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
305 PARK PLACE
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

PRATER SAMUEL LEE AND LAUREN NICOLE
305 RENFRO ST
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI
309 GLENN AVE
ROCKWALL, TX 75087

COX GERALD GLEN & ROSALBA
3150 HAYS LN
ROCKWALL, TX 75087

BUCHANAN DAVID
365 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

STRADTMANN TROY H
366 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
369 JORDAN FARM CIR
ROCKWALL, TX 75087

CLINE DAVID W AND INA L
373 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

CURRENT RESIDENT
374 RENFRO ST
ROCKWALL, TX 75087

JOHNSON JENNIFER
377 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

CURRENT RESIDENT
381 JORDAN FARM CIR
ROCKWALL, TX 75087

HALL JESSIE MARIE AND
JAMIE KATE HALL
382 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
385 JORDAN FARM CIR
ROCKWALL, TX 75087

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

CAVAZOS BRUNO III AND STACI
389 JORDAN FARM CIR
ROCKWALL, TX 75087

PEURIFOY REBECCA
393 JORDAN FARM CIR
ROCKWALL, TX 75087

BIETENDORF GUY A AND CYNTHIA K
BIETENDORF
397 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

CURRENT RESIDENT
400 RENFRO ST
ROCKWALL, TX 75087

CLARK JERRY W & PAMELA
401 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
402 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
404 RENFRO ST
ROCKWALL, TX 75087

FREDERICK MARSHA
405 JORDAN FARM CIR
ROCKWALL, TX 75087

BARRON GARY S AND DELL S
405 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
406 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
408 JORDAN FARM CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
408 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
410 RENFRO ST
ROCKWALL, TX 75087

KESSLAR MARILYNN
411 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

JONES KENNETH AND CINDY
411 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
412 RENFRO ST
ROCKWALL, TX 75087

FLYNT GARY & NANCY
414 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

CURRENT RESIDENT
417 JORDAN FARM CIR
ROCKWALL, TX 75087

COLBERT PHILIP AND MARGIE
417 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
420 JORDAN FARM CIR
ROCKWALL, TX 75087

HOWARD DALE E AND JOYCE
420 JORDAN FARM CIRLCE
ROCKWALL, TX 75087

RADNEY STEPHEN P AND MARTHA M
423 JORDAN FARM CIR
ROCKWALL, TX 75087

STANLEY STEVE AND ROBIN
423 PARK PLACE BLVD
ROCKWALL, TX 75087

STANLEY STEVEN B AND ROBIN
423 PARK PLACE BLVD
ROCKWALL, TX 75087

DALLAS-GARLAND & NORTHEASTERN RAILROAD
C/O GENESEE & WYOMING RAILROAD
425 E SOUTHLAKE BLVD #100
SOUTHLAKE, TX 76092

WALKER ANTHONY W AND JENNIFER
426 JORDAN FARM CIR
ROCKWALL, TX 75087

RADNEY FAMILY TRUST
STEPHEN P AND MARTHA RADNEY
429 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

MORGAN WILBUR J AND NANCY F
429 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
434 JORDAN FARM CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
435 JORDAN FARM CIR
ROCKWALL, TX 75087

ROLLINS DANNY & JONNA
4505 LAKE HILL DR
ROWLETT, TX 75089

KRAEMER TERESA A
4525 COLE AVENUE #1105
DALLAS, TX 75205

CURRENT RESIDENT
500 RENFRO ST
ROCKWALL, TX 75087

LOVOI JOSEPH J SR AND VELMA J
501 PARK PLACE BLVD
ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C
506 RENFRO STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
507 RENFRO ST
ROCKWALL, TX 75087

RASMUSSEN MICHAEL AND DELILA RASMUSSEN
507 PARK PLACE BLVD
ROCKWALL, TX 75087

GARCIA MELISSA P AND
JOE DOWELL LOFTIS JR AKA JOE DOWELL LOFTIS
513 PARK PLACE BLVD
ROCKWALL, TX 75087

HOGUE ALLEN
513 RIDGEVIEW DR
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75032

CURRENT RESIDENT
523 PARK PLACE BLVD
ROCKWALL, TX 75087

PROPER GROUP, LLC
5250 TX-78 SUITE 750-299
SACHSE, TX 75048

CURRENT RESIDENT
535 PARK PLACE BLVD
ROCKWALL, TX 75087

HENRY PATRICIA A
541 PARK PLACE BLVD
ROCKWALL, TX 75087

DUKE JERI L
5911 PINEY BIRCH COURT
KINGWOOD, TX 77345

CURRENT RESIDENT
601 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
601 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
601 RENFRO ST
ROCKWALL, TX 75087

HOGUE MARVIN E & JOYCE M
LIFE ESTATE
602 RENFRO ST
ROCKWALL, TX 75087

CONWAY MICHAEL AND JEAN
603 S GOLIAD ST
ROCKWALL, TX 75087

CALDWELL KEVIN L & LINDA D
605 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
606 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
607 PARK PLACE BLVD
ROCKWALL, TX 75087

GOOD EARTH FUNDING INC
607 HIGHLAND COLONY PKWY SUITE 200
RIDGELAND, MS 39157

GOOD EARTH FUNDING INC
607 HIGHLAND COLONY PKWY SUITE 200
RIDGELAND, MS 39157

HARRINGTON DEBORAH
607 RENFRO ST
ROCKWALL, TX 75087

RUFF DAVE & ANNE
6105 LAKESHORE DR
ROWLETT, TX 75089

RUFF DAVID & ANNE
6105 LAKESHORE DR
ROWLETT, TX 75089

CURRENT RESIDENT
613 PARK PLACE BLVD
ROCKWALL, TX 75087

ABBOTT TODD & WHITNEY
619 RENFRO ST
ROCKWALL, TX 75087

ABBOTT TODD & WHITNEY
619 RENFRO STREET
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC
% DOUGLAS A KAUFMANN
627 SORITA CIR
HEATH, TX 75032

CURRENT RESIDENT
702 S CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
703 TOWNSEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
703 E BOYSTUN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
705 E BOYDSTUN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
706 S CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
707 TOWNSEND
ROCKWALL, TX 75087

CURRENT RESIDENT
707 S CLARK
ROCKWALL, TX 75087

CURRENT RESIDENT
709 E BOYDSTUN AVE
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
720 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
724 E WASHINGTON ST
ROCKWALL, TX 75087

DANIEL MICHAEL D
801 ALUMINUM PLANT RD
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL
DISTRICT PUBLIC FACILITY CORP
801 E WASHINGTON ST
ROCKWALL, TX 75087

WISE ALICE
803 ALUMINUM PLANT ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
805 ALUMINUM PLANT RD
ROCKWALL, TX 75087

VARNER ROBERT R JR &
GLEN COX
815 TL TOWNSEND
ROCKWALL, TX 75087

POOL STOP INC
838 STEGER TOWN RD
ROCKWALL, TX 75032

WOOD WILLIAM AND SANDIE
8718 CLEARLAKE DR
ROWLETT, TX 75088

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
886 IVY LN
ROCKWALL, TX 75087

OGDEN DONNA AND WENDELL
891 IVY LN
ROCKWALL, TX 75087

HARRILL EVELYN
892 IVY LN
ROCKWALL, TX 75087

RAGSDALE ELIZABETH J LIFE ESTATE
LISA JANE BAKER & DONALD KIRK RAGSDALE
895 IVY LN
ROCKWALL, TX 75087

MASON MARSHA
901 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
902 ALUMINUM PLANT RD
ROCKWALL, TX 75087

WILLMON WENDY LYNN
904 ALUMINUM PLANT RD
ROCKWALL, TX 75087

CURRENT RESIDENT
905 IVY LN
ROCKWALL, TX 75087

STATON CARL E & BOBBIE JANE
906 ALUMINUM PLANT RD
ROCKWALL, TX 75087

BENEDETTO MATT
907 W HOLIDAY RD
ROCKWALL, TX 75087

MOORE CONNIE JO
908 COUNTRY CLUB DR
HEATH, TX 75032

BUCHANAN BARRY D & MELISSA M
908 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
914 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
915 WHITMORE
ROCKWALL, TX 75087

CURRENT RESIDENT
920 WHITEMORE
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO
930 WHITMORE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
930/1250 JUSTIN RD
ROCKWALL, TX 75087

RUSHING JOE L & DONNA S
9414 SHEARER ST
ROWLETT, TX 75088

MARTIN CHARLES TED & RHONDA K
995 ST CHARLES CT
ROCKWALL, TX 75087

HITT FLOYD ESTATE
DOROTHY SUE HITT MATTHIES AND
LYNDEL RAY TIPTON JR INDEPENDENT CO
EXECUTORS 7836 YAMINI DR
DALLAS, TX 75230

COX STEPHEN
M/R
, TX

CCO TRANSFERS LLC
ATTN; PROPERTY TAX DEPT
P.O. BOX 7467
CHARLOTTE, NC 28241

CCO TRANSFERS LLC
ATTN; PROPERTY TAX DEPT
P.O. BOX 7467
CHARLOTTE, NC 28241

PODINA HERB AND LAURA
PO BOX 1586
ROCKWALL, TX 75087

ALLISON DEANNA JO
PO BOX 1624
ROCKWALL, TX 75087

MISHLER MICHAEL L AND RHONDA
PO BOX 38
ROCKWALL, TX 75087

DAVIS SHAUNTE AND JACOB
PO BOX 462311
GARLAND, TX 75046

HOWELL RONALD L AND MICHELE L
PO BOX 761
ROCKWALL, TX 75087

ZONING DESCRIPTION – PD 59

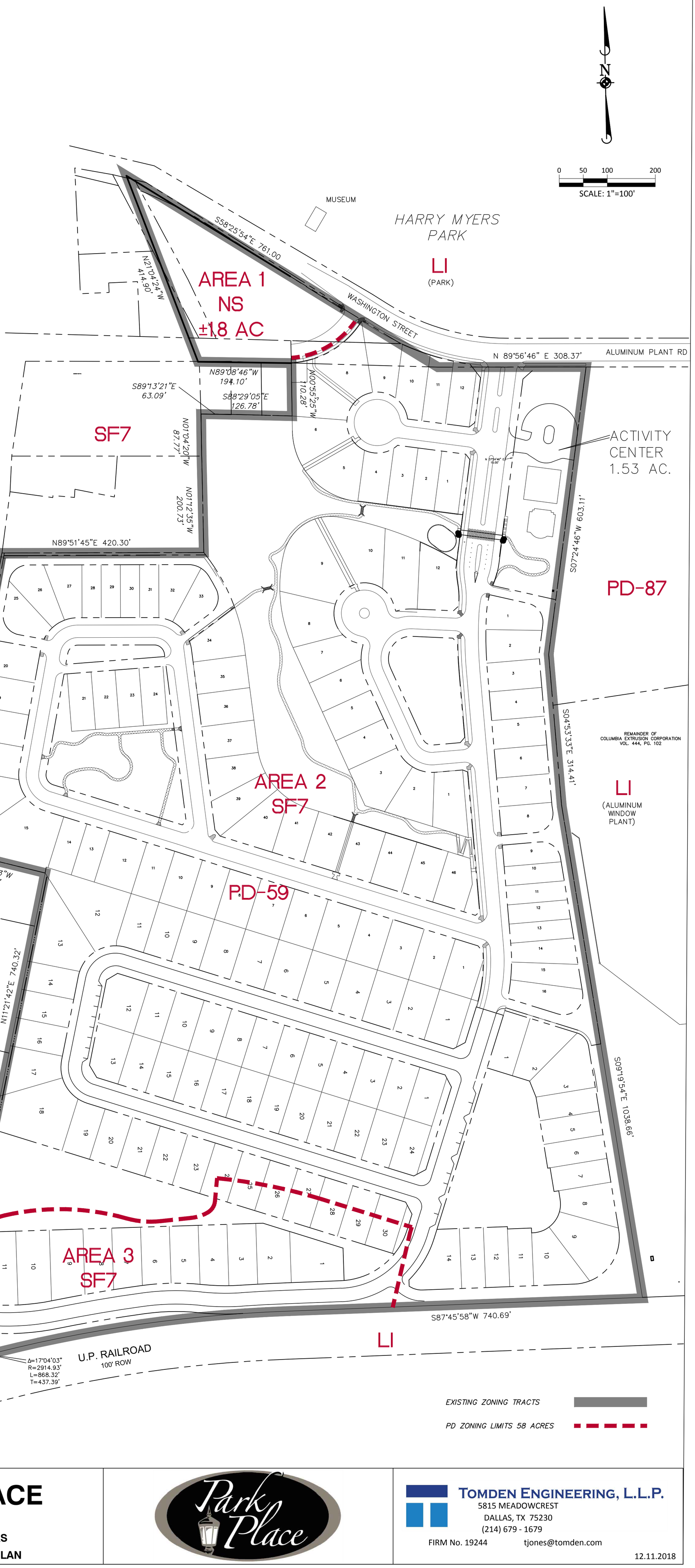
BEING a tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas, and being a part of Tract 31 as recorded in Volume 444, Page 102, and all of Tract 32 as recorded in Volume 444, Page 146 Deed Records, Rockwall County, Texas, and being more particularly described as follows:
BEGINNING at a 1" pipe found on the east right–of–way of Townsend Drive, said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right–of–way);
THENCE continuing along said High School Drive North 01°56'15" East a distance of 86.67 feet to a 5/8" iron pipe for corner;
THENCE departing said High School Drive North 85°34'29" East a distance of 182.10 feet to a 5/8" iron pipe for corner;
THENCE North 04°30'38" East a distance of 69.54 feet to a ½" iron pipe for corner;
THENCE North 05°42'23" West a distance of 29.95 feet to a ½" iron pipe for corner;
THENCE North 80°56'29" East a distance of 126.45 feet to a ½" iron pipe for corner;
THENCE North 86°39'04" East a distance of 110.36 feet to a ½" iron pipe for corner;
THENCE North 11°21'42" East a distance of 740.32 feet to fence post found (controlling monument) for corner;
THENCE North 76°14'03" West a distance of 207.10 feet to a fence post found in the east right–of–way of Renfro Street;
THENCE continuing along said Renfro Street North 10°13'03" East a distance of 626.53 feet to a 5/8" iron pipe for corner;
THENCE departing said Renfro Street North 89°50'10" East a distance of 420.29 feet to a 5/8" iron pipe for corner;
THENCE North 01°20'36" West a distance of 200.09 feet to a ½" iron pipe for corner;
THENCE North 00°40'16" West a distance of 87.88 feet to a ½" iron pipe for corner;
THENCE South 89°00'45" East a distance of 63.08 feet to a ½" iron pipe for corner;
THENCE South 88°34'57" East a distance of 126.36 feet to a ½" iron pipe for corner;
THENCE North 00°48'06" West a distance of 110.27 feet to a ½" iron pipe for corner in the south right–of–way line of Aluminum Plant Road;
THENCE along said Aluminum Plant Road North 89°08'46" West a distance of 194.10 feet to a point for corner;
THENCE North 21°04'24" West a distance of 414.90 feet to a point for corner;
THENCE South 58°25'54" East a distance of 761.00 feet to a point for corner;
THENCE North 89°56'03" East a distance of 308.37 feet to a point for corner;
THENCE South 07°24'46" West a distance of 602.23 feet to a point for corner;
THENCE South 04°53'33" East a distance of 317.77 feet to a point for corner;
THENCE South 09°19'54" East a distance of 1038.10 feet to a point in the said north right–of–way of M. K. & T. Railroad (100' right–of–way) for corner;
THENCE along said right–of–way South 87°55'08" West a distance of 740.83 feet to a ½" iron pipe found at the beginning of a tangent curve to the left:
THENCE in a southwesterly direction with said curve having a central angle of 17°04'03", a radius of 2914.93 feet and an arc length of 868.32 feet to a ½" pipe found for corner;
THENCE departing said right–of–way North 04°28'08" West a distance of 134.73 feet to a fence post found for corner;
THENCE South 85°56'53" West a distance of 210.88' to the POINT OF BEGINNING and containing 55.8 acres of land more or less.

ZONING DESCRIPTION – PD 52

BEGINNING at a 1" pipe found on the east right–of–way of Townsend Drive, said point being the most westerly southwest corner of said Tract 31 and being approximately 200 feet north of the north line of the M K & T Railroad (100' right–of–way);
THENCE North 85°56'53 "East a distance of 210.88 feet to a fence post found for corner;
THENCE South 04°28'08" East a distance of 134.71 feet to a ½" iron pipe found for corner;
THENCE in a southwesterly direction in a curve having a central angle of 04°45'26", a radius of 2923.97 feet and an arc length of 242.78 feet to point for corner;
THENCE North 01°20'58" East a distance of 208.56 feet to the POINT OF BEGINNING and containing 0.9 acres of land more or less.

EXISTING ZONING TABULATION

NS	*1.8 ACRES*
SF7	*54.0 ACRES*
HC	*0.9 ACRES*
TOTAL	*56.7 ACRES*



EX A

PARK PLACE

PD 59

ROCKWALL TEXAS

EXISTING ZONING PLAN

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244 tjones@tomden.com

12.11.2018

ZONING DESCRIPTION – REVISED PD 59

BEING a tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas, and being a part of Tract 31 as recorded in Volume 444, Page 102, and all of Tract 32 as recorded in Volume 444, Page 146 Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1" pipe found on the east right–of–way of Townsend Drive, said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right–of–way);

THENCE continuing along said High School Drive North 01°56'15" East a distance of 86.67 feet to a 5/8" iron pipe for corner;

THENCE departing said High School Drive North 85°34'29" East a distance of 182.10 feet to a 5/8" iron pipe for corner;

THENCE North 04°30'38" East a distance of 69.54 feet to a ½" iron pipe for corner;

THENCE North 05°42'23" West a distance of 29.95 feet to a ½" iron pipe for corner;

THENCE North 80°56'29" East a distance of 126.45 feet to a ½" iron pipe for corner;

THENCE North 86°39'04" East a distance of 110.36 feet to a ½" iron pipe for corner;

THENCE North 11°21'42" East a distance of 740.32 feet to fence post found (controlling monument) for corner;

THENCE North 76°14'03" West a distance of 207.10 feet to a fence post found in the east right–of–way of Renfro Street;

THENCE continuing along said Renfro Street North 10°13'03" East a distance of 626.53 feet to a 5/8" iron pipe for corner;

THENCE departing said Renfro Street North 89°50'10" East a distance of 420.29 feet to a 5/8" iron pipe for corner;

THENCE North 01°20'36" West a distance of 200.09 feet to a ½" iron pipe for corner;

THENCE North 00°40'16" West a distance of 87.88 feet to a ½" iron pipe for corner;

THENCE South 89°00'45" East a distance of 63.08 feet to a ½" iron pipe for corner;

THENCE South 88°34'57" East a distance of 126.36 feet to a ½" iron pipe for corner;

THENCE North 00°48'06" West a distance of 110.27 feet to a ½" iron pipe for corner in the south right–of–way line of Aluminum Plant Road;

THENCE along said Aluminum Plant Road North 89°08'46" West a distance of 194.10 feet to a point for corner;

THENCE North 21°04'24" West a distance of 414.90 feet to a point for corner;

THENCE South 58°25'54" East a distance of 761.00 feet to a point for corner;

THENCE North 89°56'03" East a distance of 308.37 feet to a point for corner;

THENCE South 07°24'46" West a distance of 602.23 feet to a point for corner;

THENCE South 04°53'33" East a distance of 317.77 feet to a point for corner;

THENCE South 09°19'54" East a distance of 1038.10 feet to a point in the said north right–of–way of M. K. & T. Railroad (100' right–of–way) for corner;

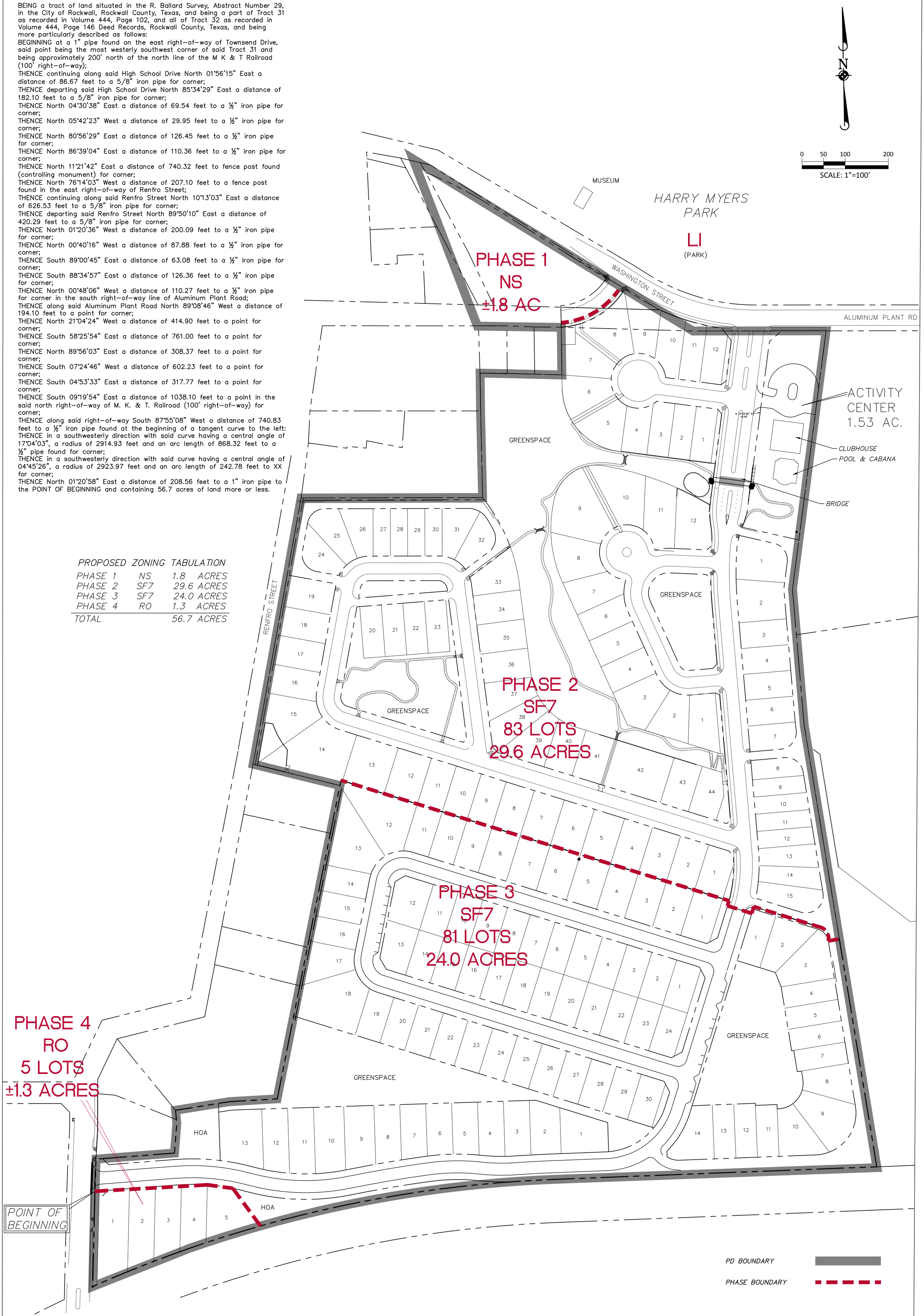
THENCE along said right–of–way South 87°55'08" West a distance of 740.83 feet to a ½" iron pipe found at the beginning of a tangent curve to the left:

THENCE in a southwesterly direction with said curve having a central angle of 17°04'03", a radius of 2914.93 feet and an arc length of 868.32 feet to a ½" pipe found for corner;

THENCE in a southwesterly direction with said curve having a central angle of 04°45'26", a radius of 2923.97 feet and an arc length of 242.78 feet to XX for corner;

THENCE North 01°20'58" East a distance of 208.56 feet to a 1" iron pipe to the POINT OF BEGINNING and containing 56.7 acres of land more or less.

PROPOSED	*ZONING*	*TABULATION*
PHASE 1	*NS*	*1.8 ACRES*
PHASE 2	*SF7*	*29.6 ACRES*
PHASE 3	*SF7*	*24.0 ACRES*
PHASE 4	*RO*	*1.3 ACRES*
TOTAL		*56.7 ACRES*



EX B

PARK PLACE

PD 59

ROCKWALL TEXAS

CONCEPT PLAN

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244 tjones@tomden.com

12.11.2018

ZONING DESCRIPTION – REVISED PD 59

BEING a tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas, and being a part of Tract 31 as recorded in Volume 444, Page 102, and all of Tract 32 as recorded in Volume 444, Page 146 Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1" pipe found on the east right–of–way of Townsend Drive, said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right–of–way);

THENCE continuing along said High School Drive North 01°56'15" East a distance of 86.67 feet to a 5/8" iron pipe for corner;

THENCE departing said High School Drive North 85°34'29" East a distance of 182.10 feet to a 5/8" iron pipe for corner;

THENCE North 04°30'38" East a distance of 69.54 feet to a ½" iron pipe for corner;

THENCE North 05°42'23" West a distance of 29.95 feet to a ½" iron pipe for corner;

THENCE North 80°56'29" East a distance of 126.45 feet to a ½" iron pipe for corner;

THENCE North 86°39'04" East a distance of 110.36 feet to a ½" iron pipe for corner;

THENCE North 11°21'42" East a distance of 740.32 feet to fence post found (controlling monument) for corner;

THENCE North 76°14'03" West a distance of 207.10 feet to a fence post found in the east right–of–way of Renfro Street;

THENCE continuing along said Renfro Street North 10°13'03" East a distance of 626.53 feet to a 5/8" iron pipe for corner;

THENCE departing said Renfro Street North 89°50'10" East a distance of 420.29 feet to a 5/8" iron pipe for corner;

THENCE North 01°20'36" West a distance of 200.09 feet to a ½" iron pipe for corner;

THENCE North 00°40'16" West a distance of 87.88 feet to a ½" iron pipe for corner;

THENCE South 89°00'45" East a distance of 63.08 feet to a ½" iron pipe for corner;

THENCE South 88°34'57" East a distance of 126.36 feet to a ½" iron pipe for corner;

THENCE North 00°48'06" West a distance of 110.27 feet to a ½" iron pipe for corner in the south right–of–way line of Aluminum Plant Road;

THENCE along said Aluminum Plant Road North 89°08'46" West a distance of 194.10 feet to a point for corner;

THENCE North 21°04'24" West a distance of 414.90 feet to a point for corner;

THENCE South 58°25'54" East a distance of 761.00 feet to a point for corner;

THENCE North 89°56'03" East a distance of 308.37 feet to a point for corner;

THENCE South 07°24'46" West a distance of 602.23 feet to a point for corner;

THENCE South 04°53'33" East a distance of 317.77 feet to a point for corner;

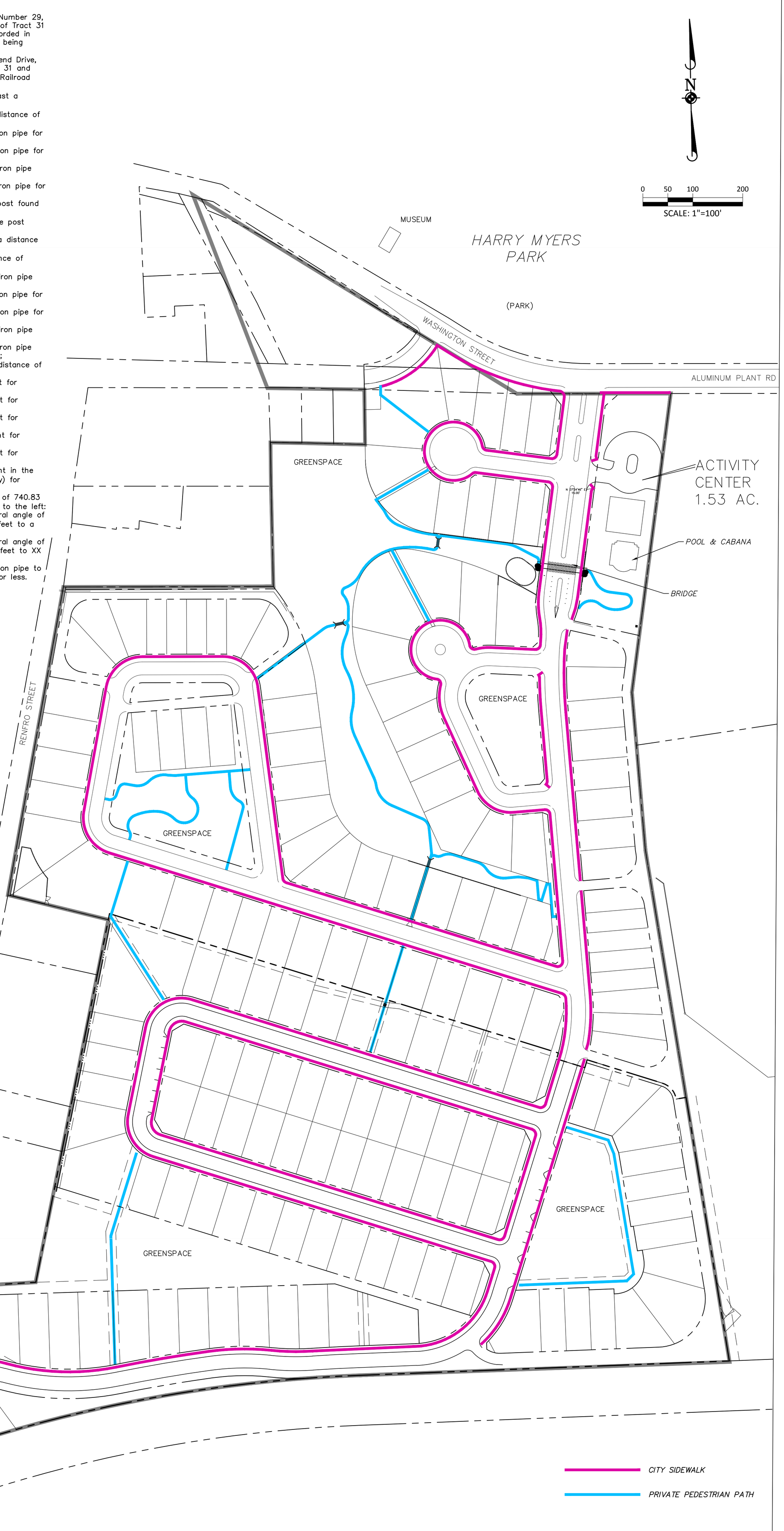
THENCE South 09°19'54" East a distance of 1038.10 feet to a point in the said north right–of–way of M. K. & T. Railroad (100' right–of–way) for corner;

THENCE along said right–of–way South 87°55'08" West a distance of 740.83 feet to a ½" iron pipe found at the beginning of a tangent curve to the left:

THENCE in a southwesterly direction with said curve having a central angle of 17°04'03", a radius of 2914.93 feet and an arc length of 868.32 feet to a ½" pipe found for corner;

THENCE in a southwesterly direction with said curve having a central angle of 04°45'26", a radius of 2923.97 feet and an arc length of 242.78 feet to XX for corner;

THENCE North 01°20'58" East a distance of 208.56 feet to a 1" iron pipe to the POINT OF BEGINNING and containing 56.7 acres of land more or less.



EX C

PARK PLACE

PD 59

ROCKWALL TEXAS

PEDESTRIAN PLAN

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244 tjones@tomden.com

12.11.2018

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

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, AS HERETOFORE AMENDED, SO AS TO AMEND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) [ORDINANCE NO.'s 04-59 AND -6-51] AND PLANNED DEVELOPMENT DISTRICT 52 (PD-52) [ORDINANCE NO. 16-45] FOR THE PURPOSE OF INCORPORATING A 0.789-ACRE TRACT OF LAND FOR RESIDENTAL-OFFICE (RO) DISTRICT LAND USES BEING A 56.586-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 52 (PD-52) AND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 by the applicant Bill Bricker of Columbia Development Company, LLC, for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses, being a 56.586-acre tract of land identified as a portion of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) [*Ordinance No. 16-45*] and Planned Development District 59 (PD-59) [*Ordinance No.'s 04-59 and 06-51*], located between W. Washington Street and T. L. Townsend Drive and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 59 (PD-59) [*Ordinance No.'s 04-59 and 06-51*], Planned Development District 52 (PD-52) [*Ordinance No. 16-45*], and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 04-59 and 06-51*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 3. That development of the *Subject Property* shall be in accordance with the *Planned Development Concept Plan*, contained in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall be in accordance with the *Development Standards*, described in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by

reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That 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, 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 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. 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 4TH DAY OF FEBRUARY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *January 22, 2019*

2nd Reading: *February 4, 2019*

DRAFT ORDINANCE 02.04.19

Exhibit 'A':
Legal Description

BEING a tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas, and being a part of Tract 31, as recorded in Volume 444, Page 102, and all of Tract 32 as recorded in Volume 444, Page 146 Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1" pipe found on the east right-of-way of Townsend Drive, said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right-of-way);

THENCE continuing along said High School Drive North 01°56'15" East a distance of 86.67 feet to a 5/8" iron pipe for corner;

THENCE deporting said High School Drive North 85°34'29" East a distance of 182.10 feet to a 5/8" iron pipe for corner;

THENCE North 04°30'38" East a distance of 69.54 feet to a ½" iron pipe for corner;

THENCE North 05°42'23" West a distance of 29.95 feet to a ½" iron pipe for corner;

THENCE North 80°56'29" East a distance of 126.45 feet to a ½" iron pipe for corner;

THENCE North 86°39'04" East a distance of 110.36 feet to a ½" iron pipe for corner;

THENCE North 11°21'42" East a distance of 740.32 feet to fence post found (controlling monument) for corner;

THENCE North 76°14'03" West a distance of 207.10 feet to a fence post found in the east right-of-way of Renfro Street;

THENCE continuing along said Renfro Street North 10°13'03" East a distance of 626.53 feet to a 5/8" iron pipe for corner;

THENCE deporting said Renfro Street North 89°50'10" East a distance of 420.29 feet to a 5/8" iron pipe for corner;

THENCE North 01°20'36" West a distance of 200.09 feet to a ½" iron pipe for corner;

THENCE North 00°40'16" West a distance of 87.88 feet to a ½" iron pipe for corner:

THENCE South 89°00' 45" East a distance of 63.08 feet to a ½" iron pipe for corner;

THENCE South 88°34'57" East a distance of 126.36 feet to a ½" iron pipe for corner;

THENCE North 00°48'06" West a distance of 110.27 feet to a ½" iron pipe for corner in the south right-of-way line of Aluminum Plant Road;

THENCE along said Aluminum Plant Road North 89°08'46" West o distance of 194.10 feet to a point for corner;

THENCE North 21°04'24" West a distance of 414.90 feet to a point for corner;

THENCE South 58°25'54" East a distance of 761.00 feet to a point for corner;

THENCE North 89°56'03" East a distance of 308.37 feet to a point for corner;

THENCE South 07°24' 46" West a distance of 602.23 feet to a point for corner;

THENCE South 04°53'33" East a distance of 317.77 feet to a point for corner;

THENCE South 09°19'54" East a distance of 1038.10 feet to a point in the said north right-of-way of M. K. & T. Railroad (100' right-of-way) for corner;

THENCE along said right-of-way South 87°55'08" West a distance of 740.83 feet to a ½" iron pipe found at the beginning of a tangent curve to the left;

THENCE in a southwesterly direction with said curve having a central angle of 17°04'03", a radius of 2914.93 feet and an arc length of 868.32 feet to a ½" pipe found for corner;

THENCE In a southwesterly direction with sold curve having a central angle of 04°45'26", a radius of 2923.97 feet and an arc length of 242.78 feet to XX for corner;

THENCE North 01°20'58" East a distance of 208.56 feet to a 1" iron pipe to the POINT OF BEGINNING and containing 56.7 acres of land more or less.

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Exhibit 'B':
Survey

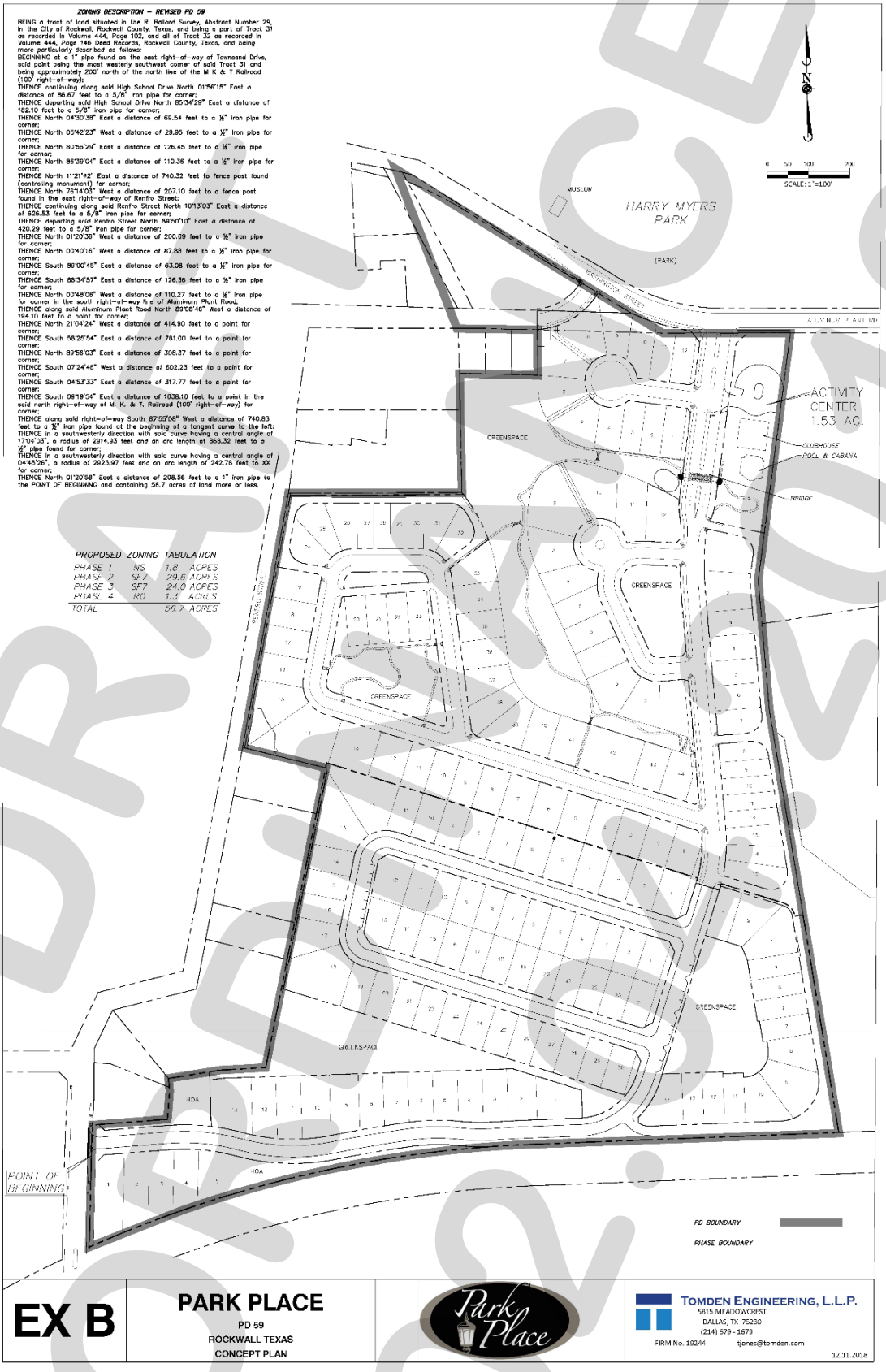

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Exhibit 'C':
Area Map

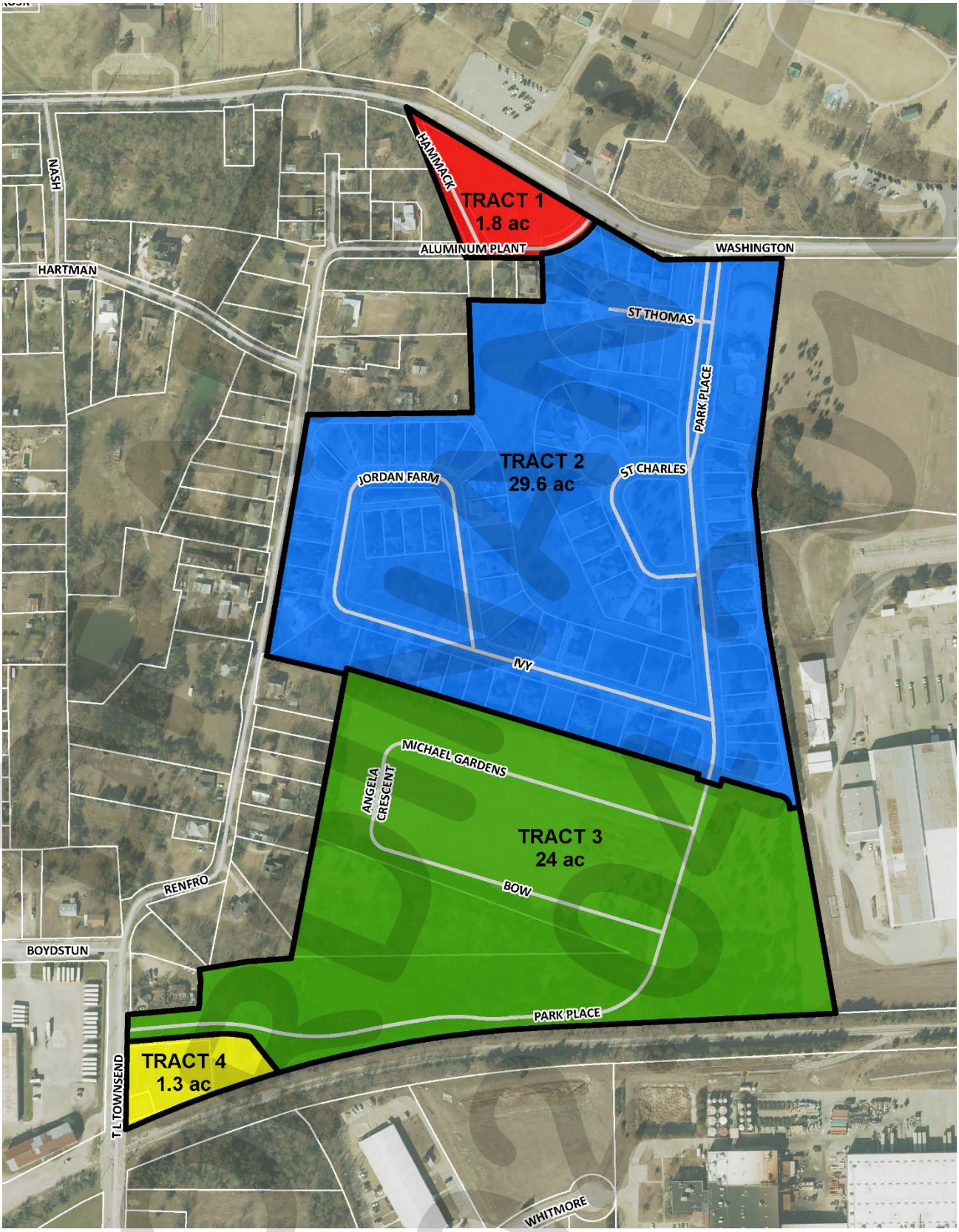

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Exhibit 'D':
Concept Plan

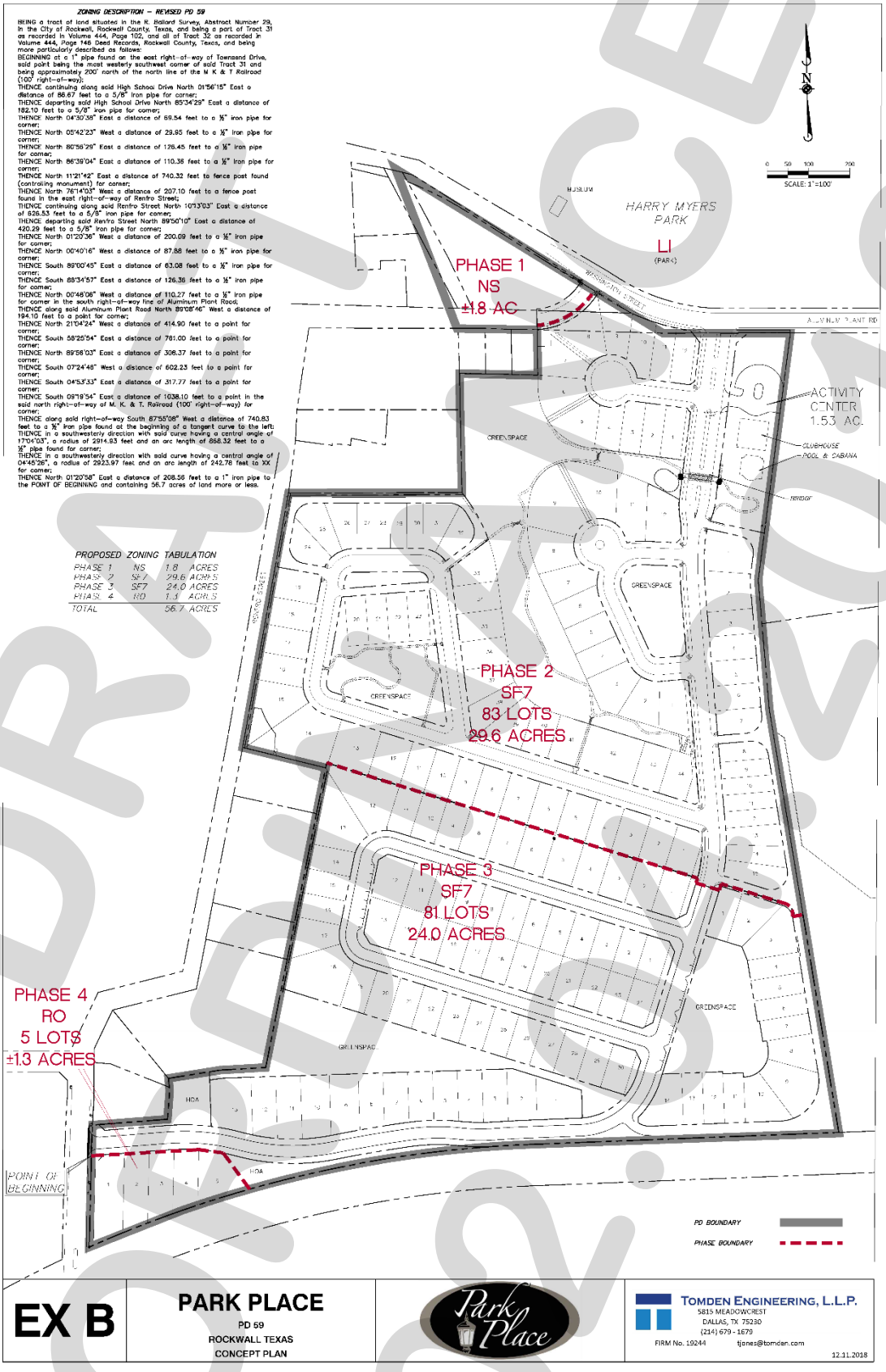

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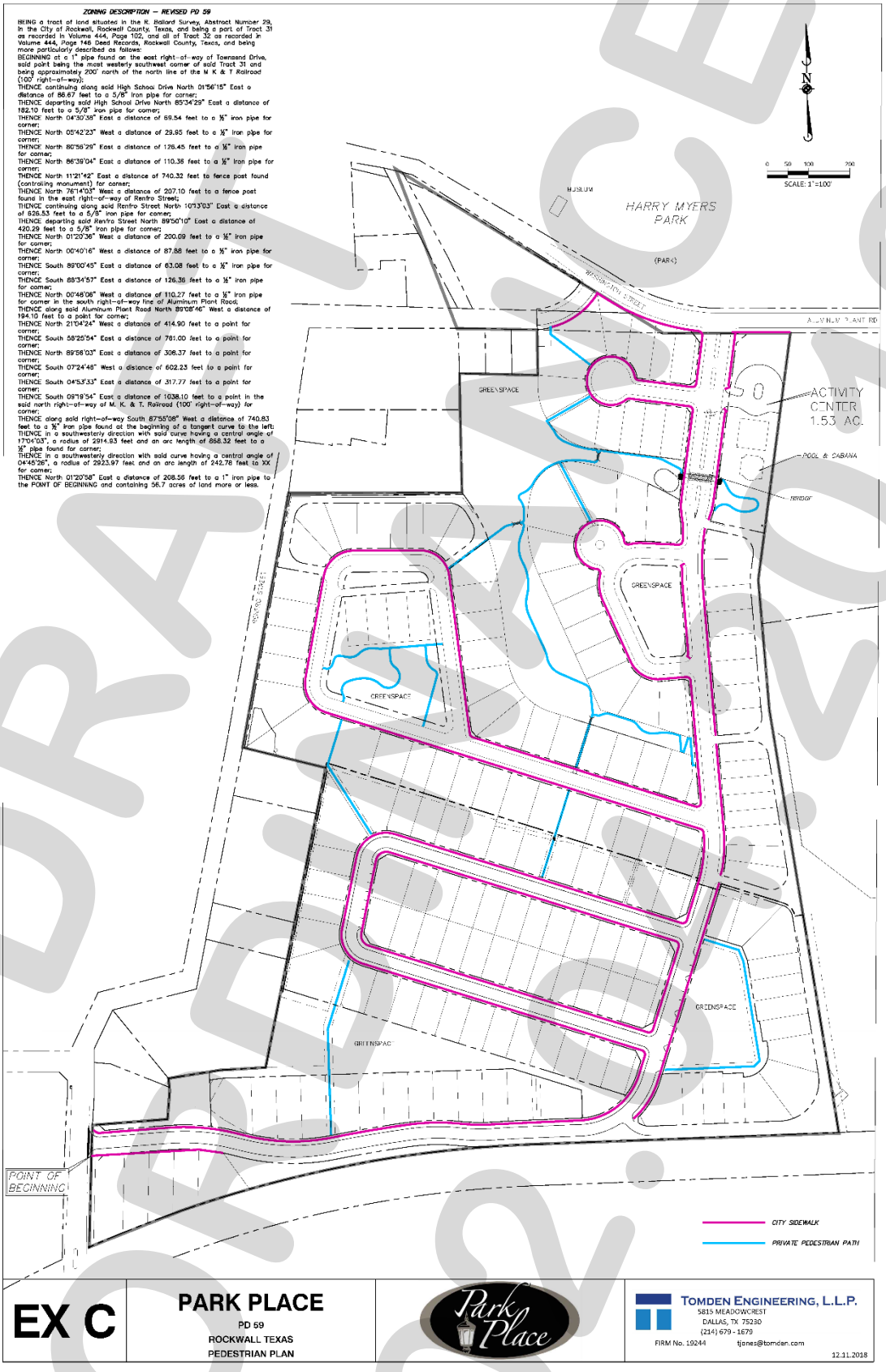
Exhibit 'E':
Hardscape Plan



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02.25.2019

Exhibit 'F':
PD Development Standards

Phases 1-4 (56.586-Acres): Development Standards for all Phases

(1) *Streetscape Standards.* The following aspects of development shall be reviewed in conjunction with a preliminary plat and/or site plan:

(a) *Street Lighting.* Street lighting shall be compatible with neo-traditional design methods, the Old Town Rockwall Historic District guidelines, and any proposed guidelines for the City's Downtown Plan.

(b) *Street Signage and Traffic Control.* Signage and traffic control methods shall be compatible with neo-traditional design and complement the surrounding historic areas of the City.

(c) *Street Sections*. A PD Development Plan shall include any alternative street and alley cross-sections, paving methods, use of street trees, and other proposed engineering details.

(2) *Private Parks and Open Space.* Details for private parks and open space as indicated in *Exhibit 'B*' shall be subject to the following requirements and approved as part of the preliminary plat and/or site plan:

(a) A site/landscape plan for all open space, pocket parks, the community center, and trail systems. The development plan and/or preliminary plat shall also be reviewed by the City's Parks and Recreation Board.

(b) All city-required trails and public sidewalks shall be constructed with concrete and meet all City standards.

(c) Drainage area trails, which shall be maintained by the HOA, may be constructed with asphalt.

(d) The developer shall install a screening fence adjacent to the railroad along the south boundary of the subject property. The exact location, construction material(s), and height of the screening fence shall be reviewed and approved as part of the required site plan.

(3) *Hardscape.* Hardscape plans--depicted in *Exhibit 'E'*--indicating the location of all sidewalks and trails shall be reviewed and approved with the preliminary plat and/or final plat.

(4) *Fence Standards.* All fences shall be required to be wrought iron or tubular steel and vinyl shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height unless situated in the front yard. Front yard fences shall meet the following requirements:

(a) No front yard fences shall be located within a public right-of-way;

(b) The maximum height for a front yard fence is 42-inches (*i.e. 3 ½ feet*); and

(c) All front yard fences shall be open or *picket-style* fencing constructed of wrought iron, tubular steel, or vinyl.

Phase 1: Neighborhood Services (1.8-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Phase 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Neighborhood Services (NS) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance*

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(2) *No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

(3) *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, *Phase 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards for the Neighborhood Services (NS) District as stipulated in Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. All lots shall conform to the standards depicted in *Table 1*, which are as follows:

Table 1: Density and Dimensional Requirements

Minimum Lot Width [1]	60'
Minimum Lot Depth	100'
Minimum Lot Area	6,000 SF
Minimum Front Yard Setback [2]	15'
Minimum Side Yard Setback	20'
Minimum Distance Between Buildings	15'
Maximum Height	36'
Minimum Rear Yard Setback	20'
Maximum Lot Coverage	60%
Maximum Building Size	5,000 SF

General Notes:
[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

(4) *Building Standards.* All development shall be subject to site plan and Architectural Review Board (ARB) review and shall adhere to the following building standards:

(a) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or similar cementitious products may be used for up to *100%* of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.

(b) *Roof Design Requirements.* All structures having a footprint of 6,000 SF or less shall be constructed with a pitched roof system.

(c) *Architectural Requirements.* All units shall be architecturally finished on all sides of the building that are visible from a public right-of-way or open space. This should include the detailing and features. This will be reviewed by the Architectural Review Board (ARB) for conformance.

(5) *Landscape Buffer.* A minimum 10-foot landscape buffer shall be required along all street frontages. The buffer shall include a minimum of one (1) tree per 30 linear feet.

(6) *Signage.* Permanent, free-standing signage for Phase 1 shall be limited to one (1) monument not exceeding five (5) feet in height or a maximum of 60 SF in area.

(7) *Lighting.* In addition to the outdoor lighting requirements stipulated in Article VII, Environmental Performance, of the Unified Development Code (UDC), no light pole, pole base, or combination thereof shall exceed 20-feet in height. All lighting fixtures shall focus downward and be contained on the subject property

DRAWING ORDINANCE 02.04.19

Exhibit 'F':
PD Development Standards

Phases 2 & 3: Single-Family 7 (53.6-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Phases 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Single-Family 7 (SF-7) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

(2) *Density and Dimensional Requirements.* Any development on *Phases 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for properties in a Single-Family 7 (SF-7) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

Table 2: SF-7 Lot Dimensional Requirements

Minimum Lot Width [1]	40'
Minimum Lot Area	4,000 SF
Minimum Average Lot Area	7,000 SF
Minimum Front Yard Setback [2] & [3]	10'
Minimum Side Yard Setback [4]	5'
Minimum Side Yard Adjacent to a Street	10
Minimum Distance Between Buildings	15'
Maximum Height [3]	36'
Minimum Rear Yard Setback [4, 5]	10'
Maximum Lot Coverage	60%

General Notes:
[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.
[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
[4]: The minimum side yard setback for an internal lot or a lot abutting open space or HOA common area is five (5) feet. For yards abutting a street, the minimum side yard setback shall be 10-feet.
[5]: Lots with double frontage shall have a minimum rear yard setback of 15 feet.

(3) *Building Standards.* Housing type and construction shall generally conform to the *Architectural Styles* depicted in *Exhibit 'G'* of this ordinance; however, all development shall adhere to the following building standards:

(a) *Masonry Requirements.* The minimum masonry requirement for all exterior façades (*excluding walls on a porch, patio, courtyard, or breezeway*) greater than 100 SF shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or similar cementitious products may be used for up to *100%* of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.

(b) *Anti-Monotony.* An anti-monotony standard shall not allow the same structure—in terms of materials and elevation--any closer than five (5) houses apart on either side of the street.

(c) *Common Areas and Open Space.* All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance and filed prior to approval of the final plat(s)

(d) *Guest Quarters/Secondary Living Unit.* A guest quarters/secondary living unit shall be permitted by-right within Phases 2 & 3 and subject to the following conditions:

(i) Such quarters must be ancillary to the primary use;

(ii) The area of such quarters shall not exceed 30% of the area of the main structure;

(iii) The area of such quarters shall also conform to the maximum lot coverage for the overall lot;

(iv) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the *Subdivision Ordinance*; and

(v) Such quarters shall be designed for temporary occupancy or as a secondary living unit. These structures are not to be used as rental accommodations.

(4) *Access.* Lots with rear yards that abut Renfro Street shall not have access from Renfro Street.

Phase 4: Residential-Office (1.3-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development District Ordinance, *Phase 4* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Residential-Office (RO) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be expressly prohibited on the *Phase 4*:

- ☑ Accessory Building
- ☑ Bed and Breakfast
- ☑ Convent or Monastery
- ☑ Daycare (7 or more children)
- ☑ Residential Care Facility
- ☑ Assisted Living Facility
- ☑ Convalescent Care Facility/Nursing Home
- ☑ Congregate Care Facility
- ☑ General Retail Store*
- ☑ Group or Community Home
- ☑ Halfway House
- ☑ Library, Art Gallery, or Museum (Public)
- ☑ Restaurant, Less Than 2,000 SF w/o Drive-Thru
- ☑ Railroad Yard or Shop
- ☑ Studio-Art, Photography, or Music
- ☑ Shoe and Boot Repair and Sales
- ☑ Transit Passenger Facility
- ☑ Antenna, Accessory
- ☑ Antenna, Commercial
- ☑ Antenna, Amateur Radio
- ☑ Antenna, Dish
- ☑ Wireless Communication Tower
- ☑ Utilities (Non-Municipally Owned or Controlled), Including Sanitary Landfill and Wastewater Treatment
- ☑ Municipally Owned or Controlled Facilities, Utilities, and Use

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*General Retail Store less than 2,000 SF shall be allowed by-right. General Retail Stores larger than 2,000 SF shall require a Specific Use Permit

The following land uses shall be permitted by Specific Use Permit (SUP) on the *Phase 4*:

- ☑ General Retail Store*
- ☑ Hair Salon, Manicurist
- ☑ Office Building, 5,000 SF or More
- ☑ Solar Energy Collector Panels and Systems

*General Retail Store less than 2,000 SF shall be allowed by-right. General Retail Stores larger than 2,000 SF shall require a Specific Use Permit

(2) *Density and Dimensional Requirements.* Any development on *Phase 4* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for properties in a Residential-Office (RO) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, all development shall adhere to the following building standards:

Table 3. Density and Dimensional Requirements

Minimum Lot Width [1]	60'
Minimum Lot Depth	100'
Minimum Lot Area	6,000 SF
Minimum Front Yard Setback [2]	10'
Minimum Side Yard Setback	5'
Minimum Distance Between Buildings	15'
Maximum Height [3]	36'
Minimum Rear Yard Setback	10'
Maximum Lot Coverage	60%

General Notes:
[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.
[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the residential-office structure.

(3) *Building Standards. Building Standards.* Housing type and construction shall generally conform to the *Architectural Styles* depicted in *Exhibit 'G'* of this ordinance; however, all development shall adhere to the following building standards:

(a) *Masonry Requirements.* The minimum masonry requirement for all exterior façades (*excluding walls on a porch, patio, courtyard, or breezeway*) greater than 100 SF shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or similar cementitious products may be used for up to *100%* of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.

(b) *Anti-Monotony.* An anti-monotony standard shall not allow the same structure—in terms of materials and elevation--any closer than five (5) houses apart on either side of the street.

(c) *Common Areas and Open Space.* All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's

DRAFT ORDINANCE 03.04.19

Association, which shall be created subject to the requirements of the City's Subdivision Ordinance and filed prior to approval of the final plat(s).

(d) *Guest Quarters/Secondary Living Unit.* A guest quarters/secondary living unit shall be permitted by-right within Phases 2 & 3 and subject to the following conditions:

(i) Such quarters must be ancillary to the primary use;

(ii) The area of such quarters shall not exceed 30% of the area of the main structure;

(iii) The area of such quarters shall also conform to the maximum lot coverage for the overall lot; and

(iv) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the *Subdivision Ordinance*.

(v) Such quarters shall be designed for temporary occupancy or as a secondary living unit. These structures are not to be used as rental accommodations.

(4) *Access.* Lots with rear yards that abut Renfro Street shall not have access from Renfro Street.

(5) *Parking Requirements*. Parking requirements for Phase 4 shall be all follows:

(a) Two (2) parking spaces per lot for single-family uses.

(b) One (1) additional space per 500 SF for non-residential uses as permitted by this ordinance. Off-site common or shared parking agreements shall be considered for Phase 4, subject the review of the proposed parking area(s) with the required development plan.

DRAFT ORDINANCE 02.04.19

Exhibit 'G':
Conceptual Architectural Styles



DRAFT 04.05.2019

City of Rockwall

Project Plan Review History

Project Number	Z2018-058	**Owner**	BUFFALO, CREEK BUSINESS PARK LTD	**Applied**	12/14/2018 LM
Project Name	SUP for a Craft Winery	**Applicant**	TIM MCCALLUM	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
203 COUNTY LINE RD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	20-7	NULL	20-7	0080-0000-0020-07-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/14/2018	12/21/2018	12/18/2018	4	APPROVED	
ENGINEERING	Sarah Hager	12/14/2018	12/21/2018	12/20/2018	6	APPROVED	
(12/20/2018 2:38 PM SH) Any extrernal improvements to increase parking or building will require engineering plans along with detention.							
FIRE	Ariana Hargrove	12/14/2018	12/21/2018	12/19/2018	5	COMMENTS	see notes
(12/19/2018 5:02 PM AA) Will need to update Certificate of Occupancy to reflect the new uses. A fire inspection will be required.							
PLANNING	David Gonzales	12/14/2018	12/21/2018	12/20/2018	6	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Tim McCallum of He Wines She Dines, LLC on behalf of Buffalo Creek Business Park, LTD for the approval of a Specific Use Permit (SUP) for a Craft Winery and Commercial Amusement/Recreation (Outdoor) on a 7.2-acre tract of land identified as Tracts 20-01 & 20-7 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 203 County Line Road, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 12.20.2018

All staff comments are to be addressed/acknowledged and resubmitted by Thursday, January 4, 2019. Please provide two (2) copies [FOLDED] and one PDF version for a subsequent/final review by staff:

Planning Department General Comments pertaining to the SUP Request:

• On all future submittals please include the Case Number Z2018-058 on the lower right hand corner.

• When provided, please review the SUP Draft Ordinance prior to the Planning & Zoning public hearing scheduled for January 15, 2019 and return with red lined corrections and/or additions you feel may be necessary for staff review.

** Planning Staff additional comments to be considered by the P&Z and City Council as conditions of approval:

1. Approval of an SUP is required to allow the for the craft winery and commercial amusement/recreation (outdoor) use on the subject property.

2. Adherence to all Engineering, Building Inspection, and Fire Department standards shall be required.

*** Operational Conditions:

Craft Winery:

1) The maximum square footage of the building used for a winery shall not exceed 12,000 SF in total building area.

2) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.

3) The Subject Property shall not be used as a brewery (a facility used for the manufacturing, bottling, labeling and packaging of beer) or a distillery (a facility used for manufacturing of distilled beverages).

4) The hours of operation for this facility shall be limited to Sunday through Saturday, 11:00 AM to 12:00 AM (i.e. midnight).

5) The Craft Winery operated on the Subject Property shall comply with all applicable ordinances of the City of Rockwall related to noise emanating from the Subject Property.

Commercial Amusement/Recreation (Outdoor)

1) The development and operation of a commercial amusement/recreation (outdoor) use shall generally conform to the Concept Plan depicted in Exhibit 'B' of this

ordinance.

2) The Subject Property may be used for all permitted accessory uses as well as the use of an outdoor venue that may include live music and food truck vendors as depicted in Exhibit 'B' of this ordinance. The use of temporary tents or similar uses must be made of fire retardant materials and meet the City's fire codes.

3) The hours of operation associated with the outdoor venue for this facility shall be limited from Thursday through Monday, 11:00 AM to 12:00 AM (i.e. midnight).

4) There shall be no outside storage of equipment, furniture, or other materials associated with the operation of this business or from any outdoor gatherings on the subject property that may occur from time to time.

5) No parking shall be permitted along County Line Road or Horizon Road [FM-3097] associated with the uses on the subject property.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the SUP request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

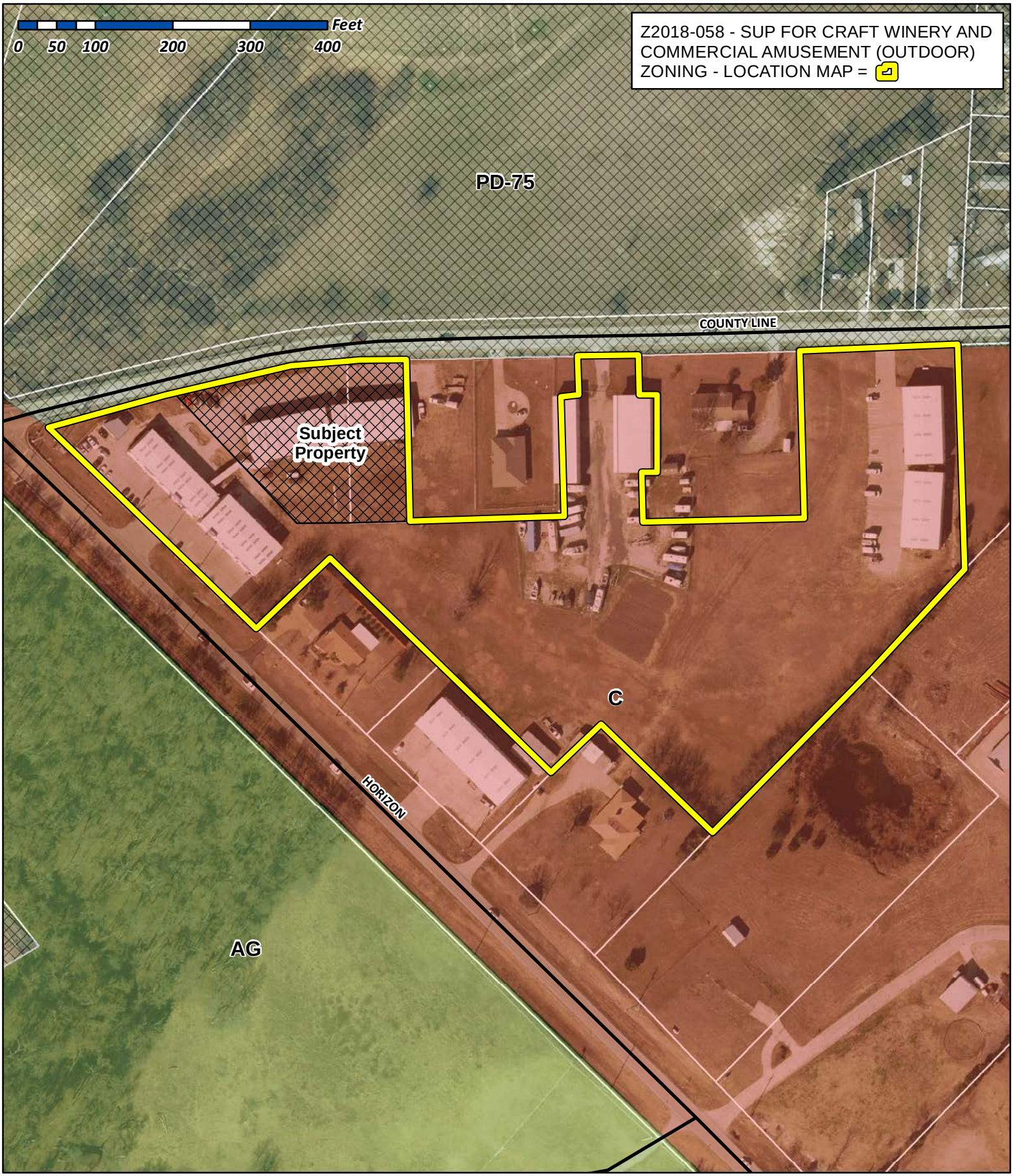
*** Meeting Dates to Attend***

Planning - Work Session: January 2, 2019 (6:00 p.m.) [applicant to present case to P&Z for discussion]

Planning - Public Hearing: January 15, 2019 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny, etc.)

City Council - Pulblic Hearing: January 22, 2019 (6:00 p.m.) [1st Reading of SUP Ordinance]

City Council - Concent/Action Item: February 4, 2019 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]



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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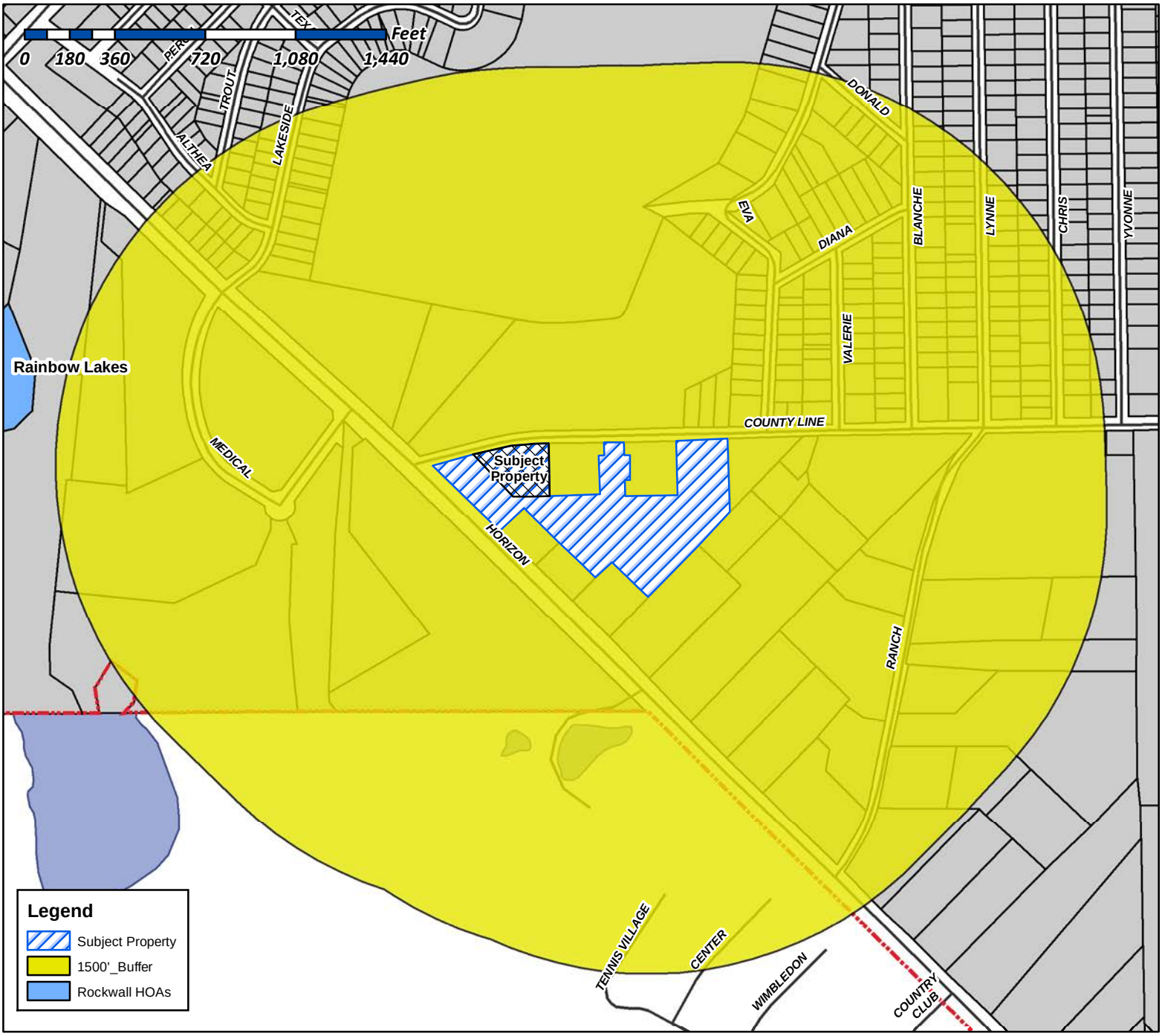
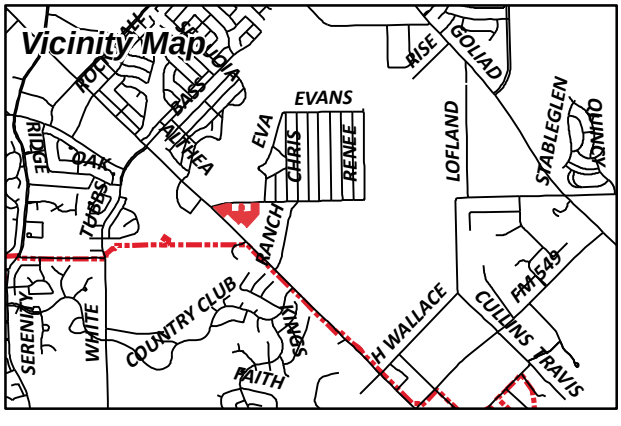


Case Number: Z2018-058
Case Name: SUP for a Craft Winery and Commercial Amusement (Outdoor)
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 203 County Line Road

Date Created: ***12/18/2018***

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



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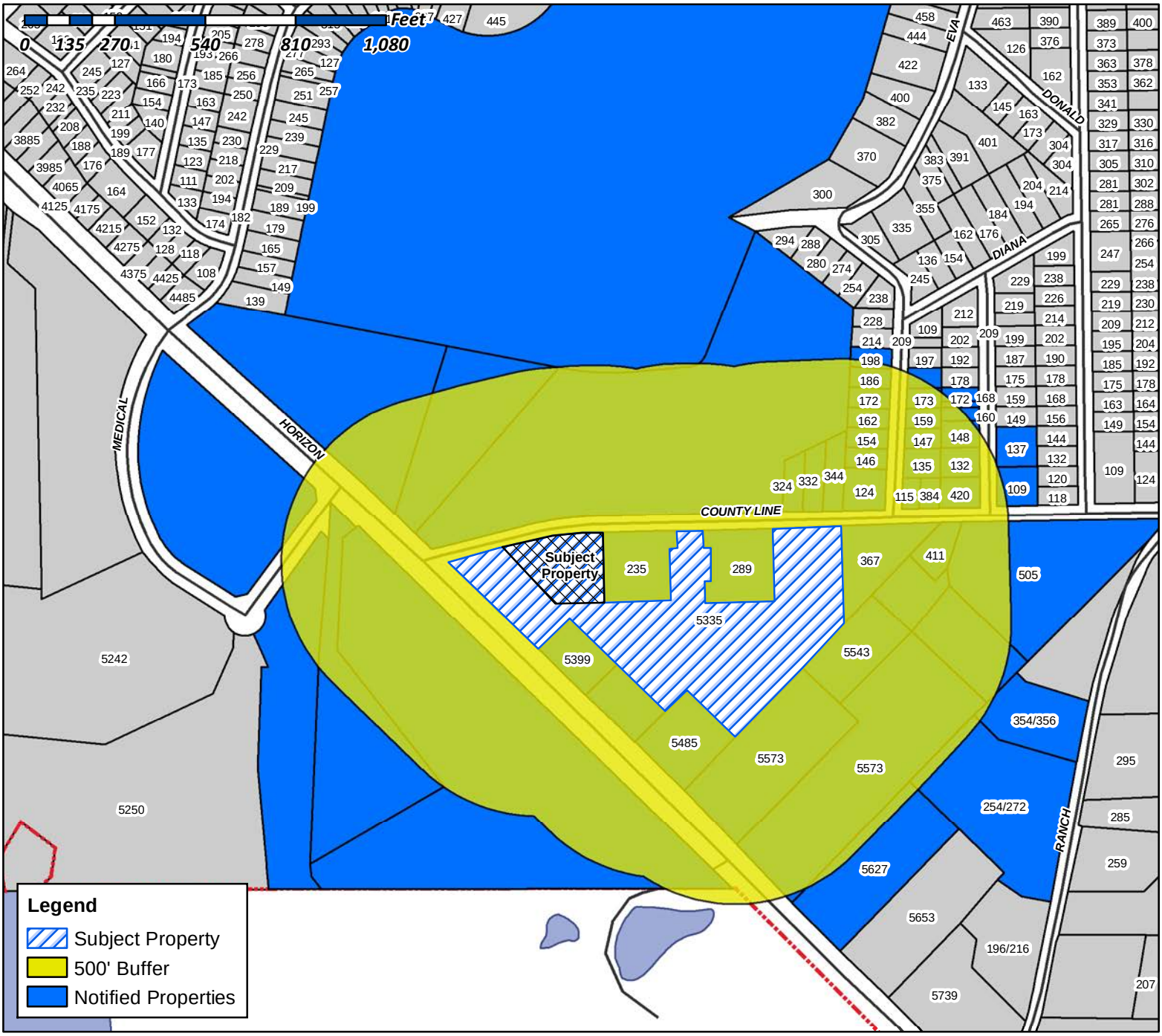
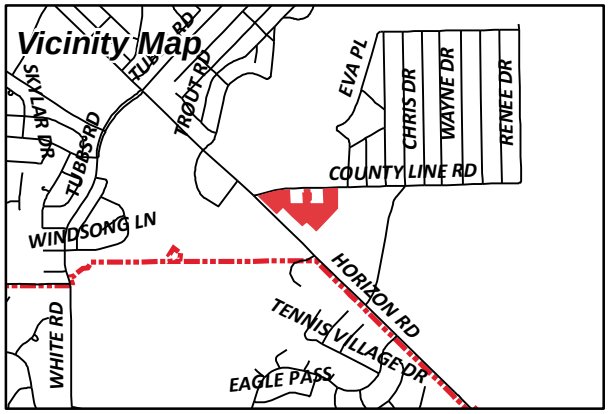


Case Number: Z2018-058
Case Name: SUP for a Craft Winery and Commercial Amusement (Outdoor)
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 203 County Line Road

Date Created: 12/18/2018

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



WOLFORD BILLY E & KATHY
103 EAGLE NEST
MABANK, TX 75156

SILVA BERTHA
1041 E FM 552
ROCKWALL, TX 75087

SALAS ALBERTO R & ADELA A
109 VALERIE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
115 EVA PL
ROCKWALL, TX 75032

GRIZZEL ROYCE LEE JR
124 EVA PLACE
ROCKWALL, TX 75032

PAVON MARISOL
132 VALERIE PL
ROCKWALL, TX 75032

MONTELONGO MOISES
135 EVA PLACE
ROCKWALL, TX 75032

MOONEY GERALD M & JEWELL F REV LIV TR
137 VALERIE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
146 EVA
ROCKWALL, TX 75032

CURRENT RESIDENT
147 EVA PL
ROCKWALL, TX 75032

VALDEZ MARY ESTHER
148 VALERIE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
154 EVA PL
ROCKWALL, TX 75032

MORALES RAMIRO JR
159 EVA PLACE
ROCKWALL, TX 75032

DURAN ROCIO
160 VALERIE PL
ROCKWALL, TX 75032

DEL RIO ALBERTO & MONICA
162 EVA PL
ROCKWALL, TX 75032

CURRENT RESIDENT
168 VALERIE PL
ROCKWALL, TX 75032

LOZANO ISIDRO
1705 HIGH MEADOW DR
GARLAND, TX 75040

CURRENT RESIDENT
172 EVA PL
ROCKWALL, TX 75032

CURRENT RESIDENT
172 VALERIE PL
ROCKWALL, TX 75032

CURRENT RESIDENT
173 EVA PL
ROCKWALL, TX 75032

5543 FM3097 LLC
1809 BRISTOL LANE
ROCKWALL, TX 75032

SILVA MARIA
186 EVA PL
ROCKWALL, TX 75032

ORTEGA RUBEN
187 EVA PL
ROCKWALL, TX 75032

BARRON BENICIO
195 ROSEMARIE DR
LEBANON, OH 45036

CONTRERAS MANUEL AND MARIA G
198 EVA PL
ROCKWALL, TX 75032

BUFFALO CREEK BUSINESS PARK LTD
2324 EAST I 30
ROYSE CITY, TX 75189

BUFFALO CREEK BUSINESS PARK LTD
2324 W INTERSTATE 30
ROYSE CITY, TX 75189

CURRENT RESIDENT
235 COUNTY LINE RD
ROCKWALL, TX 75032

PATRIOT PAWS SERVICE DOGS
254 RANCH TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
254/272 RANCH TRL
ROCKWALL, TX 75032

KELLY EDDY D & SHARON RENEE REV LIV TR
289 COUNTY LINE RD
ROCKWALL, TX 75032

JIMENEZ TERESA HERNANDEZ &
321 PANOLA CT
ROYSE CITY, TX 75189

CURRENT RESIDENT
324 COUNTY LINE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
332 COUNTY LINE RD
ROCKWALL, TX 75032

SILVA JUAN C
332 E LINDA LN
ROYSE CITY, TX 75189

CURRENT RESIDENT
344 COUNTY LINE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
354/356 RANCH TRL
ROCKWALL, TX 75032

RAMIREZ RAUL & TERESA
358 TROUT ST
ROCKWALL, TX 75032

RAMIREZ RAUL
358 TROUT ST
ROCKWALL, TX 75032

CURRENT RESIDENT
367 COUNTY LINE RD
ROCKWALL, TX 75032

RAMIREZ PETRA & JOSE ARTURO
384 COUNTY LINE RD
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC
405 CHATHAM ST
SUNNYVALE, TX 75182

CURRENT RESIDENT
411 COUNTY LINE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
420 COUNTY LINE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
505 COUNTY LINE RD
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC
505 COUNTY LINE RD
ROCKWALL, TX 75032

LEJ PARTNERS LTD
5100 ELDORADO PKWY 0
MCKINNEY, TX 75070

MARKSQUARED INVESTMENTS LLC
517 COYOTE RD
SOUTHLAKE, TX 76092

CURRENT RESIDENT
5335 FM3097
ROCKWALL, TX 75032

KELLY REX ALLEN
5399 FM 3097
ROCKWALL, TX 75032

KELLY A R
5485 FM 3097
ROCKWALL, TX 75032

RANGELL JUAN JOSE
554 WILLOW RIDGE CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
5543 FM3097
ROCKWALL, TX 75032

MATTHEWS GERALD W & DONNA C
5550 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
5573 FM3097
ROCKWALL, TX 75032

ALONZO JOSE O
5627 HORIZON RD
ROCKWALL, TX 75032

JWS LAND LTD
5900 S LAKE FOREST DR 0
MCKINNEY, TX 75070

GAMEZ DAVID
614 E BOYDSTUN ST
ROCKWALL, TX 75087

JERRY KISICK CUSTOM HOMES INC
6505 W PARK BLVD 0
PLANO, TX 75093

FINCHER LINDA
916 BROWNFIELD
MESQUITE, TX 75150

NORTH TEXAS MUNICIPAL WATER DIST
P O BOX 2408
WYLIE, TX 75098

PEOPLES BILLY
P O BOX 35
ROCKWALL, TX 75087

NORTH TEXAS MUNICIPAL WATER DIST
PO BOX 2408
WYLIE, TX 75098

he WINES she DINES

TASTY REVIEWS FROM BOTH PERSPECTIVES

To Whom It May Concern:

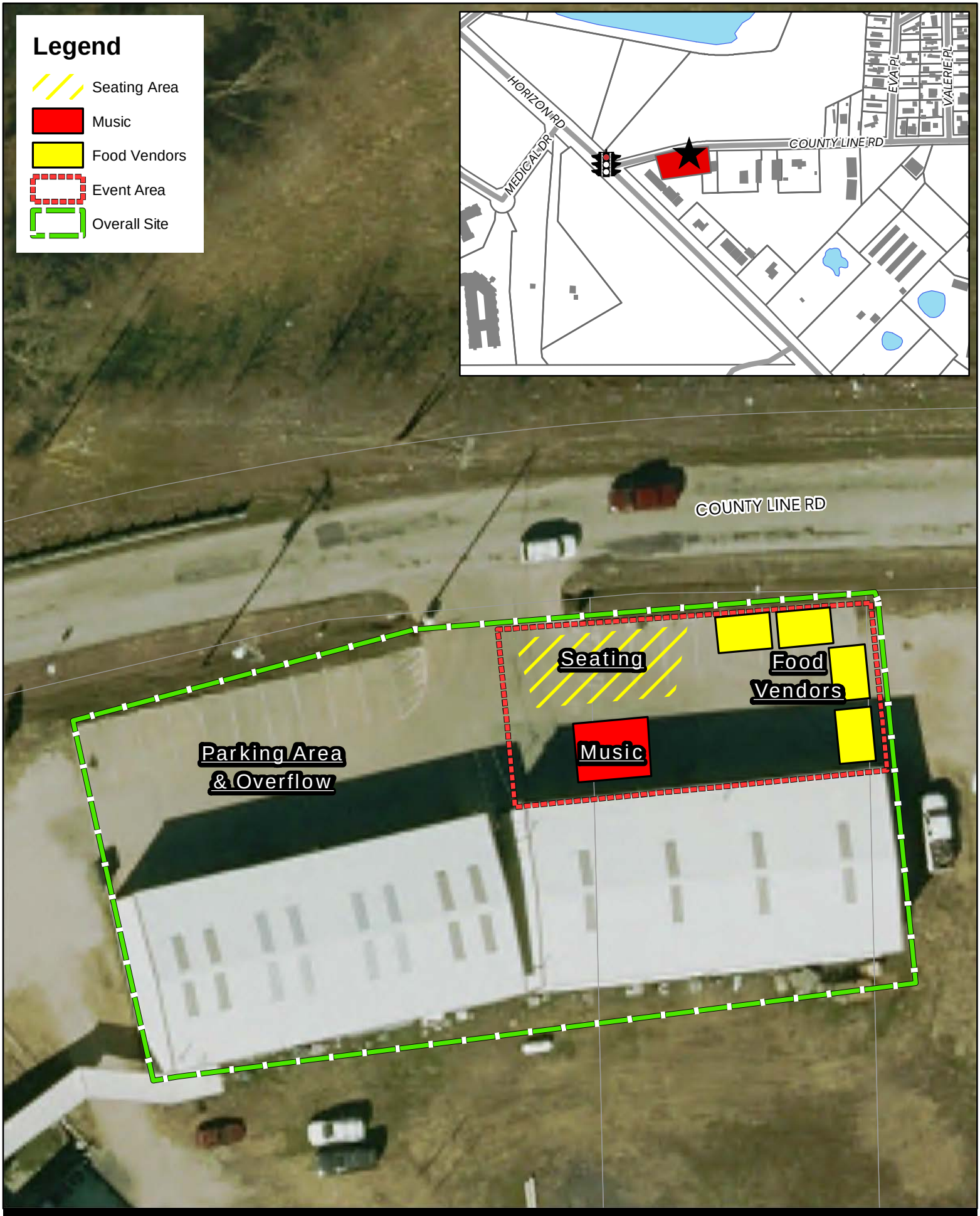
He Wines She Dines began as a food review and blog website in 2014. We are a husband and wife team that travels the world looking for the best places to eat, drink and enjoy time together! After garnering thousands of followers, we had so many people asking us about wines to drink, what to buy, and how to order, that we decided we would start a wine club. Pursuing that effort, we quickly realized we needed to be a winery to ship product to our followers. With that in mind, we got our federal winery permit and import license and begin working with wineries in California and France to produce amazing wines to bring to Rockwall. We began operating in the Fall of 2016 at 203 County Line Rd, Rockwall, TX 75032. Until the Fall of 2018, we had never been open to the public. We are predominately an online business that sells to individual members through an e-commerce business model and directly to restaurants. To date, 100% of our production has been done in either Lodi, California or Champagne, France. Additionally, we buy wines from other distributors and wineries to offer a diverse mix of high-quality wines to our members.

In October of 2018, we began hosting a series of periodic "warehouse sales and tastings". During these periodic Saturday events we have been open for limited hours(12-5pm) for patrons to come, try and purchase our wines at lower than retail prices. We have only hosted 3 events this year and they have been very well received.

Moving forward we need a SUP for two primary reasons. First, we are preparing to begin limited production runs, barrel storage and some blending operations at our facility. A new SUP is required for this. Second, we want to expand our ability to have tastings and host events at our facility. These events would be limited in scope, but would potentially include live music, food trucks and seating areas for patrons to enjoy our wines. During these events, the guest area would be contained with a temporary barrier. We may use temporary tents or other covers, umbrellas, etc. for sun and rain protection. We plan to keep a conservative schedule but would like for these events to be held on nights, weekends and holidays ranging from Thursdays-Sundays with occasional Mondays or key National holidays. Our maximum operating hours would be between 11am-12am. No equipment, furniture or materials would be stored outside of the facility.

Thank you for your consideration and Cheers!

Tim and Jennifer McCallum
He Wines She Dines



City of Rockwall

N

Date: 12/19/2018

0 40 Feet

GEOGRAPHIC INFORMATION SYSTEMS

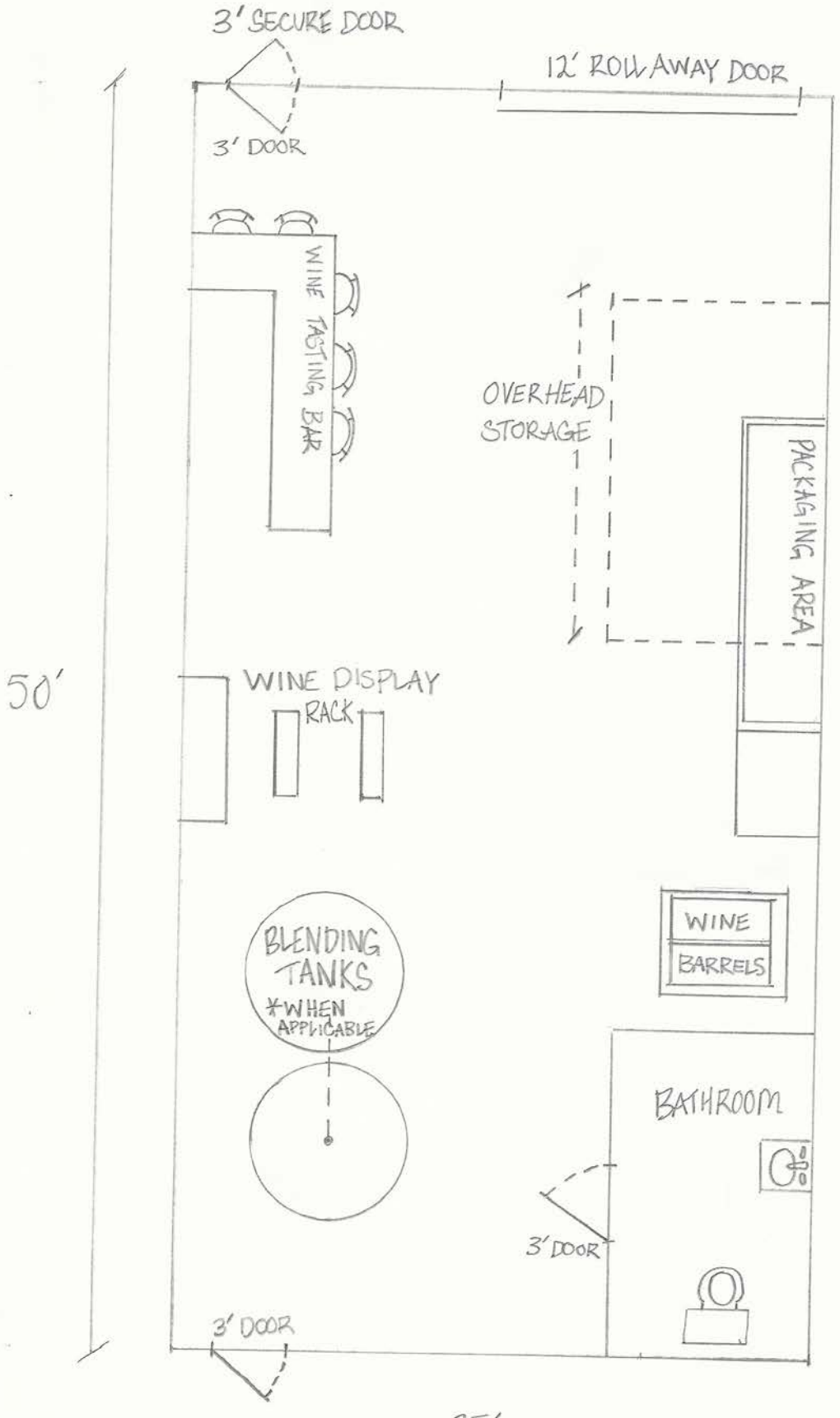
Z2018-058

COUNTY LINE RD.

HE WINES SHE DINES, LLC

203 COUNTY LINE RD.
ROCKWALL TX, 75032

Sqft: 1,250



CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

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) TO ALLOW FOR A *CRAFT WINERY* AND *COMERCIAL AMUSEMENT/RECREATION (OUTDOOR)* ON A 7.2-ACRE TRACT OF LAND, ADDRESSED AS 203 COUNTY LINE ROAD AND BEING IDENTIFIED AS TRACTS 20-01 & 20-07 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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 Tim McCallum of He Wines She Dines, LLC for the approval of a Specific Use Permit (SUP) for a *Craft Winery* and *Commercial Amusement/Recreation (Outdoor)* for the purpose of establishing a *Craft Winery* in conjunction with an outdoor venue on a 7.2-acre Tract of land, zoned Commercial (C) District, being identified as Tract 20-01 & 20-07 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, addressed as 203 County Line Road, 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 [*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 [*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 the establishment of a *Craft Winery* and *Commercial Amusement/Recreation (Outdoor)* as stipulated by Article *IV, Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 1.1, Land Use Schedule,* of *Article IV, Permissible Uses,* and *Section 4.5, Commercial (C) District,* of *Article V, District Development Standards,* of the Unified

DRAFT ORDINANCE 01.02.2018

Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my 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 a *Craft Winery* and *Commercial Amusement/Recreation (Outdoor)* use on the *Subject Property* and conformance to these requirements is necessary for continued operations:

Craft Winery:

1) The maximum square footage of the building used for a winery shall not exceed 12,000 SF in total building area.

2) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.

3) The *Subject Property* shall not be used as a brewery (*a facility used for the manufacturing, bottling, labeling and packaging of beer*) or a distillery (*a facility used for manufacturing of distilled beverages*).

4) The hours of operation for this facility shall be limited to Sunday through Saturday, 11:00 AM to 12:00 AM (*i.e. midnight*).

5) The C*raft Winery* operated on the *Subject Property* shall comply with all applicable ordinances of the City of Rockwall related to noise emanating from the *Subject Property*.

Commercial Amusement/Recreation (Outdoor)

1) The development and operation of a *commercial amusement/recreation* (*outdoor*) use shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

2) The *Subject Property* may be used for all permitted accessory uses as well as the use of an *outdoor venue* that may include live music and food truck vendors as depicted in *Exhibit 'B'* of this ordinance. The use of temporary tents or similar uses must be made of fire retardant materials and meet the City's fire codes.

3) The hours of operation associated with the *outdoor venue* for this facility shall be limited from Thursday through Monday, 11:00 AM to 12:00 AM (*i.e. midnight*).

4) There shall be no outside storage of equipment, furniture, or other materials associated with the operation of this business or from any outdoor gatherings on the subject property that may occur from time to time.

5) No parking shall be permitted along County Line Road or Horizon Road [FM-3097] associated with the uses on the subject property.

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:

DRAFT ORDINANCE 01.02.2018

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 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 4TH DAY OF FEBRUARY, 2019.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

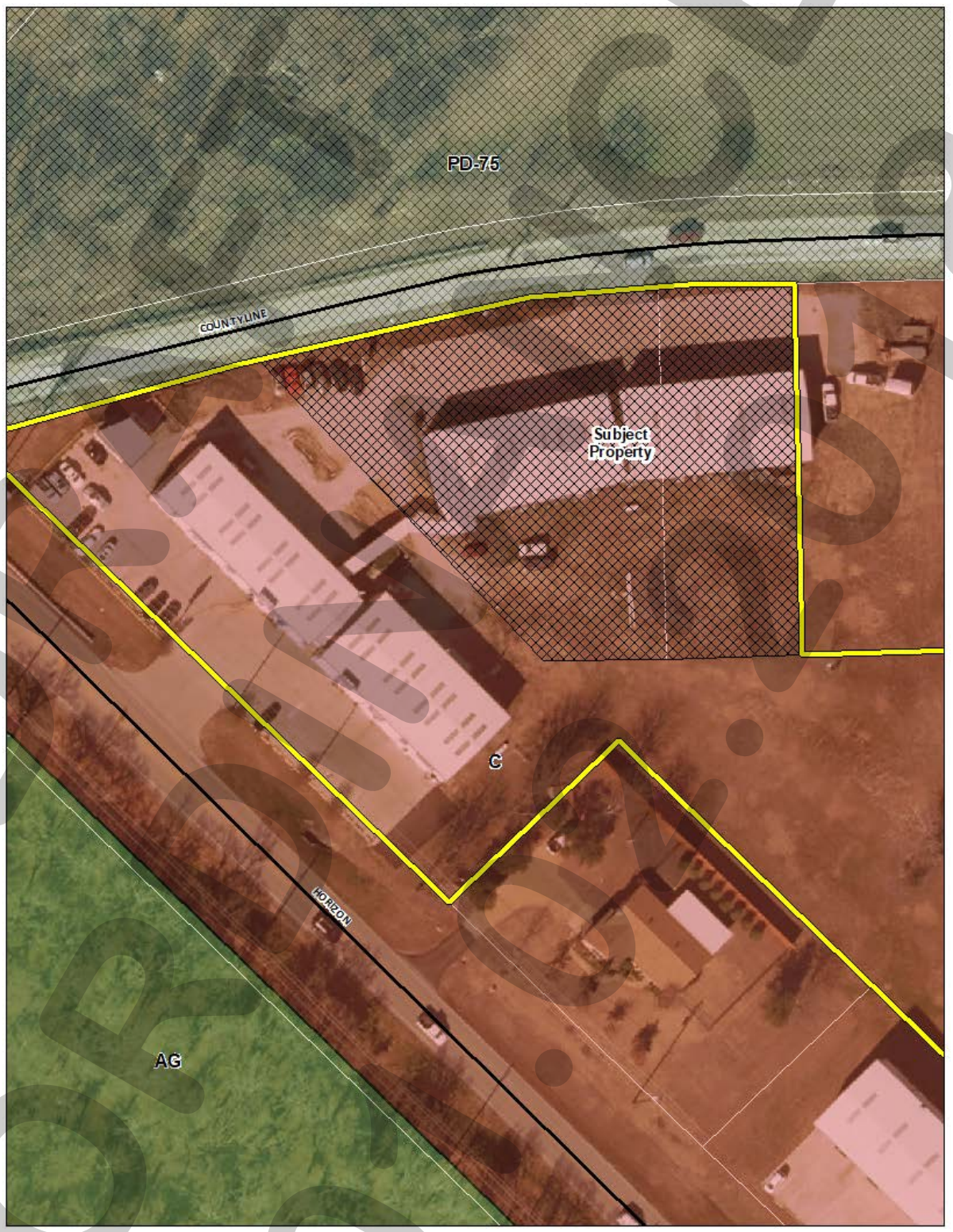
1st Reading: *January 22, 2019*

2nd Reading: *February 4, 2019*

DRAFT ORDINANCE 01.02.2018

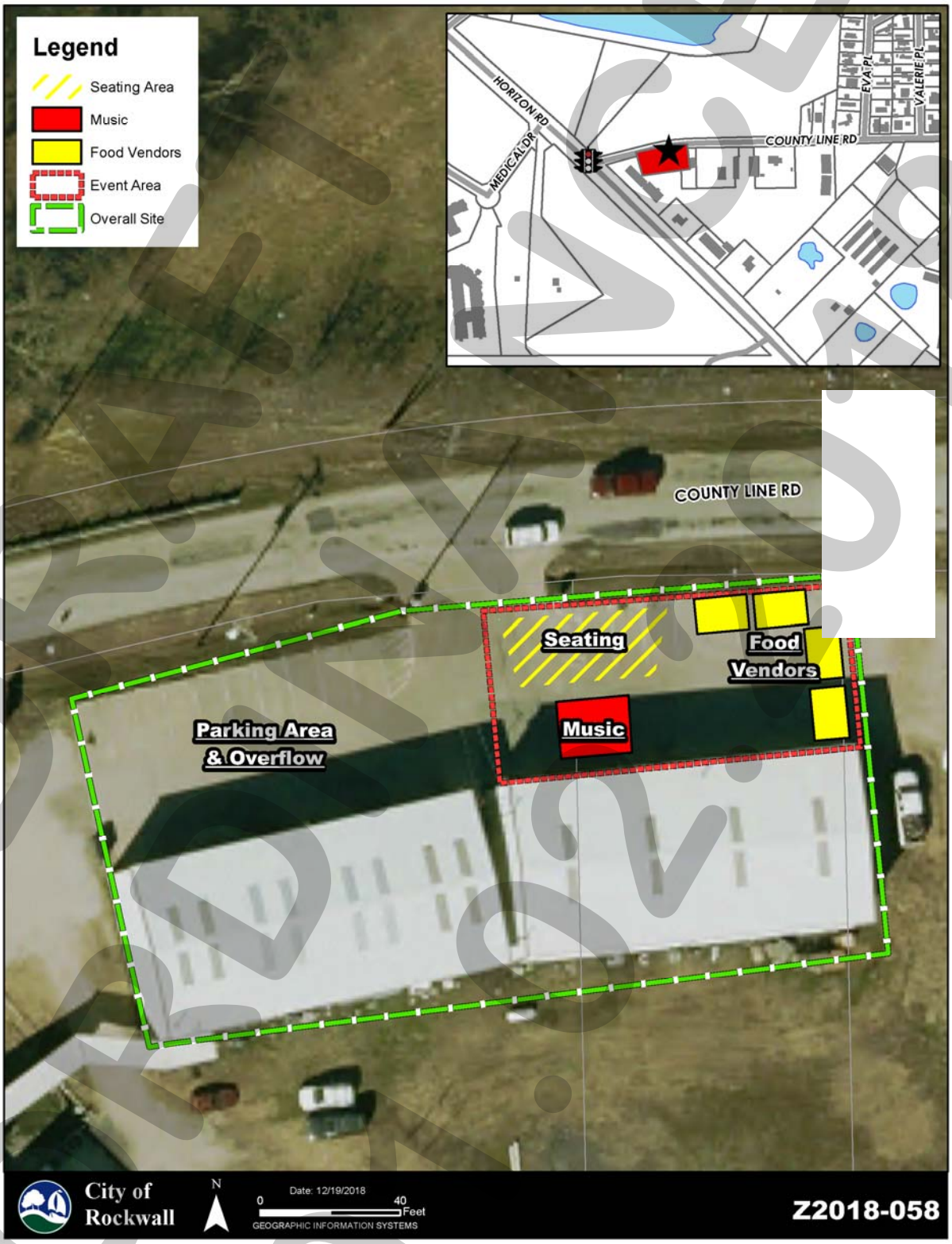
Exhibit 'A':

Legal Description: Tracts 20-01 & 20-7 of the W.W. Ford Survey, Abstract No. 80



DRAFT 02.04.2019

Exhibit 'B':
Concept Plan



DRAFT 01.02.19

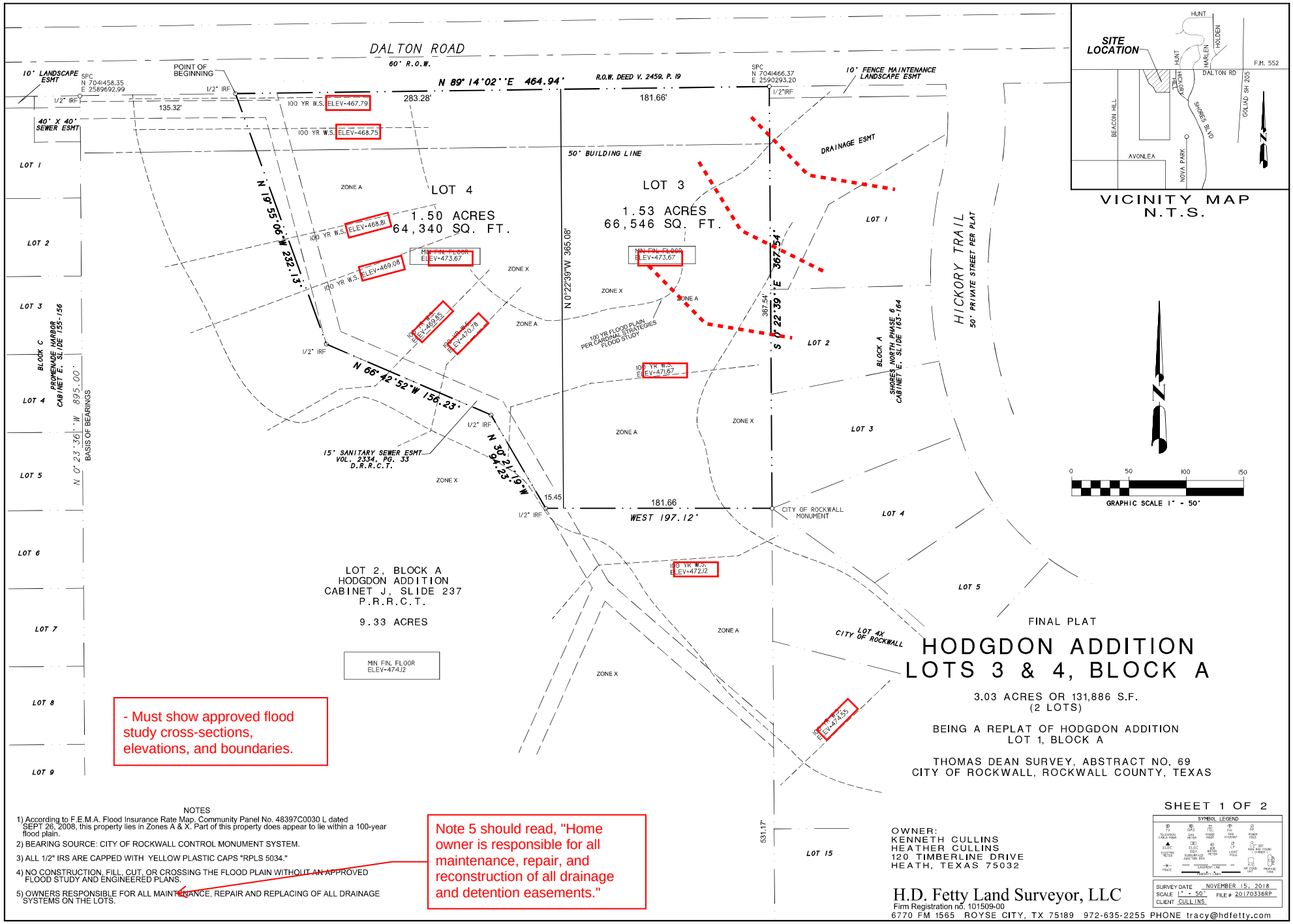
City of Rockwall

Project Plan Review History

Project Number	Z2018-059	**Owner**	HEATHER CULLINS	**Applied**	12/17/2018 LM
Project Name	Zoning Change (SFE 2.0-SFE-1.5)	**Applicant**	HEATHER CULLINS	**Approved**	
Type	ZONING			**Closed**	
Subtype	REZONE			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**				
	,				**Zoning**
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/18/2018	12/25/2018	12/18/2018		APPROVED	Flood Plain
ENGINEERING	Sarah Hager	12/17/2018	12/24/2018	12/27/2018	10	COMMENTS	
(12/27/2018 11:06 AM SH) - Must show approved flood study cross-sections, elevations, and boundaries. - Note 5 should read, "Home owner is responsible for all maintenance, repair, and reconstruction of all drainage and detention easements."							
FIRE	Ariana Hargrove	12/17/2018	12/24/2018	12/19/2018	2	APPROVED	
PLANNING	Korey Brooks	12/17/2018	12/24/2018	12/27/2018	10	COMMENTS	Comments
Z2018-056 ZONING CHANGE (AG TO C) Please address the following comments (M= Mandatory Comments; I = Informational Comments). I.1 a request by Heather Cullins for the approval of a zoning change from a Single-Family Estate 2.0 (SFE-2.0) District to Single Family Estate 1.5 (SFE-1.5) District on a 3.03-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 1085 Dalton Road I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (Z2018-059) in the lower right hand corner of all pages on future submittals. M.4 Please review the attached draft ordinance prior to the January 15, 2019 Planning & Zoning Commission meeting. I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by January 3, 2019. The Planning and Zoning Worksession for this case is January 2, 20019. The Planning and Zoning Meeting for this case is January 15, 2019 2018. I.6 The projected City Council meeting date and subsequent approval for this request is January 21, 2019 and February 4, 2019.							



- Must show approved flood study cross-sections, elevations, and boundaries.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated SEPT. 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) NO CONSTRUCTION, FILL, CUT, OR CROSSING THE FLOOD PLAIN WITHOUT AN APPROVED FLOOD STUDY AND ENGINEERED PLANS.

5) OWNERS RESPONSIBLE FOR ALL MAINTENANCE, REPAIR AND REPLACING OF ALL DRAINAGE SYSTEMS ON THE LOTS.

Note 5 should read, "Home owner is responsible for all maintenance, repair, and reconstruction of all drainage and detention easements."

FINAL PLAT

HODGDON ADDITION
LOTS 3 & 4, BLOCK A

3.03 ACRES OR 131,886 S.F.
(2 LOTS)

BEING A REPLAT OF HODGDON ADDITION
LOT 1, BLOCK A

THOMAS DEAN SURVEY, ABSTRACT NO. 69
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

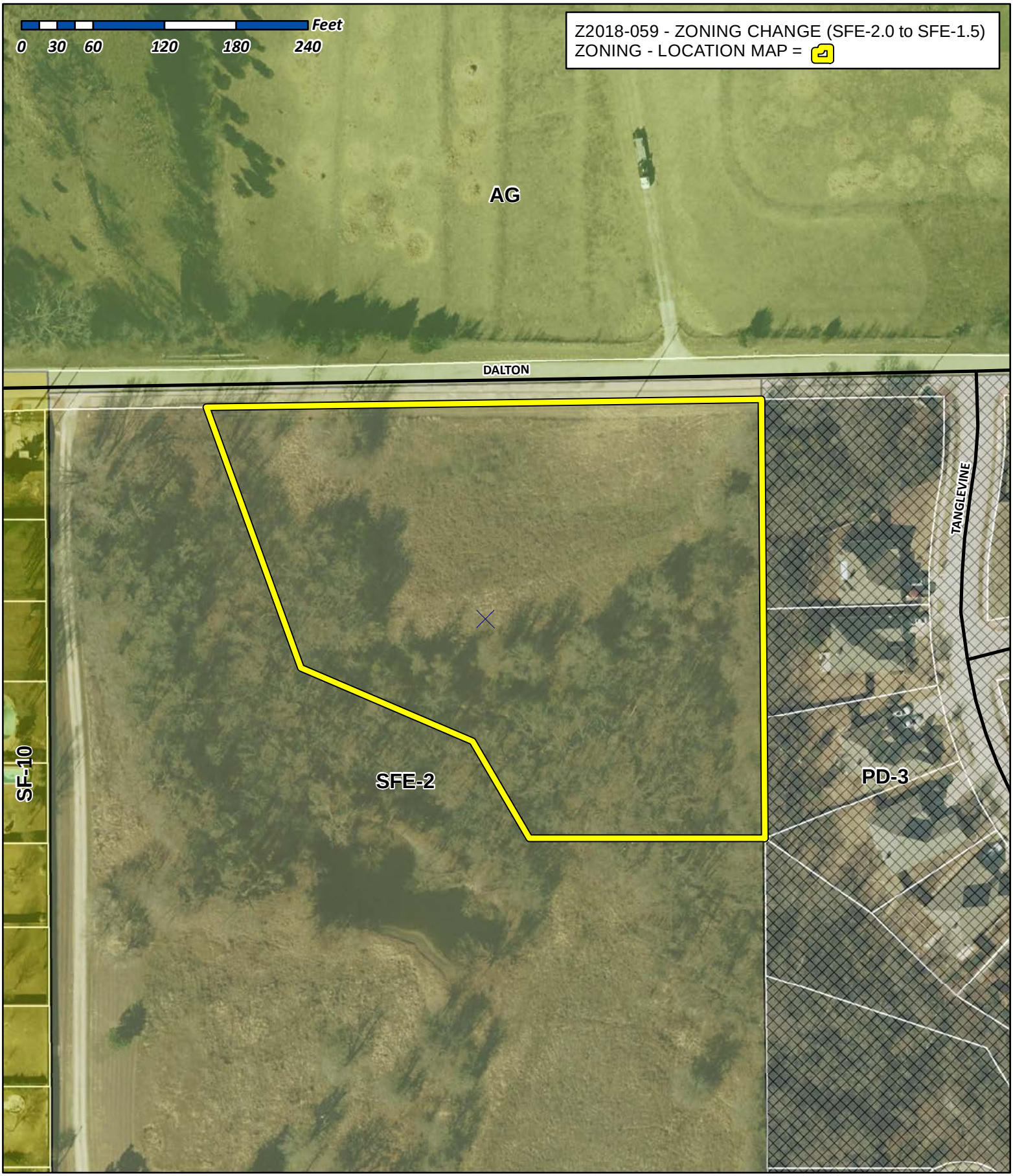
OWNER:
KENNETH CULLINS
HEATHER CULLINS
120 TIMBERLINE DRIVE
HEATH, TEXAS 75032

SYMBOL LEGEND

SURVEY DATE NOVEMBER 15, 2018
SCALE 1" = 50' FILE # 20170336RP
CLIENT CULLINS

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE P2018



City of Rockwall

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

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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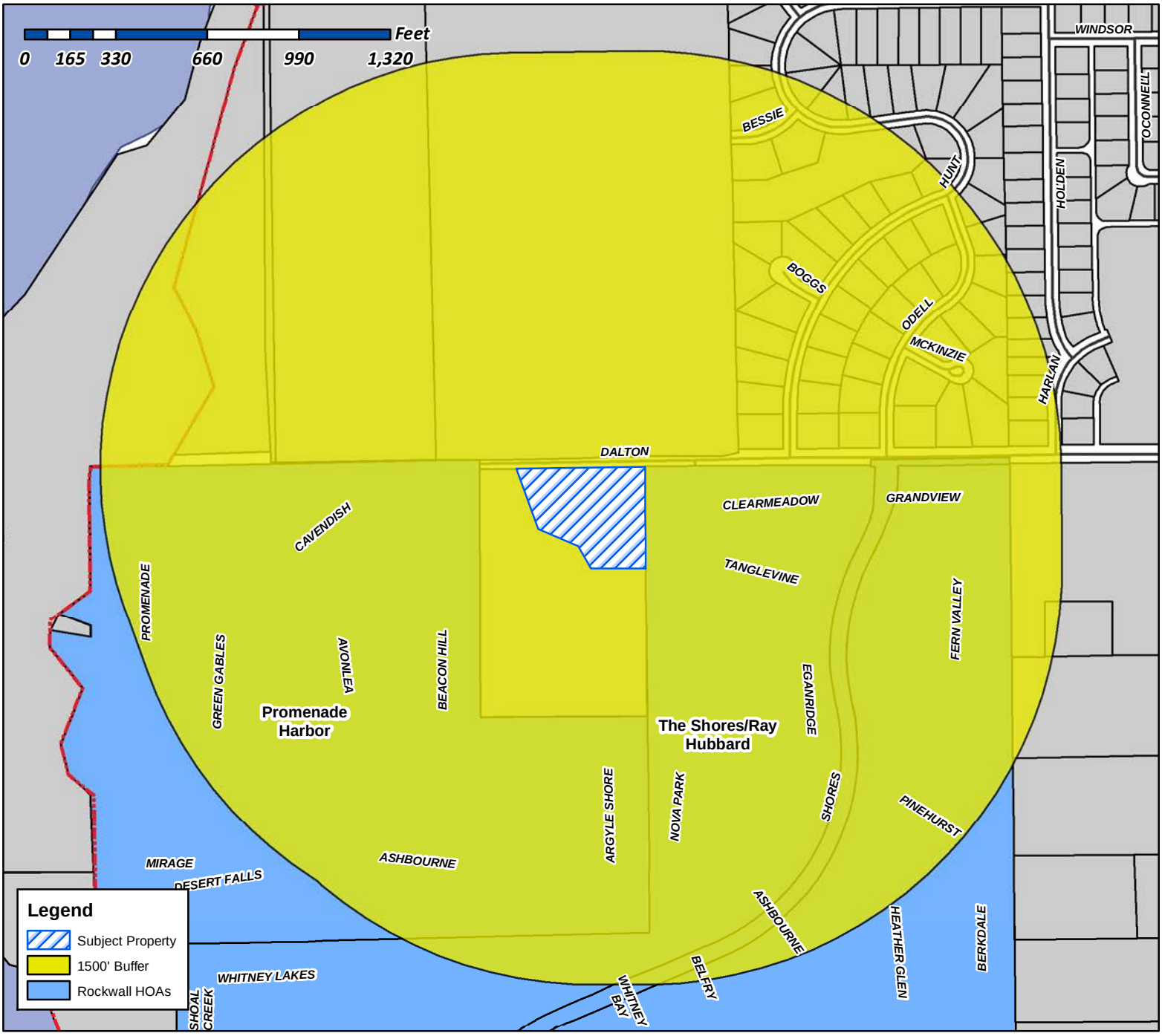
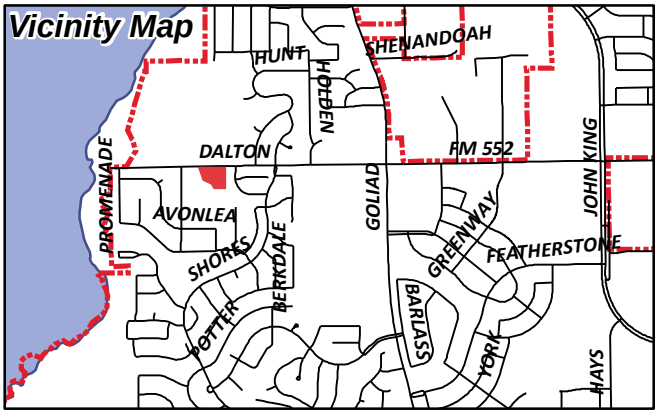


Case Number: Z2018-059
Case Name: Zoning Change (SFE-2.0 to SFE-1.5)
Case Type: Zoning
Zoning: SFE-2 District
Case Address: 1085 Dalton Road

Date Created: ***12/17/2018***

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



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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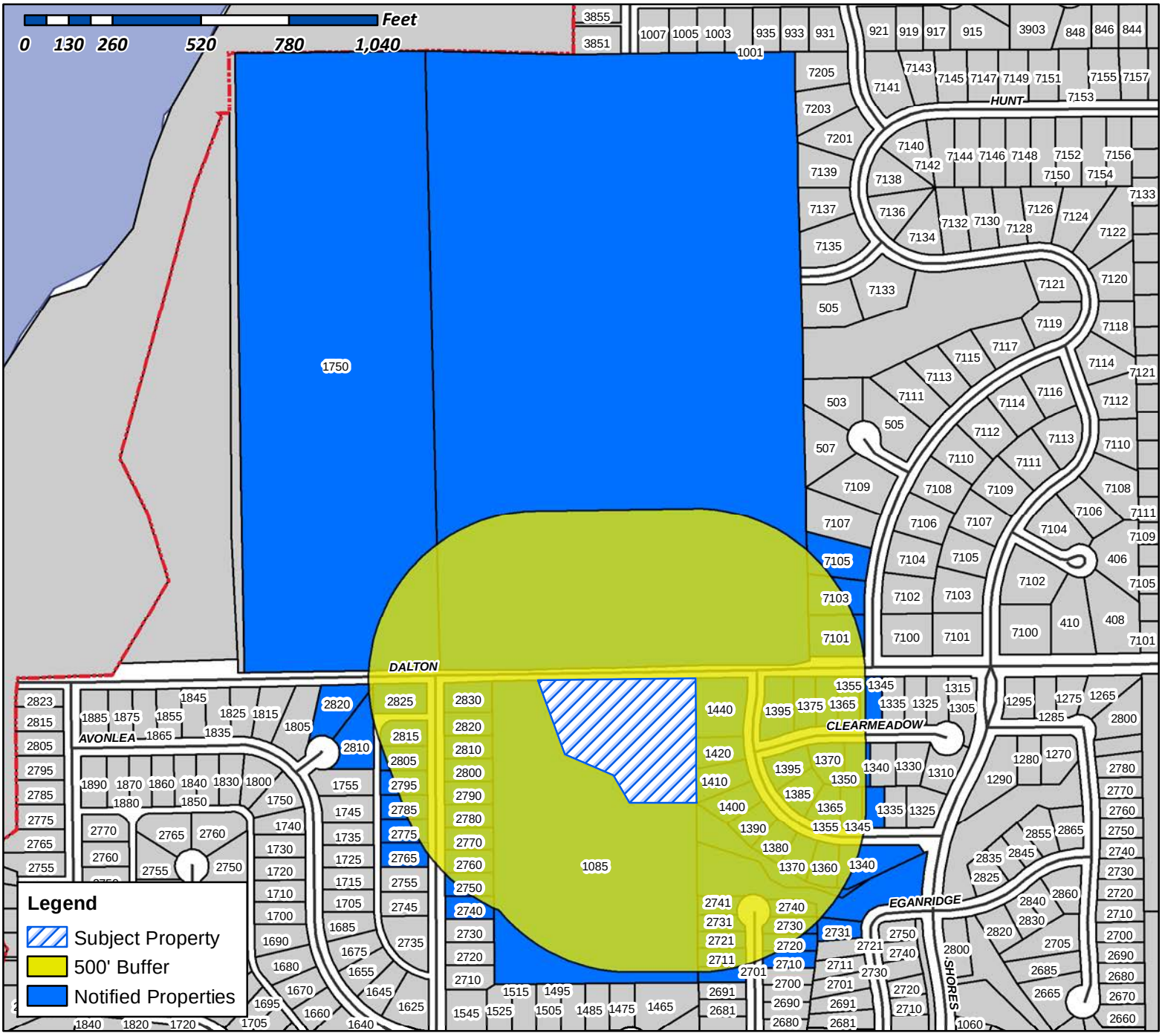

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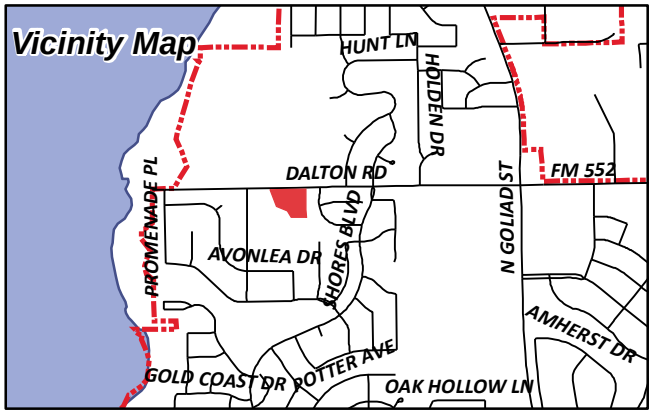


Date Created: 12/17/2018

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

CULLINS KENNETH & HEATHER
1020 TIMBERLINE DR
HEATH, TX 75032

CURRENT RESIDENT
1085 DALTON RD
ROCKWALL, TX 75087

WALKER LEONARD A JR & TRESSIA Y
1340 TANGLEVINE LN
ROCKWALL, TX 75087

SWAN OLGA MARIE GARCIA AND
REGINA K SWAN
1345 CLEAR MEADOW COURT
ROCKWALL, TX 75087

JESTER IRVING P & ALICE
1345 TANGLEVINE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1350 CLEARMEADOW CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1355 TANGLEVINE DR
ROCKWALL, TX 75087

SANDERS BRIAN PETER AND CASSANDRA ALICE
1355 CLEAR MEADOW CT
ROCKWALL, TX 75087

SAMPLES CHRISTINA ELISE
1360 TANGLEVINE LN
ROCKWALL, TX 75087

THOMSON MARTA CAGLE AND WARREN KIT
1365 CLEARMEADOW CT
ROCKWALL, TX 75087

HEARN LESLIE
1365 TANGLEVINE DR
ROCKWALL, TX 75087

VANDERVER WES A & SARA A
1370 CLEAR MEADOW COURT
ROCKWALL, TX 75087

HOLMES WILLIAM JR
1370 TANGLEVINE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1375 CLEARMEADOW CT
ROCKWALL, TX 75087

LANGFORD JAMES GORDON & PEGGY
1380 TANGLEVINE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1385 TANGLEVINE DR
ROCKWALL, TX 75087

NEECE DAVID W SR & LYNNE MARIE
1390 TANGLEVINE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1395 TANGLEVINE DR
ROCKWALL, TX 75087

HOWARD STEPHANIE RAMAGE AND
GREGORY MAYO HOWARD
1395 CLEAR MEADOW CT
ROCKWALL, TX 75087

ALLEN DARONDA RENEE
1400 TANGLEVINE LN
ROCKWALL, TX 75087

BRINKLEY JESSE K
1410 TANGLEVINE DR
ROCKWALL, TX 75087

SHOLTIS EUGENE J JR AND SHANNON L
1420 TANGLEVINE LN
ROCKWALL, TX 75087

COFFMAN THOMAS E &
LINDA DARNELL
1431 COASTAL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1440 TANGLEVINE DR
ROCKWALL, TX 75087

CLARK CHARLES L & SANDRA J TRUSTEES
CHARLES L & SANDRA J CLARK FAMILY TRUST
1739 MORLEY STREET
SIMI VALLEY, CA 93065

WILLIS MICHAEL & LISA
1750 DALTON RD
ROCKWALL, TX 75087

ALVES SAMUEL
2080 BERKDALE LN
ROCKWALL, TX 75087

LANGSTON TIFFINI S
215 HARRIS COVE
LONGVIEW, TX 75605

PARKS NADINE R
2701 NOVA PARK CT
ROCKWALL, TX 75087

SMITHERS VICTORIA & DAVID
2710 NOVA PARK CT
ROCKWALL, TX 75087

MICHIE JOHN D & PHYLLIS R
2711 NOVA PARK CT
ROCKWALL, TX 75087

IZAK MARY L
2720 NOVA PARK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
2721 NOVA PARK CT
ROCKWALL, TX 75087

GILMORE PATRICK
2730 NOVA PARK CT
ROCKWALL, TX 75087

NIEBUR ALAN R & COURTNEY
2731 EGANRIDGE LN
ROCKWALL, TX 75087

LOWRANCE ALVA BERNICE LIFE ESTATE AND PAMELA KAY GUTHRIE AND ROBERT LYNN LOWRANCE
2731 NOVA PARK CT
ROCKWALL, TX 75087

KEEL DON E & NANCY A
2740 BEACON HILL DR
ROCKWALL, TX 75087

NABI HOSNI A & LYNN
2740 NOVA PARK CT
ROCKWALL, TX 75087

WOODDELL SCOTT W AND DEBBIE L
2741 NOVA PARK CT
ROCKWALL, TX 75087

GRASTY RAYMOND B
2750 BEACON HILL DR
ROCKWALL, TX 75087

SIMMONS JANAH
2760 BEACON HILL DR
ROCKWALL, TX 75087

SCHAFFHAUSER SUSAN K
2765 BEACON HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2770 BEACON HILL DR
ROCKWALL, TX 75087

THOMPSON DONALD AND MARY
2775 BEACON HILL DR
ROCKWALL, TX 75087

BRITTAIN WAYNE W & BARBARA J
2780 BEACON HILL DR
ROCKWALL, TX 75087

BERGMANN KATHARINA
2785 BEACON HILL DR
ROCKWALL, TX 75087

PALMIERI SALVATORE & THERESE A
2790 BEACON HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2795 BEACON HILL DR
ROCKWALL, TX 75087

ONEILL KATHLEEN E
2800 BEACON HILL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2810 BEACON HILL DR
ROCKWALL, TX 75087

MCDANIEL DAVID L & LINDA D
2810 CAVENDISH CT
ROCKWALL, TX 75087

WALKER DONALD H
2815 BEACON HILL DR
ROCKWALL, TX 75087

HOLBROOK SANDRA
2820 BEACON HILL DR
ROCKWALL, TX 75087

EDWARDS SUSAN L
2820 CAVENDISH CT
ROCKWALL, TX 75087

JOHNSON DAVID J
2825 BEACON HILL DR
ROCKWALL, TX 75087

JACOBSON KYLE AND CHLOE A REED
2830 BEACON HILL DR
ROCKWALL, TX 75087

CHIU THOMAS
301 CRESTBROOK
ROCKWALL, TX 75087

AMH 2015-2 BORROWER LLC
30601 AGOURA RD 0
AGOURA HILLS, CA 91301

ALEJOS ERIK J
6500 CHAMPION GRANDVIEW WAY APT 33201
AUSTIN, TX 78750

NABORS MIKE N ETUX JULIE
7101 HUNT LN
ROCKWALL, TX 75087

DOWNS MICHAEL
7103 HUNT LN
ROCKWALL, TX 75087

CURRENT RESIDENT
7105 HUNT LN
ROCKWALL, TX 75087

CSH 2016-2 BORROWER LLC
8665 EAST HARTFORD DR 0
SCOTTSDALE, AZ 85255

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT
AGOURA HILLS, CA 91301

HODGDON DAVID L & SUE WYCHE
PO BOX 1106
ROCKWALL, TX 75087

ESB PRIVATE TRUST
FROST BANK TRUSTEE
PO BOX 226657
DALLAS, TX 75222

FLORES JAMES AND
PATRICIA ORR FLORES
PO BOX 237
ROCKWALL, TX 75087

FLORES JAMES & PATRICIA
PO BOX 992
ROCKWALL, TX 75087

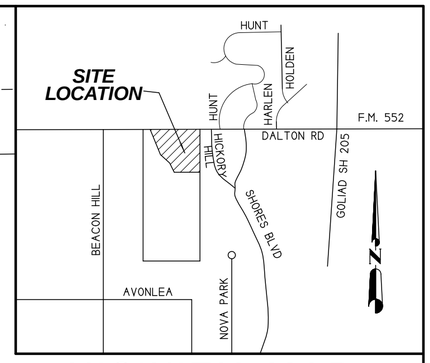
DALTON ROAD
60' R.O.W.

10' LANDSCAPE ESMT
SPC N 7041458.35 E 2589692.99
1/2" IRF
POINT OF BEGINNING
N 89°14'02"E 464.94'
R.O.W. DEED V. 2459, P. 19
SPC N 7041466.37 E 2590293.20
1/2"IRF
10' FENCE MAINTENANCE LANDSCAPE ESMT
135.32'
283.28'
181.66'
100 YR W.S. ELEV-467.79
40' X 40' SEWER ESMT
100 YR W.S. ELEV-468.75
50' BUILDING LINE
DRAINAGE ESMT
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
BLOCK C
PROMENADE HARBOR CABINET E, SLIDE 155-156
N 0°23'36"W 895.00'
BASIS OF BEARINGS
ZONE A
LOT 4
1.50 ACRES
64,340 SQ. FT.
N 19°55'06"W 232.13'
100 YR W.S. ELEV-468.81
100 YR W.S. ELEV-469.08
MIN FIN. FLOOR ELEV-473.67
ZONE X
100 YR W.S. ELEV-469.85
100 YR W.S. ELEV-470.78
1/2" IRF
N 66°42'52"W 156.23'
15' SANITARY SEWER ESMT VOL. 2334, PG. 33 D.R.R.C.T.
N 30°21'19"W 94.23'
15.45
1/2" IRF
181.66
WEST 197.12'
CITY OF ROCKWALL MONUMENT
LOT 3
1.53 ACRES
66,546 SQ. FT.
MIN FIN. FLOOR ELEV-473.67
N 0°22'39"W 365.08'
ZONE X
ZONE A
100 YR FLOOD PLAIN PER CARDINAL STRATEGIES FLOOD STUDY
100 YR W.S. ELEV-471.67
S 0°22'39"E 367.54'
367.54'
HICKORY TRAIL
50' PRIVATE STREET PER PLAT
LOT 1
LOT 2
LOT 3
LOT 4
BLOCK A
SHORES NORTH PHASE 6 CABINET E, SLIDE 163-164
100 YR W.S. ELEV-472.12
100 YR W.S. ELEV-474.55
CITY LOT 4X OF ROCKWALL
531.17'
LOT 15
LOT 5

LOT 2, BLOCK A
HODGDON ADDITION
CABINET J, SLIDE 237
P.R.R.C.T.

9.33 ACRES

MIN FIN. FLOOR ELEV-474.12



VICINITY MAP
N.T.S.

N

0 50 100 150
GRAPHIC SCALE 1" = 50'

FINAL PLAT

HODGDON ADDITION
LOTS 3 & 4, BLOCK A

3.03 ACRES OR 131,886 S.F.
(2 LOTS)

BEING A REPLAT OF HODGDON ADDITION
LOT 1, BLOCK A

THOMAS DEAN SURVEY, ABSTRACT NO. 69
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 L dated SEPT 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.
2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
4) NO CONSTRUCTION, FILL, CUT, OR CROSSING THE FLOOD PLAIN WITHOUT AN APPROVED FLOOD STUDY AND ENGINEERED PLANS.
5) OWNERS RESPONSIBLE FOR ALL MAINTENANCE, REPAIR AND REPLACING OF ALL DRAINAGE SYSTEMS ON THE LOTS.

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND 1 CORNER 1
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

OWNER:
KENNETH CULLINS
HEATHER CULLINS
120 TIMBERLINE DRIVE
HEATH, TEXAS 75032

SURVEY DATE NOVEMBER 15, 2018
SCALE 1" = 50' FILE # 20170336RP
CLIENT CULLINS

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE P2018

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

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, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A SINGLE-FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT TO A SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT ON A 3.03-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-01 OF THE T. DEAN SURVEY, ABSTRACT NO. 69, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND FURTHER DESCRIBED IN *EXHIBIT 'B'* OF THIS ORDINANCE; 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 Heather Cullins for a change in zoning from a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District on a 3.03-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Single-Family 2.0 (SFE-2.0) District and more fully depicted in *Exhibit 'A'* and described in *Exhibit 'B'* 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] 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, 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 of the *Subject Property* from a Single-Family 2.0 (SFE-2.0) District to a Single-Family 1.5 (SFE-1.5) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 1.5 (SFE-1.5) District as stipulated in Section 1.1*, Use of Land and Buildings,* of Article IV*, Permissible Uses* and Section 3.2*, Single-Family Estate 1.5 (SFE-1.5) District,* of Article V*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

PRELIMINARY ORDINANCE 01.07.19

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the 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 (UDC) 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; and

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, 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF FEBRUARY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

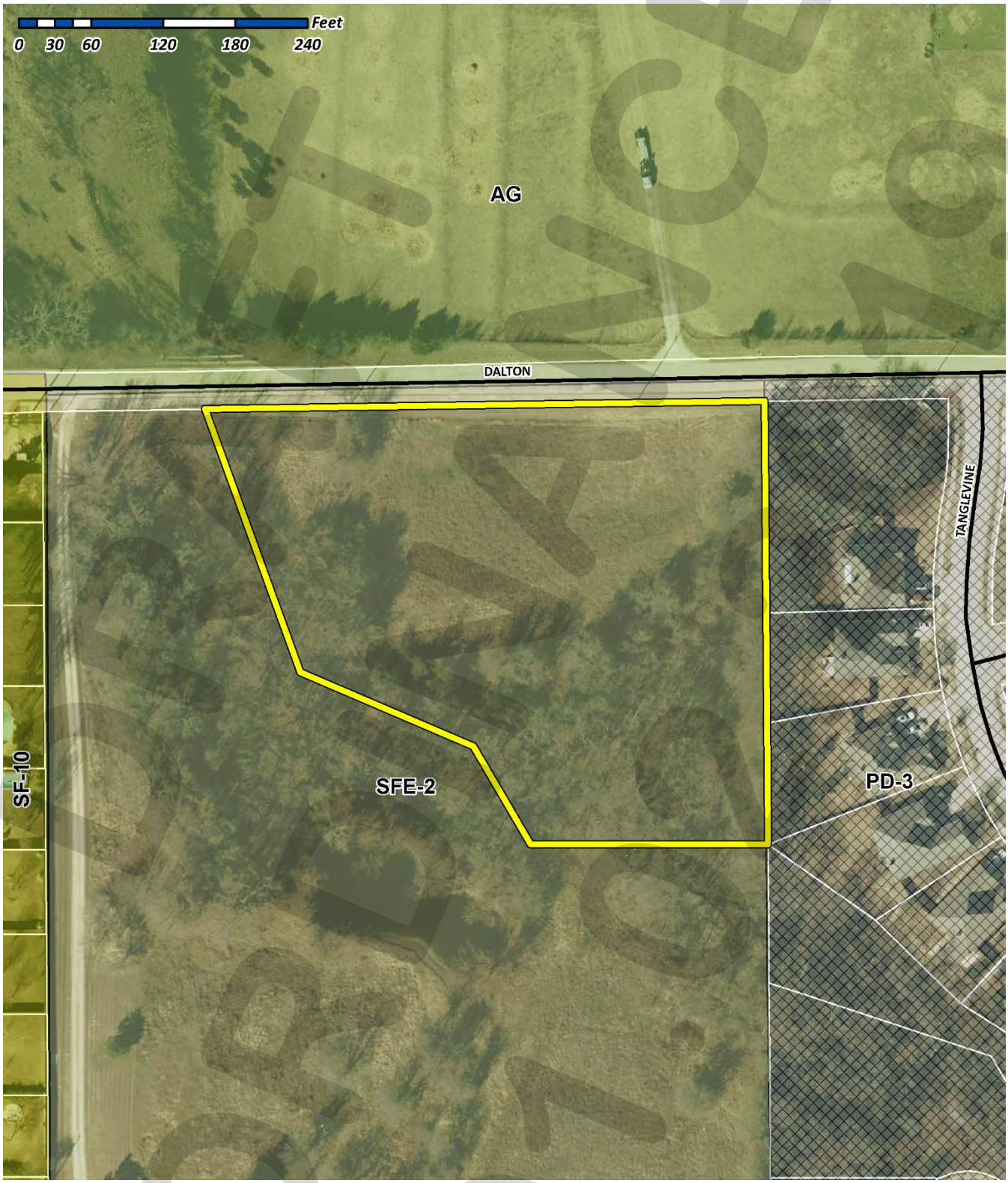
1st Reading: *January 22, 2019*

2nd Reading: *February 4, 2019*

DRAFT ORDINANCE 01.02.19

Exhibit 'A'
Zoning Exhibit

Legal Description: *Tract 1-01 of the T. Dean Survey, Abstract No. 169*



NOT FOR OFFICIAL USE

Exhibit 'B'
Legal Description

DRAFT
ORDINANCE
01.02.2019

City of Rockwall

Project Plan Review History

Project Number	P2018-047	**Owner**	BREEZY, HILL 405 LTD	**Applied**	12/17/2018 LM
Project Name	Breezy Hill Phase XII	**Applicant**	CORWIN ENGINEERING, INC.	**Approved**	
Type	PLAT			**Closed**	
Subtype	PRELIMINARY			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
N JOHN KING BLVD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	7-1	NULL	7-1	0187-0000-0007-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/17/2018	12/24/2018	12/18/2018	1	APPROVED	
ENGINEERING	Amy Williams	12/17/2018	12/24/2018				
FIRE	Ariana Hargrove	12/17/2018	12/24/2018	12/19/2018	2	APPROVED	
GIS	Lance Singleton	12/17/2018	12/24/2018	12/18/2018	1	APPROVED	
PLANNING	Korey Brooks	12/17/2018	12/24/2018	12/27/2018	10	COMMENTS	Comments

P2018-047 Breezy Hill, Phase XII

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH West Pods, LTD for the approval of a preliminary plat for Breezy Hill, Phase XII containing 35 single-family residential lots on 44.525-acres of land identified as a portion of Tract 7-1 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located west of the intersection of John King Boulevard and Cozy View Drive

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2018-047) in the lower right hand corner of all pages on future submittals.

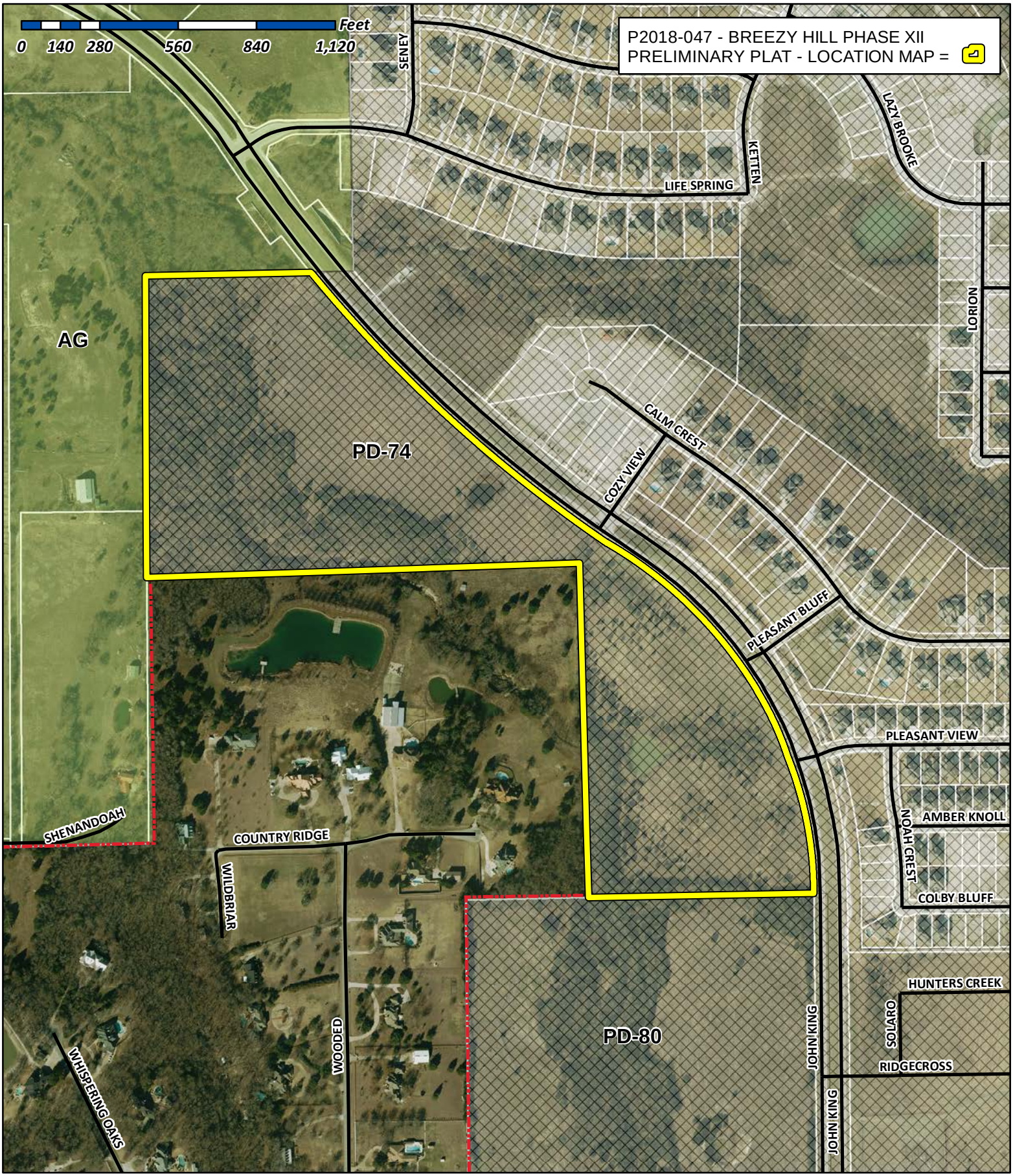
M.4 Please provide lot types on table

M.5 For Lots 2, 3, and 6, Block C, please show frontage at the build line, not the property line (since the frontages are curved).

M.6 If all of the Lots are Type D as the concept plan shows, Lots 11, 12, 13, 14, 15, 16, Block A, do not meet 100-foot frontage.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by January 3, 2019. The Planning and Zoning Worksession for this case is January 2, 2019. The Planning and Zoning Meeting for this case is January 15, 2019. Park Board Meeting for this case is January 3, 2018.

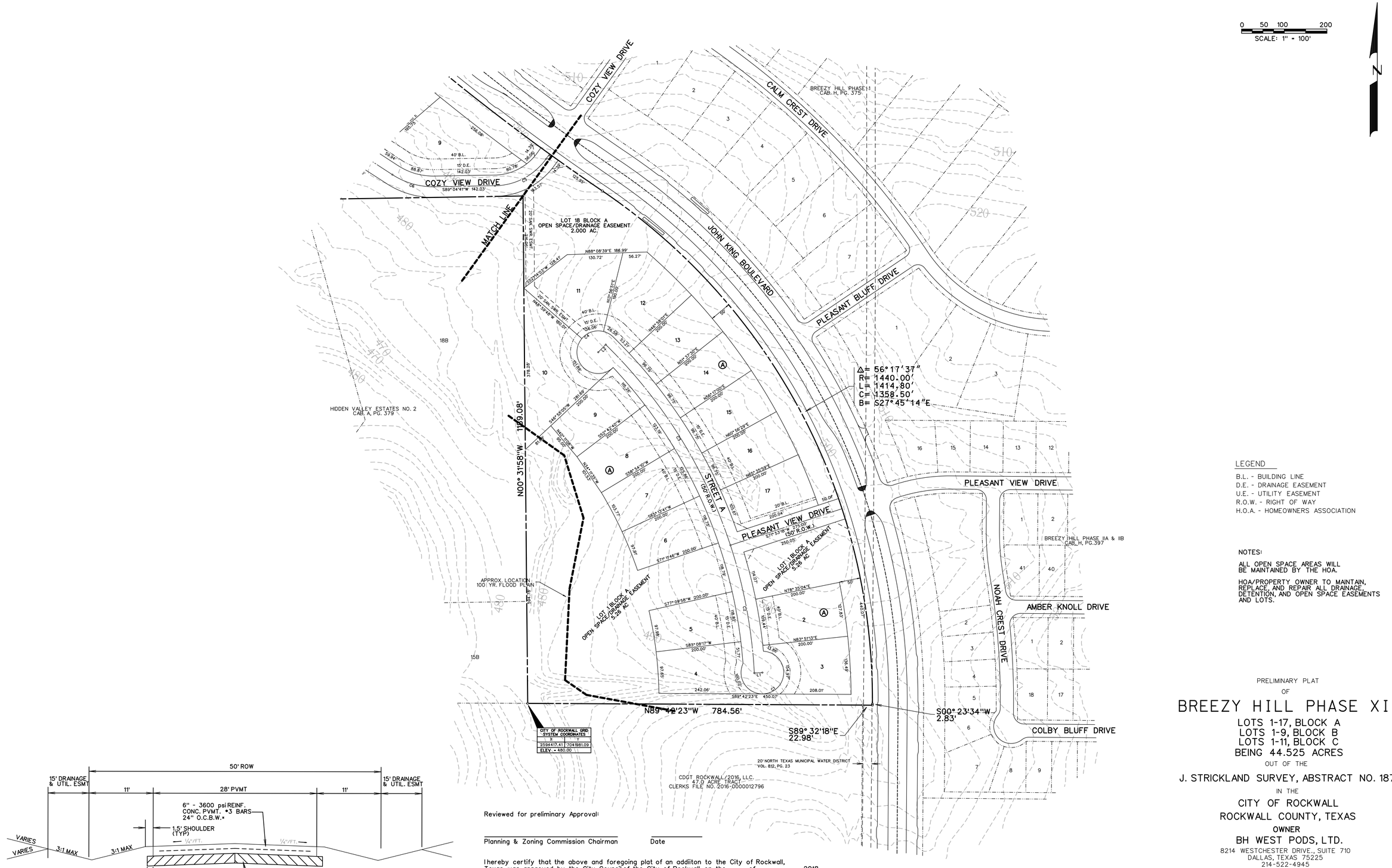
I.8 The projected City Council meeting date and subsequent approval for this plat is January 23, 2019.



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.



TYPICAL PAVEMENT SECTION

N.T.S.

*MIN. 6.5 SACK MIX IF HAND PLACED
6.0 SACK IF MACHINE PLACED

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that the above and foregoing plat of an addiiton to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____ of _____, 2018.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall — City Secretary — City Engineer

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

Zoning: Planned Development District (PD-74)
Single Family Residential [Lot Type D]

TOTAL ACRES 44.525

TOTAL RESIDENTAL LOTS 35

DENSITY 1.272

PRELIMINARY PLAT
OF

BREEZY HILL PHASE XII

LOTS 1-17, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-11, BLOCK C
BEING 44.525 ACRES

OUT OF THE

J. STRICKLAND SURVEY, ABSTRACT NO. 187

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

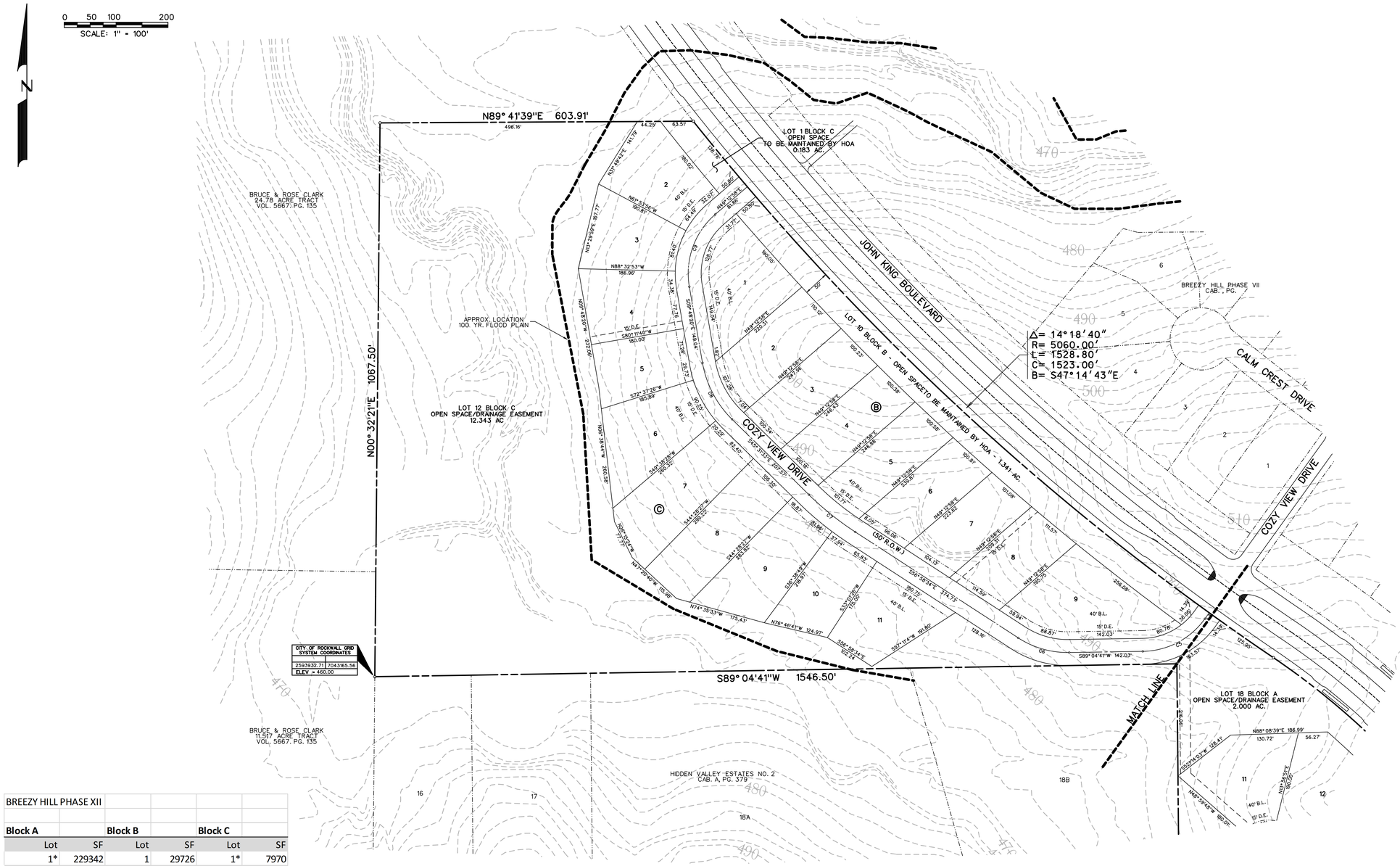
BH WEST PODS, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

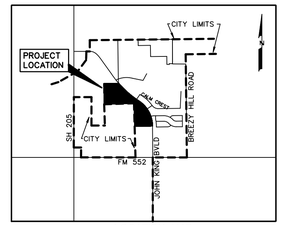
PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

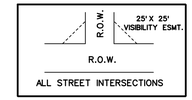
NOVEMBER 2018 SCALE 1" = 100'

CASE #P2018-XXX





LOCATION MAP
N.T.S.



VISIBILITY EASEMENT DETAIL
N.T.S.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	67°48'17"	50.00'	254.99'	55.78'	N58°48'45"E
2.	15°01'41"	1165.0'	305.57'	304.69'	S10°35'52"E
3.	27°29'00"	1165.0'	558.82'	553.48'	N31°51'12"W
4.	91°15'24"	50.00'	234.52'	71.48'	S00°02'00"W
5.	53°33'09"	150.00'	140.20'	135.15'	S62°18'06"W
6.	33°56'45"	175.00'	103.68'	102.17'	N73°56'57"W
7.	11°27'01"	575.00'	114.91'	114.72'	N51°15'04"W
8.	35°43'13"	200.00'	124.69'	122.68'	N27°39'57"W
9.	59°01'19"	150.00'	154.52'	147.78'	N19°42'19"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 86°54'29" E	18.91'
2.	S 44°24'18" W	25.00'
3.	S 35°31'32" W	14.21'

BREEZY HILL PHASE XII					
Block A		**Block B**		**Block C**	
Lot	SF	Lot	SF	Lot	SF
1*	229342	1	29726	1*	7970
2	23726	2	26401	2	26280
3	21698	3	24702	3	22572
4	22125	4	24629	4	23530
5	21679	5	24499	5	20434
6	21665	6	23160	6	28777
7	22962	7	21629	7	33213
8	22570	8	22265	8	31489
9	21105	9	35673	9	29368
10	35842	10	58442	10	21585
11	28263			11	24761
12	27746			12*	537688
13	20978				
14	20975				
15	20975				
16	20975				
17	23317				
18*	87122				
* Denotes Open Space					

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

Zoning: Planned Development District (PD-74)
Single Family Residential [Lot Type D]

TOTAL ACRES 44.525

TOTAL RESIDENTAL LOTS 35

DENSITY 1.272

PRELIMINARY PLAT
OF

BREEZY HILL PHASE XII

LOTS 1-17, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-11, BLOCK C
BEING 44.525 ACRES

OUT OF THE

J. STRICKLAND SURVEY, ABSTRACT NO. 187

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

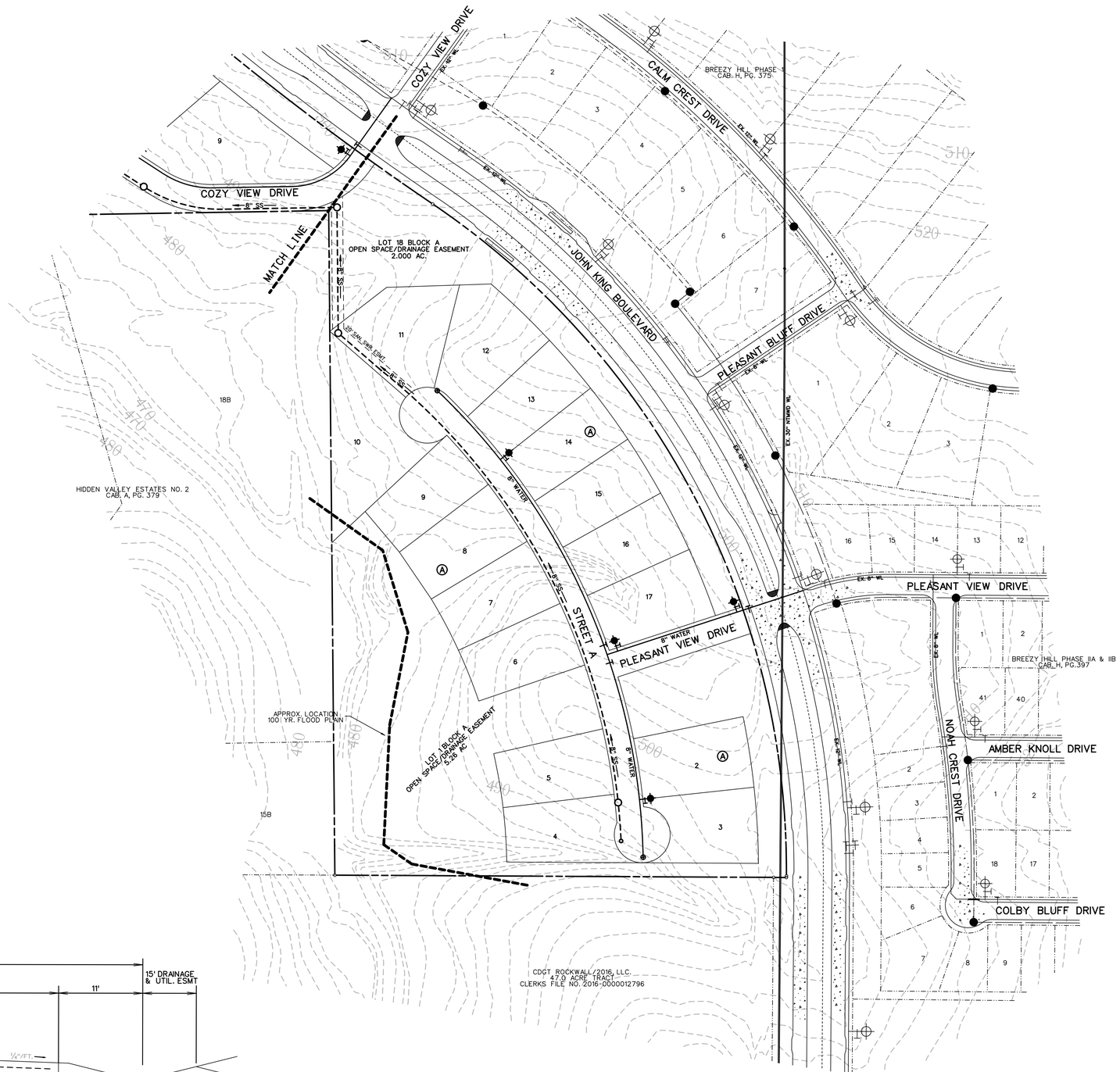
BH WEST PODS, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

NOVEMBER 2018 SCALE 1" = 100'

CASE #P2018-xxx



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SCALE: 1" = 100'

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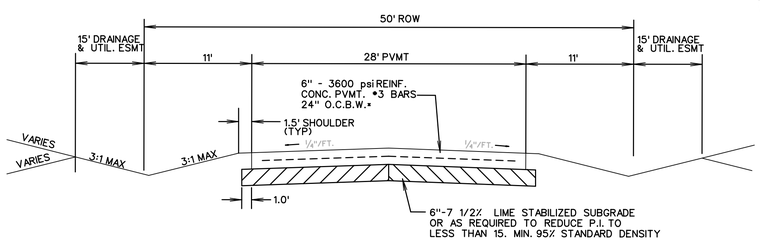

TYPICAL PAVEMENT SECTION

N.T.S.

*MIN. 6.5 SACK MIX IF HAND PLACED
6.0 SACK IF MACHINE PLACED

Zoning: Planned Development District (PD-74)
Single Family Residential [Lot Type C, F & G]

TOTAL ACRES 44.525

TOTAL RESIDENTAL LOTS 35

DENSITY 1.272

PRELIMINARY
WATER & SANITARY SEWER PLAN
OF

BREEZY HILL PHASE XII

LOTS 1-17, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-11, BLOCK C
BEING 44.525 ACRES

OUT OF THE

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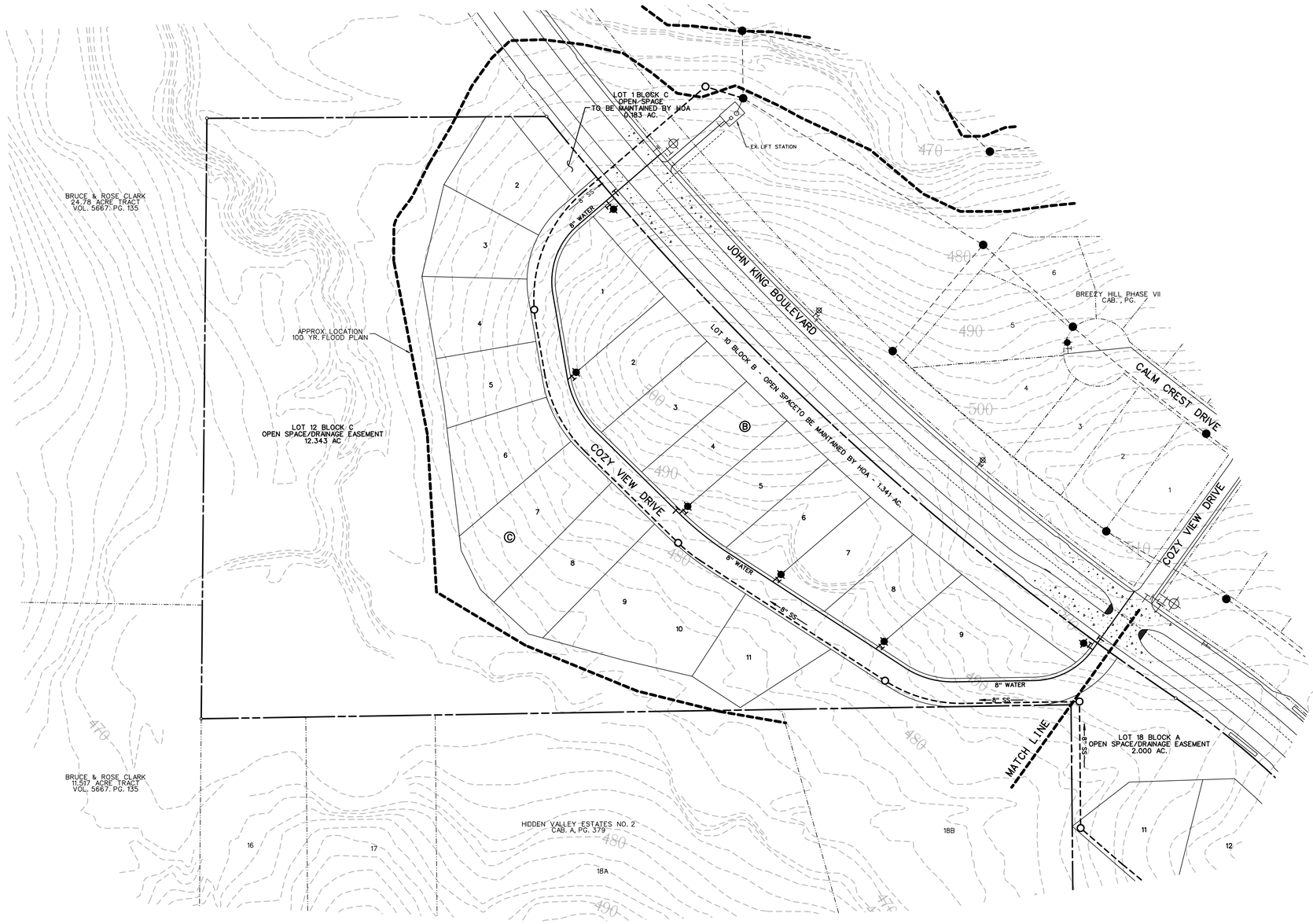
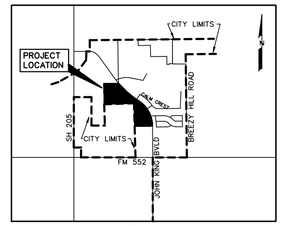
CASE #P2018-XXX

0 50 100 200
SCALE: 1" = 100'

N





LOCATION MAP
N.T.S.

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

PRELIMINARY
WATER & SANITARY SEWER PLAN
OF

BREEZY HILL PHASE XII

LOTS 1-17, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-11, BLOCK C
BEING 44.525 ACRES
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TOTAL RESIDENTAL LOTS 35
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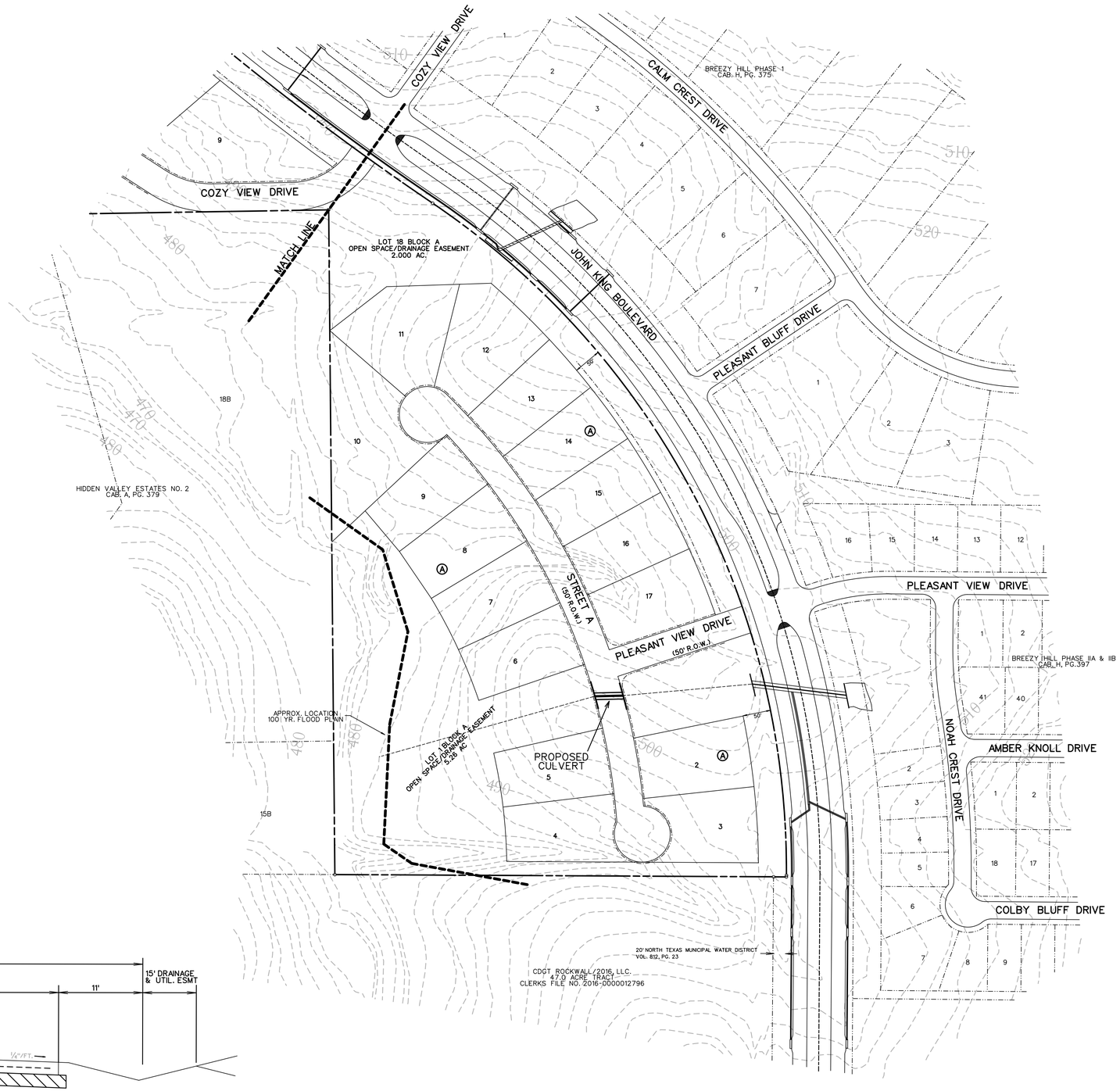

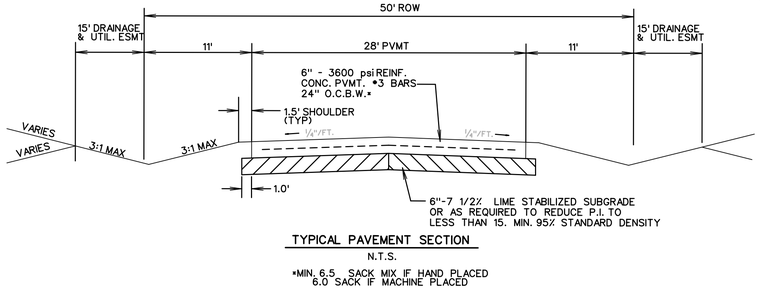

TYPICAL PAVEMENT SECTION

N.T.S.

*MIN. 6.5 SACK MIX IF HAND PLACED
6.0 SACK IF MACHINE PLACED

PRELIMINARY
DRAINAGE PLAN
OF

BREEZY HILL PHASE XII

LOTS 1-17, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-11, BLOCK C
BEING 44.525 ACRES

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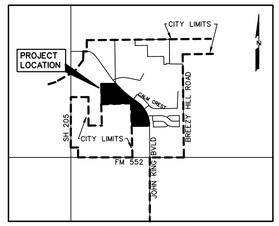

LOCATION MAP
N.T.S.

BRUCE & ROSE CLARK
24.78 ACRE TRACT
VOL. 5667, PG. 135

LOT 1 BLOCK C
OPEN SPACE
TO BE MAINTAINED BY HOA
0.183 AC.

JOHN KING BOULEVARD

PROPOSED
STORM SEWER

15' D.E.

APPROX. LOCATION
100 YR. FLOOD PLAIN

LOT 12 BLOCK C
OPEN SPACE/DRAINAGE EASEMENT
12.343 AC.

LOT 10 BLOCK B - OPEN SPACE TO BE MAINTAINED BY HOA - 1.341 AC.

COZY VIEW DRIVE

CALM CREST DRIVE

BREEZY HILL PHASE VII
CAB., PG.

PROPOSED
STORM SEWER

(50' R.O.W.)

15' D.E.

MATCH LINE

LOT 18 BLOCK A
OPEN SPACE/DRAINAGE EASEMENT
2.000 AC.

BRUCE & ROSE CLARK
11.917 ACRE TRACT
VOL. 5667, PG. 135

HIDDEN VALLEY ESTATES NO. 2
CAB. A, PG. 379

LEGEND

PROP. STORM SEWER
PROP. CURB INLETS
PROP. CONC. HEADWALL

PRELIMINARY
DRAINAGE PLAN
OF

BREEZY HILL PHASE XII

LOTS 1-17, BLOCK A
LOTS 1-9, BLOCK B
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NOVEMBER 2018 SCALE 1" = 100'

CASE #P2018-xxx

City of Rockwall

Project Plan Review History

Project Number	SP2018-042	**Owner**	Z06, PROPERTIES INC	**Applied**	12/14/2018 LM
Project Name	2500 Discovery Blvd.	**Applicant**		**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
2500 DISCOVERY BLVD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL TECHNOLOGY PARK	3	D	3	4816-000D-0003-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/14/2018	12/21/2018	12/18/2018	4	APPROVED	
ENGINEERING	Sarah Hager	12/14/2018	12/21/2018	12/20/2018	6	COMMENTS	

(12/20/2018 3:01 PM SH)
- No wheel stops on handicapped parking spots.
- Update note to say, "Longitudinal butt joint."
- New parking against the building to be 20'x9'.
- Loop 8" waterline on site. May need another fire hydrant for coverage.
- May need more fire lane for meet hose reach coverage.
- Square off the paving saw cut on the loop to be updated. See attached markup.

The following items are for your information for engineering design.
- 4% Engineering Inspection Fees.
- Impact fees for taps and upsizing the building.
- Fire Lane to be 24' min, 20' curve radii.
- Parking is 20'x9' min.
- Min 20' utility easements.
- No structures or walls in easements.
- No trees within 5' of public utilities.
- Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls.
- Lot must be replatted.
- Must meet all City Engineering Standards.

FIRE	Ariana Hargrove	12/14/2018	12/21/2018	12/19/2018	5	APPROVED	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
GIS	Lance Singleton	12/14/2018	12/21/2018	12/18/2018	4	APPROVED	
PLANNING	David Gonzales	12/14/2018	12/21/2018	12/20/2018	6	COMMENTS	

Discuss and consider a request by Jeff Carol of Carol Architects, Inc. on behalf of Terry Morgan of 206 Properties, LLC for the approval of a site plan for an office/warehouse building on a 5.690-acre tract of land identified as all of Lot 7 and a portion of Lot 6, Block C, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery Boulevard and Innovation Drive, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Thurday January 4, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments & Requirements to address/acknowledge:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO).
3. Label all revised site plan documents with "Case No. SP2018-042" at the lower right corner of each plan.
4. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department.

VARIANCES AND EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER:

1. Vertical articulation standards of the UDC for all facades
2. Horizontal articulation standards of the UDC for the north and south facing elevations
3. Minimum 20% stone requirement for all facades that are visible from a public street or open space
4. For the use of tilt-up wall construction.

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

Site Plan:
1. Provide adjacent property owner infomation.
2. Label the access easement as "24-ft Firelane, Public Access, and Utility Easement.
3. Delineate and label all easements for site.
4. Provide a hatch for the proposed building area(s).
5. Relabel the northern portion of the expanced building - says :Prop Delivery Ramp"
6. Use a heavier font weight for the fonts in light gray under Site Data
7. Correct Title Block to read "Lot 3", Block D.

Architectural Site Plan:
1. Correct Site Data Table to indicate"Light Industrial" for the zoning of the property.

Landscape Plan:
1. A treescape plan is required for the removal of trees located on the this site. See mitigaion requirements for those trees requiring mitigation under Article IX, Tree Preservation, of the UDC.
2. Update landscape to indicate compliance with landscape standards of the UDC by providing a minimum of one(1), three (3)-caliper inch canopy tree per each 50 linear feet and within the 20-ft landscape buffer along each street.
3. Provide a minimum of one (1), three (3)-caliper inch tree for each ten (10) parking spaces within the interior of the parking lot.

4. No required parking space may be located more than 80 feet from the trunk of a large canopy tree.
5. Delineate and label the 20-ft Landscape buffer strip along each adjacent street.

Photometric Plan:
1. Are there any additional exterior lighting fixtures, poles to be used on this expansion? If so, provide a photometirc plan complying with the standards as established in Section 3, of Article VII, Environmental Performance, of the UDC.

Building Elevations:
1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Provide a roof plan indicating location of units and dash-in RTU's on elevations. Provide detail of screening mechanism to be used if these are not properly sceened.
2. Requires a recommendation from the Architectural Review Board(ARB).
3. Provide a materials sample board for ARB review of the actual materials to be used(see meeting dates below).
4. Provide exterior material calculations for each elevation
5. Is the any stoneon the building? The UDC requires a minium of 20% stone on each elevation that is visible from a public street or open space. If there is no stone, this will require approval of a variance by the Planning and Zoning Commission.
6. Approval of an exception to the masonry standards by the Planning and Zoning Commission is required

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board: January 2, 2019 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: January 2, 2019 (6:00p.m.) [Applicant to present/discuss project with P&Z]

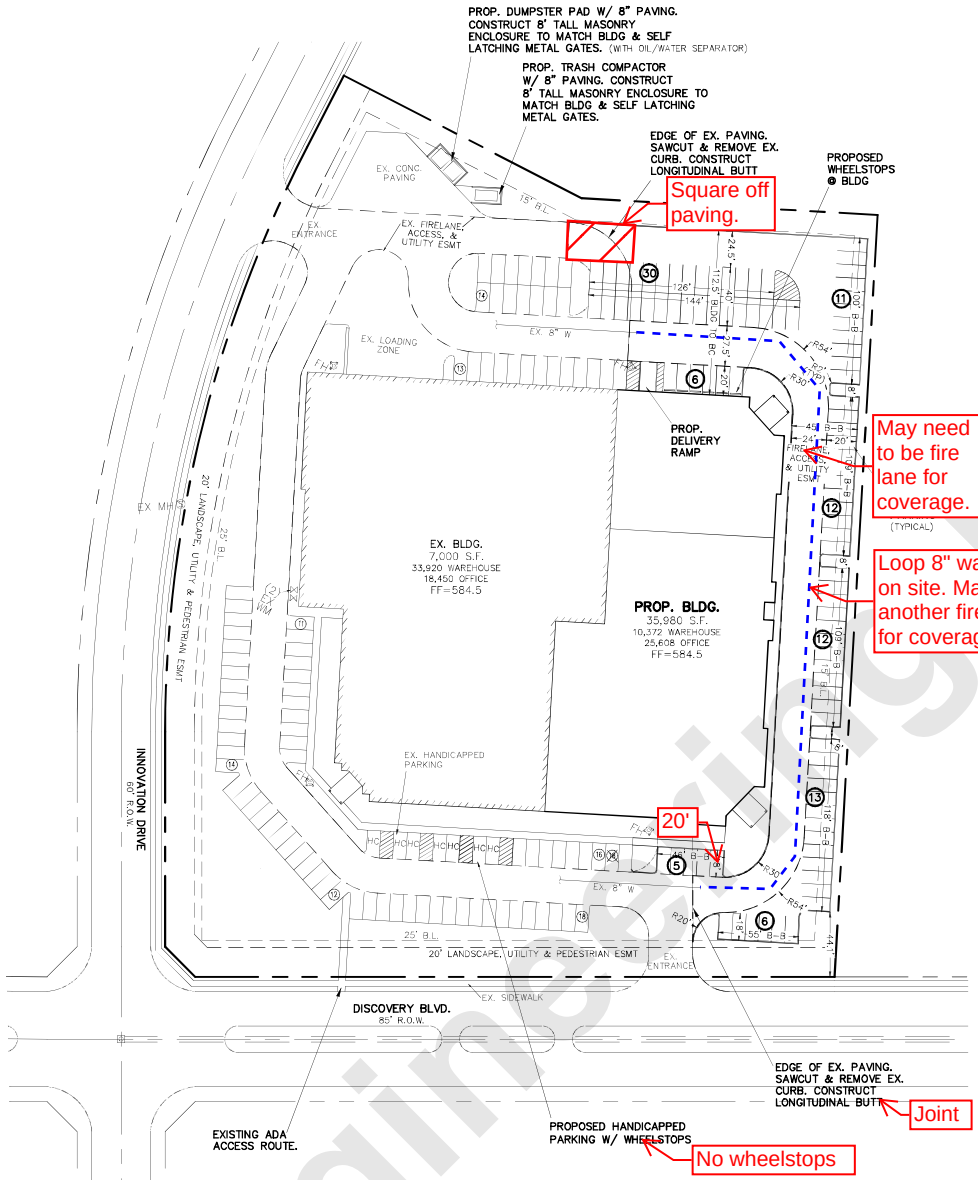
Parks and RecreationsBoard - January 3, 2019 (6:00p.m.) [PRB to assess park fees]

Architectural Review Board: January 15, 2019 (5:00 p.m.) [Subsequent meeting if necessary]

Planning - Action:January 15, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

** City Council - Action: Tuesday, January 22, 2019 (6:00 p.m.) [FOR WAIVERS TO PD-32 ONLY] **

** City Council - Action: Tuesday, January 22, 2019 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **



NOTES:
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2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
5) NO SAND UNDER SIDEWALKS.

40 20 40
1" = 40'

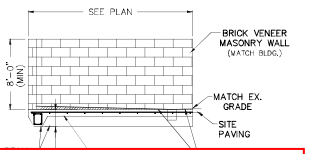
SITE DATA:
LOT AREA:
5.69 Acres, 247,899 sq. ft.
LOT COVERAGE:
35.64%
FLOOR TO AREA RATIO:
2.8:1
BUILDING AREA:
EX: 52,370 sq.ft.
PROP: 35,980 sq.ft.
TOTAL = 88,350 sq.ft.
CONSTRUCTION TYPE:
XX
BUILDING HEIGHT:
20'
BUILDING SETBACKS:
Front = 25'
Rear = 15'
Side = 15'
PROPOSED USE:
Office/Warehouse
IMPERVIOUS AREA (including buildings):
xx sq.ft.
ZONING:
LI
PARKING:
Required:
Provided:
Standard:
Existing 98
Proposed 95
Handicapped = 7
Total Provided = 193
LANDSCAPE AREA:
Required: 37,185 sq.ft. (15%)
Provided: xx sq.ft.
FIRE SPRINKLER:
YES
* THERE ARE EX BUILDINGS ON THIS SITE.

PAVING NOTES:
1) FIRELANE & APPROACHES TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
5) NO SAND UNDER PAVING.

EX. FIRE SPRINKLER TO BE TIED IN TO NEW BUILDING

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 OF ACCURACY OF DESIGN.

GENERAL NOTES
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
5. All signage contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.



- 4% Engineering Inspection Fees.
- Impact fees for taps and upsizing the building.
- Fire Lane to be 24' min, 20' curve radii.
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- Min 20' utility easements.
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- No trees within 5' of public utilities.
- Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls.
- Lot must be replatted.
- Must meet all City Engineering Standards.



LOCATION MAP
(NOT TO SCALE)

LEGEND
- PROPERTY LINE
- EX. W — EX. WATER LINE
- EX. SS — EX. SANITARY SEWER LINE
- EX. SS MANHOLE
- EX. WATER VALVE
- EX. POWER POLE
- EX. TELEPHONE BOX
- EX. STORM MANHOLE
- EX. FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMNT. = EASEMENT
- LS = LANDSCAPE
- BC = BACK OF CURB
- B-B = BACK OF CURB TO BACK OF CURB
- RCP = REINFORCED CONCRETE PIPE
- PROPOSED FIRELANE
- PROPOSED SIDEWALK

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

STATE OF TEXAS
GERALD R. MONK
44563
REGISTERED ENGINEER

CASE #:

SITE PLAN

OFFICE WAREHOUSE PROJECT

2500 DISCOVERY BLVD
ROCKWALL TECHNOLOGY PARK ADDITION
Lot 2C, Blk D, 5.69 ACRES
City of Rockwall, Rockwall County, Texas 75087

owner
Z06 PROPERTIES, LLC
&
CONTACT

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

© 2018 Monk Consulting Engineers, Inc., All Rights Reserved

PROJECT NO.: 2018-15 REG. NO.: F-3567

date:	scale:	sheet:
12/13/18	1"=40'	C101

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

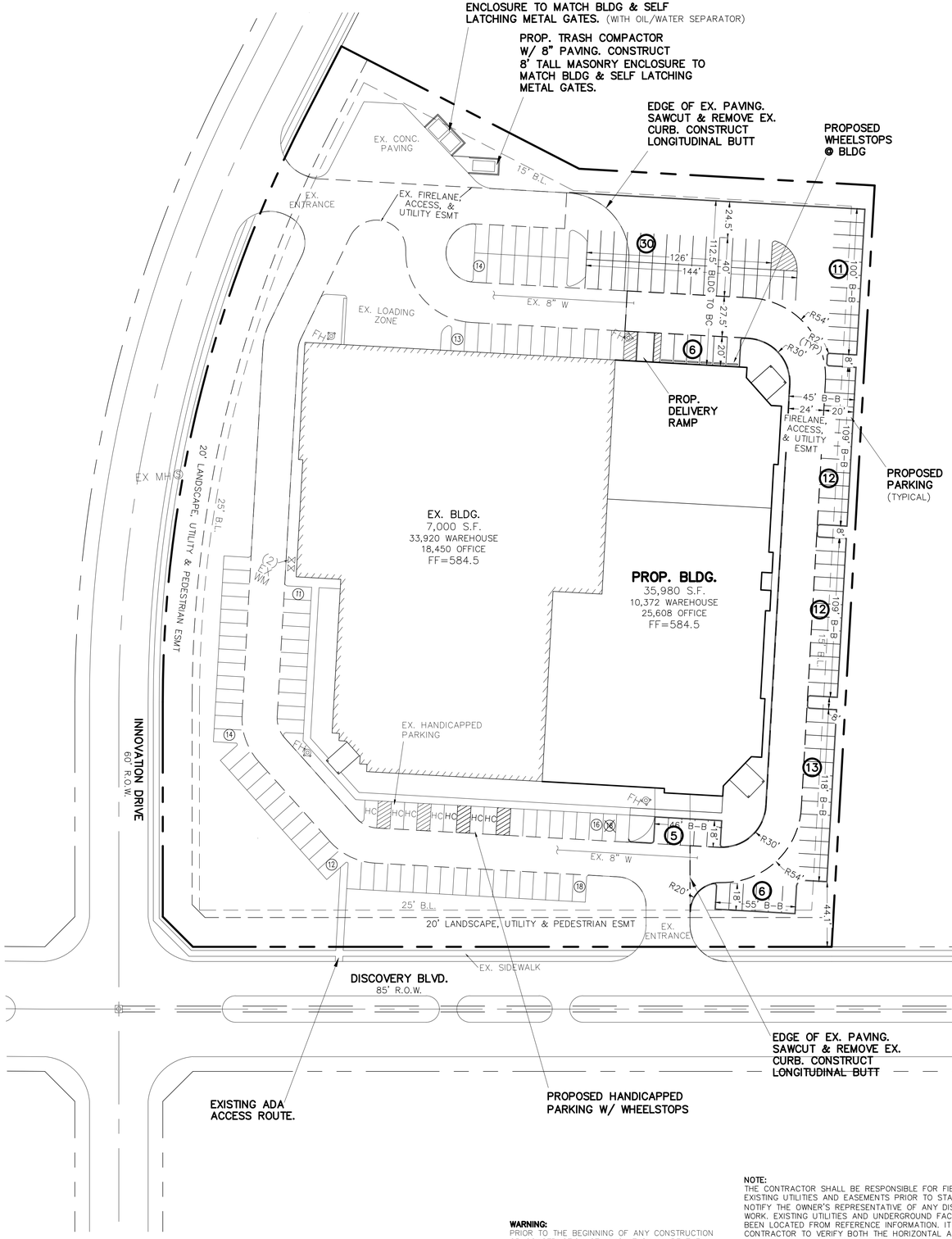
Engineering Mark-Ups



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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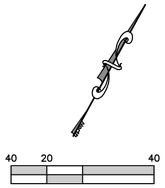



LOCATION MAP
(NOT TO SCALE)

SITE DATA:

LOT AREA:
5.69 Acres, 247,899 sq. ft.
LOT COVERAGE:
35.64%
FLOOR TO AREA RATIO:
2.8:1
BUILDING AREA:
EX: 52,370 sq.ft.
PROP: 35,980 sq.ft.
TOTAL = 88,350 sq.ft.
CONSTRUCTION TYPE:
XX
BUILDING HEIGHT:
20'
BUILDING SETBACKS:
Front = 25'
Rear = 15'
Side = 15'
PROPOSED USE:
Office/Warehouse
IMPERVIOUS AREA (including buildings):
xx sq.ft.
ZONING:
LI
PARKING:
Required:
Office 1 space/300
Ex (18450/300) = 62
Prop (25,608/300) = 86
Warehouse 1 space/1000
Ex (33,920/1000) = 34
Prop (10,372/1000) = 11
Handicap = 7
Total required = 193
Provided:
Standard:
Existing 98
Proposed 95
Handicapped = 7
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FIRE SPRINKLER:
YES

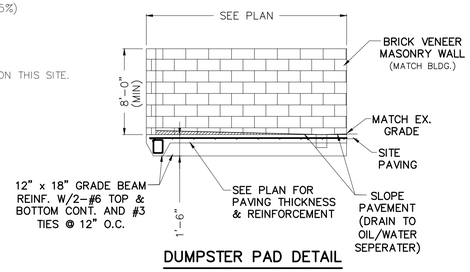
* THERE ARE EX BUILDINGS ON THIS SITE.

PAVING NOTES:
1) FIRELANE & APPROACHES TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
5) NO SAND UNDER PAVING.

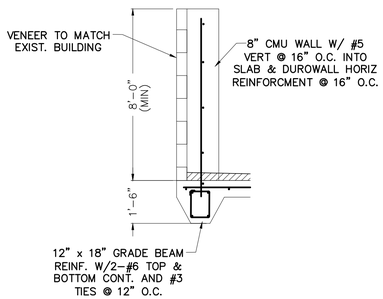
EX. FIRE SPRINKLER TO BE TIED IN TO NEW BUILDING

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 OF ACCURACY OF DESIGN.

GENERAL NOTES
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
5. All signage contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.



DUMPSTER PAD DETAIL
N.T.S.



DUMPSTER WALL SECTION
N.T.S.

LEGEND

———	= PROPERTY LINE
—EX. W—	= EX. WATER LINE
—EX. SS—	= EX. SANITARY SEWER LINE
(S)	= EX. SS MANHOLE
WV	= EX. WATER VALVE
PP	= EX. POWER POLE
	= EX. TELEPHONE BOX
	= EX. STORM MANHOLE
FH	= EX. FIRE HYDRANT
	= PROPOSED FIRE HYDRANT
EXIST. or EX.	= EXISTING
ESMNT.	= EASEMENT
LS	= LANDSCAPE
BC	= BACK OF CURB
B-B	= BACK OF CURB TO BACK OF CURB
RCP	= REINFORCED CONCRETE PIPE
	= PROPOSED FIRELANE
	= PROPOSED SIDEWALK

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

STATE OF TEXAS
GERALD E. MONK
44563
REGISTERED PROFESSIONAL ENGINEER

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED; THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

CASE #:

SITE PLAN

OFFICE WAREHOUSE PROJECT

2500 DISCOVERY BLVD
ROCKWALL TECHNOLOGY PARK ADDITION
Lot 2C, Blk D, 5.69 ACRES
City of Rockwall, Rockwall County, Texas 75087

owner
Z06 PROPERTIES, LLC
#
CONTACT

prepared by

MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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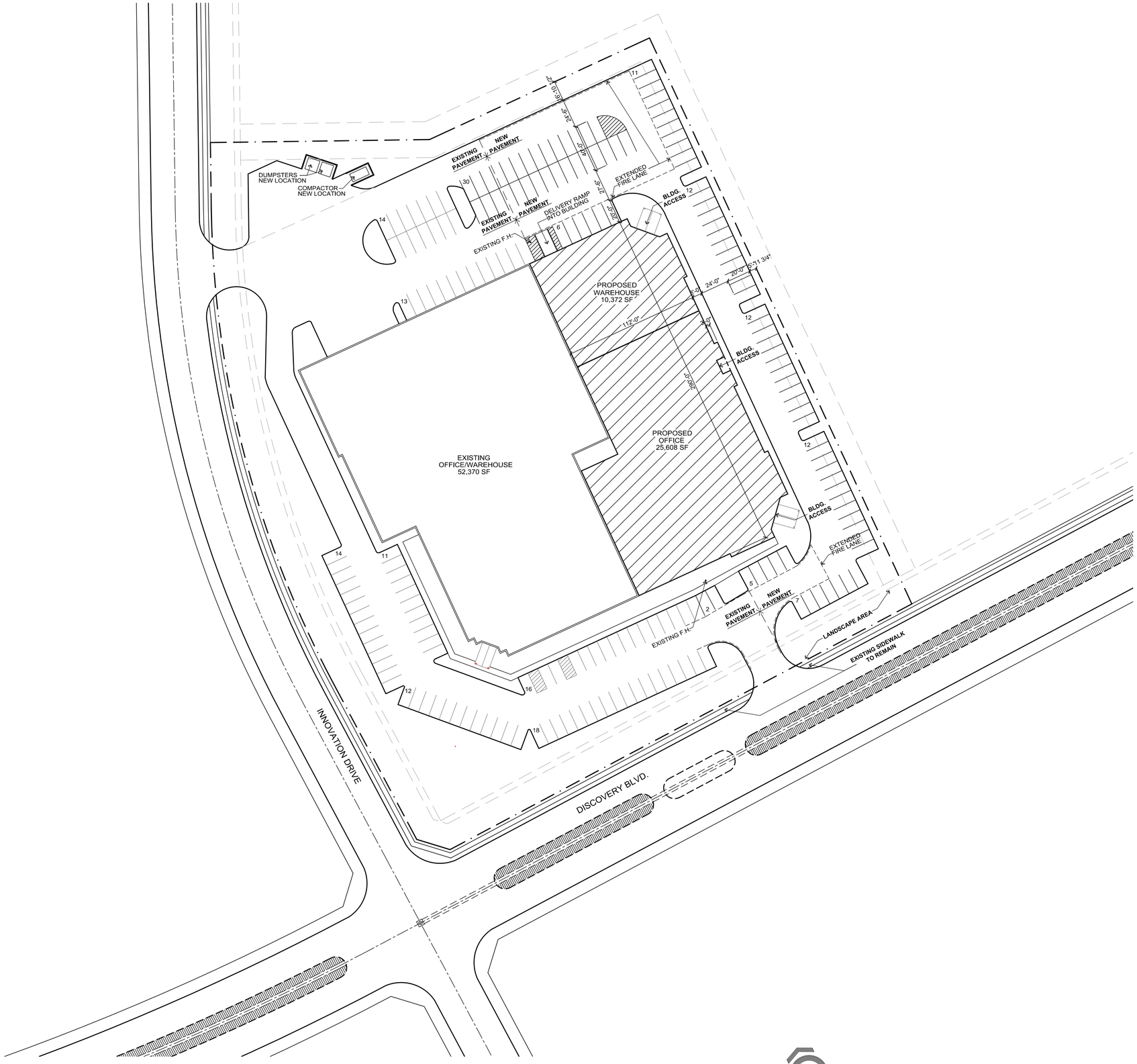
PROJECT NO.: 2018-15 REG. NO.: F-2567

date:	scale:	sheet:
12/13/18	1"=40'	C101



1 ARCHITECTURAL SITE PLAN
SCALE: 1:40

SITE DATA TABLE	
SITE AREA	5.691 ACRES (247,900 SF)
ZONING	HEAVY INDUSTRIAL
PROPOSED USE	OFFICE/WAREHOUSE
PROPOSED BUILDING AREA- OFFICE AREA: WAREHOUSE AREA: TOTAL AREA:	 25,608 SF 10,372 SF 35,980 SF
EXISTING BUILDING AREA- OFFICE AREA: WAREHOUSE AREA: TOTAL AREA:	 18,450 SF 33,920 SF 52,370 SF
LOT COVERAGE	36%
FLOOR TO AREA RATIO	0.36 : 1
BUILDING HEIGHT	60 ft. MAX

PARKING TABLE	
PROPOSED PARKING- OFFICE PARKING: WAREHOUSE PARKING: TOTAL PARKING:	 1:300 = 86 1:1000 = 11 97 SPACES
EXISTING PARKING- OFFICE PARKING: WAREHOUSE PARKING: TOTAL PARKING:	 1:300 = 62 1:1000 = 34 96 SPACES
PARKING REQUIRED	193 SPACES (7 ADA)
PARKING PROVIDED	195 SPACES (7 ADA)

ZO6 Properties LLC.

LEGAL DESCRIPTION AND OR ADDRESS:
LOT 2c, BLOCK D
Rockwall Technology Park
Rockwall, Texas
Volume X, Page XX map of
Records of Rockwall County Texas
5.691 Acres

OWNER
ZO6 Properties LLC.
2500 Discovery Blvd.
Rockwall, TX 75032

APPLICANT
Carroll Architects, INC
750 E. Interstate 30 #110
Rockwall, TX 75087
Ph: 972-732-6085 Email: jc@carrollarch.com

CASE NUMBER
2018XXX

ISSUE:
OWNER REVIEW 12-14-2018
REVISED 11-5-2018

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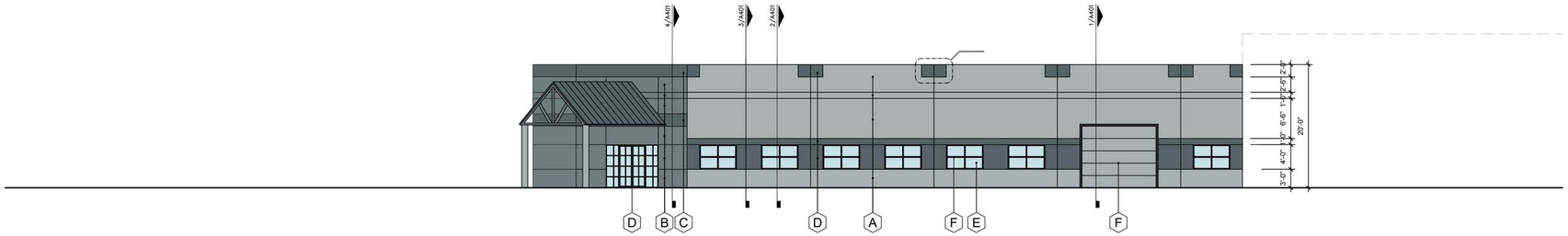
OFFICE/WAREHOUSE PROJECT
for
ZO6 PROPERTIES LLC.
2500 DISCOVERY BLVD.
ROCKWALL, TX 75032

ZO6 PROPERTIES LLC.
2500 DISCOVERY BLVD.
ROCKWALL, TX

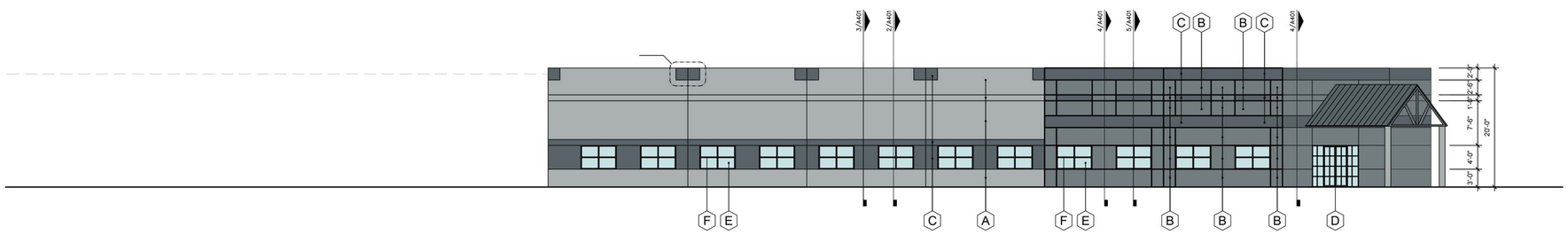
CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

ARCHITECTURAL SITE PLAN

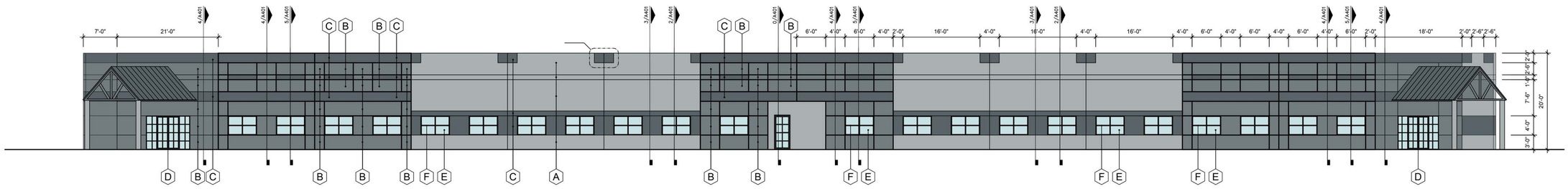
DATE: DEC 2018
SHEET NO: A100
PROJECT NO: 2018034
DRAWN BY:
CHECKED BY:



3 RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



2 LEFT ELEVATION
SCALE: 3/32" = 1'-0"



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE:

A	CONCRETE TILT-WALL PANELS - PAINTED, ELASTOMERIC TEXTURED; COLOR: SW; 6234 - MAIN
B	CONCRETE TILT-WALL PANELS - PAINTED, ELASTOMERIC TEXTURED; COLOR: SW; 6235 - ACCENT
C	CONCRETE TILT-WALL PANELS - PAINTED, ELASTOMERIC TEXTURED; COLOR: SW; 6236 - ACCENT
D	STOREFRONT & ENTRY DOOR SYSTEM COLOR: BLACK
E	EXTERIOR GLASS INSULATED, LOW "E" COLOR: 30% TINTED, GRAY
F	EXTERIOR HOLLOW METAL DOORS & FRAMES, RAILINGS & METAL CAPS, OVERHEAD DOORS, COLUMNS COLOR: SW, 6235
G	ROOF DRAIN GUTTER & DOWNSPOUTS COLOR: SW, 6234
H	METAL ROOF, COLOR: CHARCOAL GRAY

ISSUE:
OWNER REVIEW 10-8-2018

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OFFICE/WAREHOUSE PROJECT
for
ZO6 PROPERTIES LLC.
2500 DISCOVERY BLVD.
ROCKWALL, TX 75032

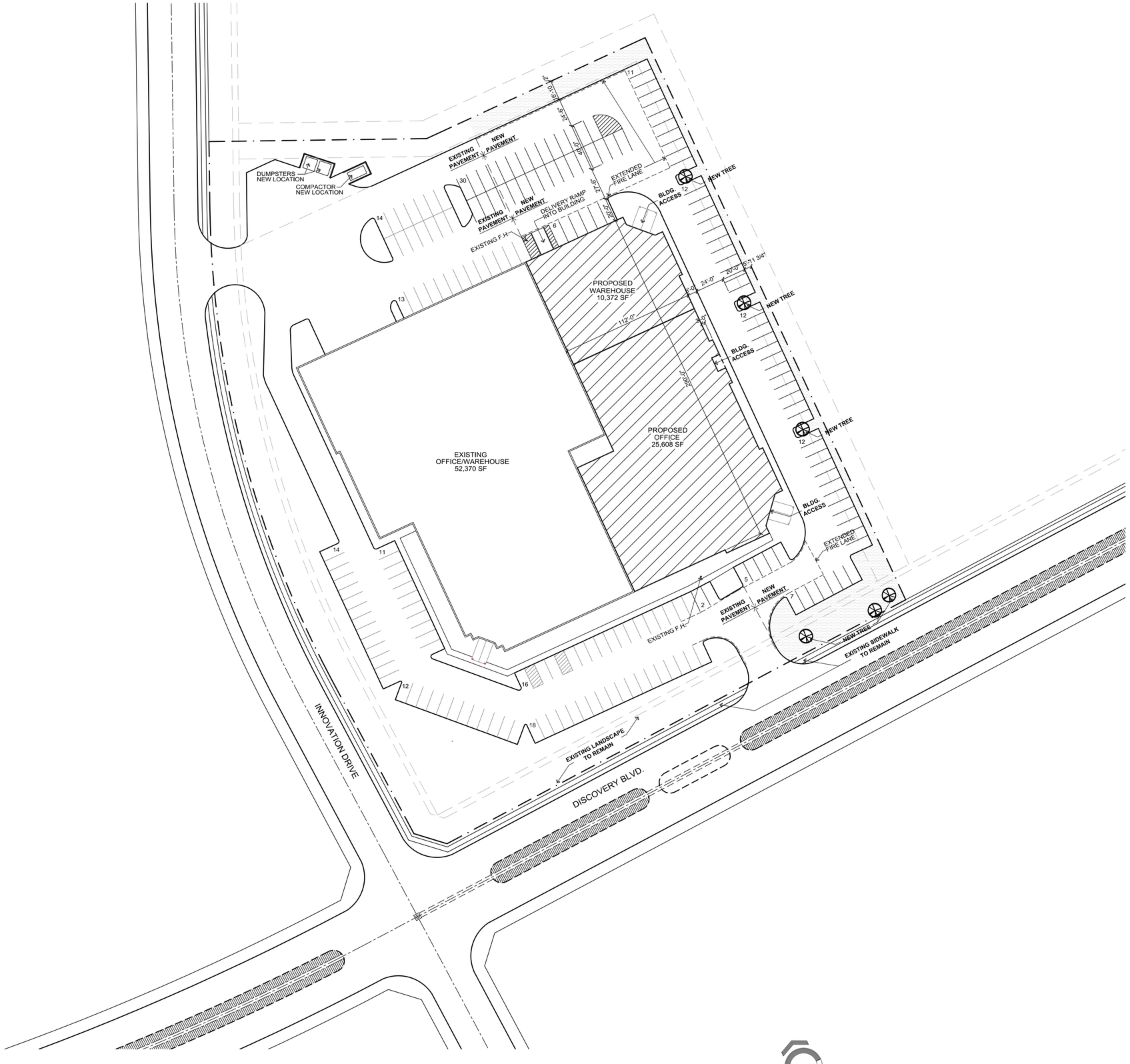
ZO6 PROPERTIES LLC.
2500 DISCOVERY BLVD.
ROCKWALL, TX

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX. 75087
t: 972-732-6085
f: 972-732-8038

EXTERIOR ELEVATIONS

DATE: DEC 2018
PROJECT NO: 2018034
DRAWN BY:
CHECKED BY:
SHEET NO: A501





1 LANDSCAPING PLAN
SCALE: 1:40

SITE DATA TABLE	
SITE AREA	5.691 ACRES (247,900 SF)
ZONING	HEAVY INDUSTRIAL
PROPOSED USE	OFFICE/WAREHOUSE
PROPOSED BUILDING AREA- OFFICE AREA: WAREHOUSE AREA: TOTAL AREA:	 25,608 SF 10,372 SF 35,980 SF
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PARKING REQUIRED	193 SPACES (7 ADA)
PARKING PROVIDED	195 SPACES (7 ADA)

LANDSCAPE TABULATION

Gross Area	(5.691 acres)	= 247,899 S.F.
Required Landscape Area -	15% of 247,899 S.F.	= 37,185 S.F.
Provided Landscape Area -	15% of 247,899 S.F.	= 37,185 S.F.
Provided Parking Area Landscape		= 1/12 Spaces Along Side Yard

DESCRIPTION OF NEW LANDSCAPE AREA MATERIAL	QTY
Frontage 115 LF (NIC DRIVES) = 3 trees - Live Oak, 3" caliper	3 Each
Parking Area = 3 trees - Live Oak, 3" caliper	3 Each
Grass to match existing species onsite	10,558 S.F.

NOTES:
- IRRIGATION SHALL BE PROVIDED TO ALL LANDSCAPED AREAS
- TREESCAPE PLAN - NO EXISTING TREES

ZO6 Properties LLC.

LEGAL DESCRIPTION AND OR ADDRESS:
LOT 2c, BLOCK D
Rockwall Technology Park
Rockwall, Texas
Volume X, Page XX map of
Records of Rockwall County Texas
5.691 Acres

OWNER
ZO6 Properties LLC.
2500 Discovery Blvd.
Rockwall, TX 75032

APPLICANT
Carroll Architects, INC
750 E. Interstate 30 #110
Rockwall, TX 75087
Ph: 972-732-6085 Email: jc@carrollarch.com

CASE NUMBER
2018XXX

ISSUE:
OWNER REVIEW 12-14-2018

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OFFICE/WAREHOUSE PROJECT
for
ZO6 PROPERTIES LLC.
2500 DISCOVERY BLVD.
ROCKWALL, TX 75032

ZO6 PROPERTIES LLC.
2500 DISCOVERY BLVD.
ROCKWALL, TX

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

LANDSCAPING PLAN

DATE: DEC 2018
SHEET NO: L1
PROJECT NO: 2018034
DRAWN BY:
CHECKED BY:

City of Rockwall

Project Plan Review History

Project Number	SP2018-043	**Owner**	PATMAN, CONNOR W JR	**Applied**	12/17/2018 LM
Project Name	Harbor Village	**Applicant**	PEGASUS ABLON	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
2600 LAKEFRONT TRL	Rockwall, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HARBOR ADDITION		NULL		0012-0000-0011-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/17/2018	12/24/2018	12/18/2018	1	APPROVED	
ENGINEERING	Sarah Hager	12/17/2018	12/24/2018	12/27/2018	10	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(12/18/2018 4:40 PM LS) Address assignment will be: 2600 LAKEFRONT TRAIL, ROCKWALL, TX 75032 Unit / Suite /Apartment numbers. Each unit in each multiple-unit building shall be assigned a single unit / suite / apartment number, and each unit / suite number / apartment shall be assigned based on the following rules: 1) Unit numbers should be sequenced and patterned in a logical, systematic, and intuitively clear way. No alphabetical characters (e.g. A, B, C, D, etc.) shall be used in any address or unit description. Exception is for utility installations, and only as a last resort. 2) Increment and assign unit numbers in one single, continuous sweep for the entire building and / or site. This includes multiple building sites and means that each unit number will be unique on the whole site. Avoid oscillating back and forth across the building and / or site. 3) If there are ninety-nine (99) or fewer units on each floor of a multiple-unit building, then each unit will be assigned a three-digit unit number with the first digit representing the number of the floor on which the unit is located and the number represented by the final two digits being different from the number assigned to any other unit on the same floor. For example, the first-floor units will be assigned a unit number between 101 and 199; the second-floor units (if any) will be assigned a unit number between 201 and 299, and so forth. 4) If there are more than ninety-nine (99) units on any one floor of a multiple-unit building, then each unit will be assigned a four-digit unit number with the first digit representing the number of the floor on which the unit is located and the number represented by the final three digits being different from the number assigned to any other unit on the same floor. For example, the first-floor units will be assigned a unit number between 1001 and 1999; the second-floor units (if any) will be assigned a unit number between 2001 and 2999, and so forth. Formultiple-unit buildings containing five floors or more, unit numbers shall be proposed by the owner and approved by the GIS Division. 5) Assignment of unit numbers shall take into consideration the potential for future additional space divisions, and numbers may be skipped in order to provide for such potential additions, although sequential order shall be maintained in assigning unit numbers. 6) Rooms intended and used for a primary purpose other than human occupancy, such as custodial closets, housekeeping rooms, utility closets, etc., shall be identified with a simple description and shall not be assigned a unit number.							
PLANNING	David Gonzales	12/17/2018	12/24/2018	12/19/2018	2	COMMENTS	See comments

Discuss and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a site plan for a 375-unit condominium building on a 6.2-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Thurday January 4, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments & Requirements to address/acknowledge:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a separate Streetscape Plan as per the requirements of PD-32 [see Ord. 17-22: Exhibit 'C-4 for elements to be included on this plan].
3. Adherence to the PD-32 Design Guidelines outlined in Resolution No. 10-40.
4 Adherence to the conditions as outlined in the approved PD Development Plan [Ord. No. 17-64]
5. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
6. Label all revised site plan documents with "Case No. SP2018-043" at the lower right corner of each plan.
7. Adherence to the Parks and Recreation Board recommendations for park fees associated with this development for Park District No. 17. See schedule below for date of meeting.
8. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department.

WAIVERS OF DESIGN STANDARDS TO BE CONSIDERED BY THE CITY COUNCIL:

1. Landscape Standards - associated with the overflow parking that require one (1)-three (3) inch, 65 gallon tree per eight surface parking spaces. How many surface parking spaces are located on the overflow parking area? If these trees have been provided within the development, please note that on the plan(s). If not, a waiver to this standard is required. See Exhibit 'F-1' of Ord. No. 17-22.

2. Parking Garage Design Standards - for the proposed two level parking structure:
a. must have precast spandrel pandels with detailing to screen parked vehicles.
b. must be screened with greenscapeing that covers a minimum of 25% of the facade(s) where vehicles are visible. Provide calculation of green materials meeting conformance to these standards. See Ord. No. 17-22.

3. Harbor Residential Sub-District - requires the height of the 1st floor to be a minimum of 15-feet for retail, restaurant, & residential uses. The first floor does not meet this standard. See Exhibit 'E-1" of Ord. No. 17-22.

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

Site Plan:
1. Provide a Building Tabulation Legend indicating unit types, number of units on each floor, square footages of each unit type, and the overall square footage of the entire building(s).
2. Eight (8) foot sidewalks required along Lakefront Trail and the IH-30 Frontage Road. Site plan indicates 71/2-ft sidewalk, with a small portion wrapped aound along IH-30 Frontage Road.

Landscape Plan:
1. The landscape details/treescape plan as submitted indicates that mitigation for the site has been met and is considered to be satisfied.
2. See requirements for the addition of landscape trees within the overflow parking garage. This requirement pertains to "surface" parking only. Provide details meeting these standards.
3. Provide tree leave-outs [4-ft x 8ft] spaced at 30-ft o.c. along Lakefront Trail, and for all other street trees per the requried Streetscape Plan.

Photometric Plan:
1. The pedestrian scaled light fixtgures are to be spaced at 60-ft o.c. Provide detail.
2. See requirements for lighting fixtures in Exhibit 'C-4' of Ord. No. 17-22 [i.e. pedestrian scale & parking lot lighting]. Lighting cut sheets do not meet this requirement.
3. Provide light pole detail meeting the standards of Exhibit 'C-4'.

Building Elevations:
1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Provide a roof plan indicating location of units and dash-in RTU's on elevations. Provide detail of screening mechanism to be used if these are not properly sceened.
2. The building elevations require review from the Architectural Review Board (ARB) and a recommendation forwarded to the Planning and Zoning Commission.
3. Provide a materials sample board for ARB review of the actual materials (see meeting dates below).
4. Is the stone on the building a natural stone product?
5. Is the stucco a 3-part stucco application?
6. The following elevations do not meet the minimum 20% stone requirement and will require approval of a variance by the Planning and Zoning Commission:
a. Sheet A4-10 - elevation no. 2 = 19% [elevation faces the pedestrian walkway]
b. Sheet A4-11 - elevation no. 5 = 16% [elevation faces commercial properties to south]
c. Sheet A4-12 - elevation no. 3 = 9% [elevation faces commercial properties to south]
d. Sheet A4-12 - elevation no. 4 = 18% [elevation is visible from commercial properties to south]
e. Sheet A4-13 - elevation no. 1 = 18% [elevation includes the parking garage that faces the IH-30 frontage road].

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board: January 2, 2019(5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: January 2, 2019 (6:00p.m.) [Applicant to present/discuss project with P&Z]

Parks and Recreations Board : January 3, 2019 (6:00p.m.) [PRB to assess park fees]

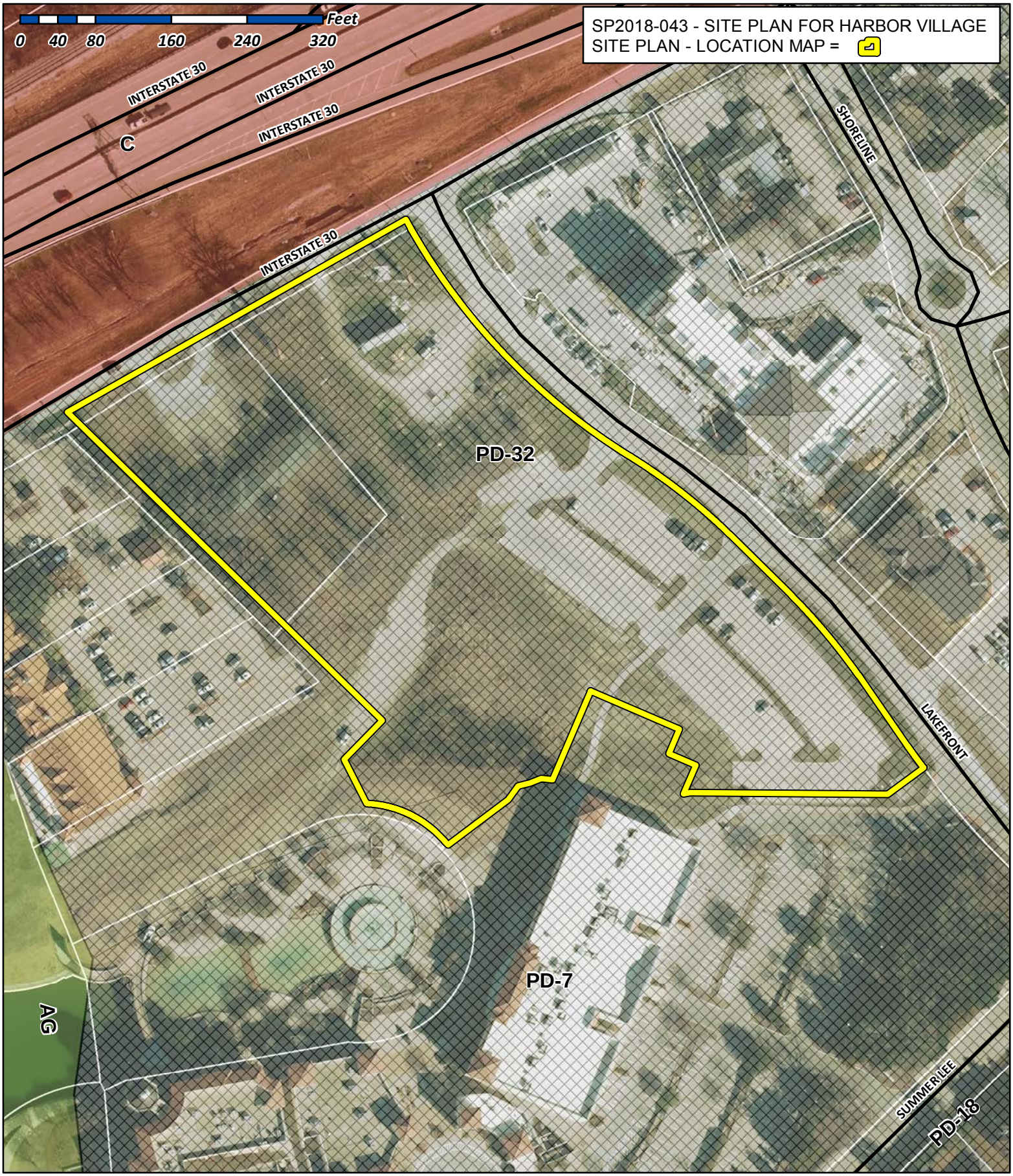
Architectural Review Board: January 15, 2019 (5:00 p.m.) [Subsequent meeting if necessary]

Planning - Action: January 15, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

** City Council - Action: Tuesday, January 22, 2019 (6:00 p.m.) [FOR WAIVERS TO PD-32 ONLY] **

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(12/27/2018 11:59 AM SH) - Trees must not be too close to fire lane. Fire trucks must be able to travel through. - 10' between water and sewer required unless sewer is steel encased for the entire length. - Stub out a 12" water line towards the lake. (See markup) - Fire Lane to have 30' Radii on all curves. - Label the water line under the fire lane as 12". - Show/Label the 20' sewer easement along the edge of the Cinemark property. - All parking in the garage to be 20'x9'. Label these distances. - Show/Label the driveway spacing to each of the nearest driveways. The following items are for your information for engineering design. - 4% Engineering Inspection Fees - Impact Fees - Waters of the US study required. - TxDOT permit required. - Traffic Impact Analysis required. - Water must be bored under Lakeview Trail. - Existing sewer line must be relocated and easements re-established. - Sewer Pro-Rata $7226.59/acre. - Parking to be 20'x9' with 24' drive isles even in parking garages. One-way traffic may have 14.5' min. drive isles for 60 degree angled parking. Angled parking to be 20.1' deep. Parallel parking (on street) to be 22'x9'. - No dead end parking allowed. - Fire Lane turn radii must be 30' minimum. - Need offsite fire line and accessibility easement. - All electrical/franchise utility line to be underground. - No structures in easements. Min. easement width is 20'. - Retaining walls 3' and taller must be designed by a structural engineer. - All walls must be rock or stone face. No smooth concrete walls. - Dumpster to drain to an oil/water separator. - No trees within 5' of public utilities. - Must meet City of Rockwall Standards of Design.							
FIRE	Ariana Hargrove	12/17/2018	12/24/2018	12/21/2018	4	APPROVED	
GIS	Lance Singleton	12/17/2018	12/24/2018	12/18/2018	1	APPROVED	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
** City Council - Action: Tuesday, January 22, 2019 (6:00 p.m.) [FOR VARIANCE REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **							



City of Rockwall

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

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CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C2	12°35'10"	620.00'	136.19'	135.92'	S51°48'46"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S79°07'41"W	7.21'
L10	N23°10'29"E	32.93'
L11	N66°36'24"W	31.00'
L12	N23°10'29"E	27.95'
L13	N82°38'15"W	11.76'
L14	S68°52'14"W	13.20'
L15	S75°08'27"W	12.97'
L16	S36°32'06"W	17.64'

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT-OF-WAY)

LAKEFRONT TRAIL
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 9A, BLOCK A
6.200 AC.
(270,065 S.F.)

LOT 9B, BLOCK A
1.158 AC.
(50,453 S.F.)

HARBOR DISTRICT
OVERFLOW PARKING GARAGE

LAKE RAY HUBBARD

REFER TO LANDSCAPE PLANS FOR PAVER DETAILS

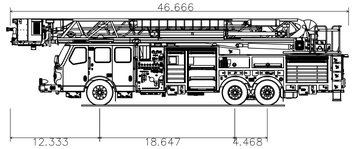
LAKEFRONT TRAIL
CITY PAVING

SIDEWALK PAVEMENT (TYP.)
4"–3,000 PSI CONCRETE
5.5 SACK MINIMUM
W/ #3 BARS AT 24" C–C
BOTH WAYS

HEAVY DUTY PAVEMENT
7"–3600 PSI CONCRETE
6.5 SACK MINIMUM
W/ #3 BARS AT 18" O.C.E.W.

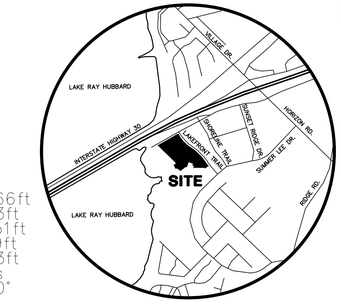
SITE DATA TABLE		
HARBOR VILLAGE - ROCKWALL		
HARBOR - ROCKWALL ADDITION	6.200	ACRES
LOT 9A, BLOCK A	270,065	SQ-FT
BUILDING AREA	127,000	SQ-FT
USE	DWELLING UNITS	
COVERAGE	47.03%	
TOTAL NUMBER OF UNITS	375	UNITS
REQUIRED PARKING RATIO	1.5 PER UNIT	
PARKING REQUIRED	563	SPACES
OFF-STREET PARKING PROVIDED	563	SPACES
ON-STREET PARKING PROVIDED	32	SPACES
TOTAL PARKING PROVIDED	595	SPACES
OFF-STREET PROVIDED PARKING RATIO	1.5 PER UNIT	
HANDICAP REQUIRED	12	SPACES
HANDICAP PROVIDED	12	SPACES
OVERFLOW PARKING PROVIDED	180	SPACES

* PARKING PROVIDED TOTAL INCLUDES ACCESSIBILITY PARKING



E–ONE HP100 Platform

Overall Length	46.666ft
Overall Width	8.333ft
Overall Body Height	10.651ft
Min Body Ground Clearance	1.269ft
Track Width	8.333ft
Lock–to–lock time	6.00s
Max Wheel Angle	45.00°



VICINITY MAP
NOT TO SCALE

N
W E
S

0 40' 80'
SCALE: 1" = 40'

NOTICES TO CONTRACTOR

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

BEFORE YOU DIG Texas 811

LEGEND			
PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCF	"X" Cut in Concrete Found
FH	Fire Hydrant	PKS	PK Nail Set
LP	Light Pole	PKF	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UGC	Underground Cable Marker
CM	Control Monument	EB	Electric Box
		EM	Electric Meter

DEVELOPER	OWNER
PEGASUS ABLON	ROCKWALL RENTAL PROPERTIES, LP
KEVIN HICKMAN	1608 WEST MOORE,
8222 DOUGLAS AVENUE,	DRAWER B
SUITE 390	TERRELL, TX 75160
DALLAS, TX 75225	972–210–0331
214–389–6901	

No.	DATE	
1.	12/14/2018	SITE PLAN SUBMITTAL
2.		REVISION
3.		
4.		
5.		
6.		

MD APPROV.
LAST SAVED BY: MMUHOLLAND December 13, 2018

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
2120 HIGHCREST PLAZA DRIVE, SUITE 325
LEWISVILLE, TEXAS 75235
(972) 436–2990
(972) 436–2999 FAX
Texas Engineering Registration No. 89
Texas Surveying Registration No. 100866–00

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THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF MICHAEL T. DOGGETT, P.E. #96628. THESE ARE ISSUED FOR INTERIM REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.

LICENSED PROFESSIONAL ENGINEER
12–14–2018

SITE PLAN

HARBOR VILLAGE
ROCKWALL, TEXAS

59809.0A

G:\5985\VA\DA\ENGINEERING\Construction Plans\59809.0A–SITE.dwg

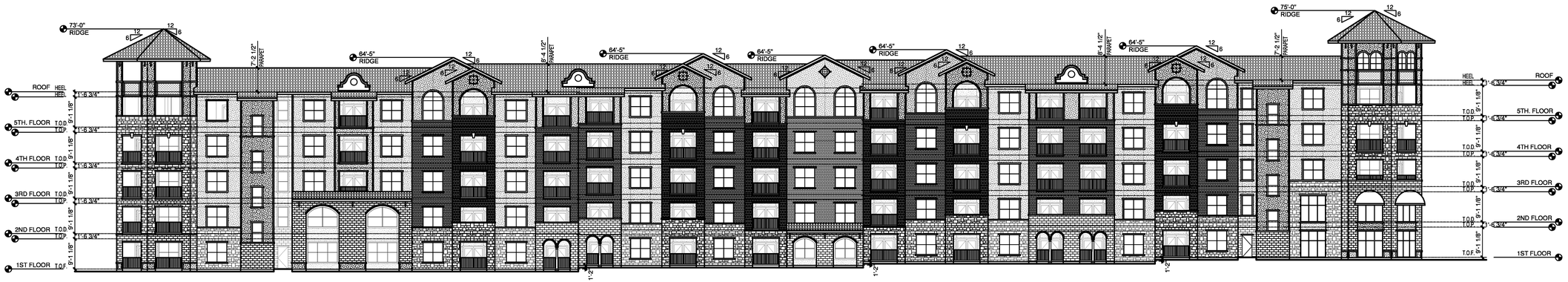
B6(c)	A1(c)	A1(a)	A1(a)	A1(c)	E1(a)	B1(d)	B1(c)	COMPACTOR	B1(c)	A2(a)	B4(a)	A3(a)	B6(c)	
B6(a)	A1(a)	A1(a)	A1(a)	A1(a)	E1(a)	B1(c)	B1(c)	COMPACTOR	B1(c)	A2(a)	B4(a)	A3(a)	B6(a)	
B6(b)	A1(a)	A1(a)	A1(a)	A1(a)	E1(a)	B1(c)	B1(c)	COMPACTOR	B1(c)	A2(a)	B4(a)	A3(a)	B6(a)	
AMENITY	AMENITY	A1(c)	A1(c)	A1(c)	E1(a)	B1(b)	B1(b)	COMPACTOR	B1(b)	A2(a)	B4(a)	A3(a)	B6(a)	
AMENITY	AMENITY	AMENITY	A1(d)	A1(a)	E1(a)	B1(a)	GARAGE	COMPACTOR	B1(c)	A2(a)	B4(a)	A3(a)	B6(a)	



1 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

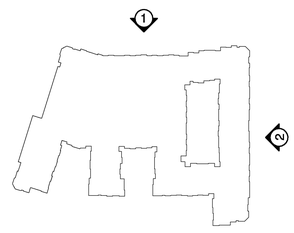
STUCCO	6,941 S.F.	45%
BRICK	3,615 S.F.	23%
STONE	3,472 S.F.	22%
SPLIT FACE CMU	1,593 S.F.	10%
TOTAL	15,621 S.F.	100%

AMENITY	STAIR	B1(c)	A2(b)	A2(a)	A2(a)	A2(b)	A1(a)	A1(a)	A2(b)	A2(a)	A2(a)	A2(b)	STAIR	B6(c)
B6(a)	STAIR	B1(c)	A2(a)	A2(a)	A2(a)	A2(a)	A1(a)	A1(a)	A2(a)	A2(a)	A2(a)	A2(a)	STAIR	B6(a)
B6(a)	STAIR	B1(b)	A2(a)	A2(a)	A2(a)	A2(a)	A1(a)	A1(a)	A2(a)	A2(a)	A2(a)	A2(a)	STAIR	B6(b)
B6(a)	STAIR L1(a)	L1(a)	A2(b)	A2(b)	A2(b)	A2(b)	A1(a)	A1(a)	A2(b)	A2(b)	A2(b)	A2(b)	STAIR	AMENITY
B6(a)	STAIR L1(a)	L1(a)	A2(a)	A2(c)	A2(c)	A2(a)	A1(a)	A1(a)	A2(a)	A2(c)	A2(c)	A2(c)	STAIR	AMENITY



2 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO	6,318 S.F.	44%
BRICK	3,788 S.F.	27%
STONE	2,661 S.F.	19%
SPLIT FACE CMU	1,396 S.F.	10%
TOTAL	14,163 S.F.	100%



3 BUILDING KEY

REVISIONS

HARBOR VILLAGE

DWELLING UNITS IN ROCKWALL, TEXAS FOR
PEGASUS ABLON

ISSUED FOR:
SITE PLAN APPROVAL
12-14-18

BGO ARCHITECTS

4202 Beltway Drive
Addison, TX 75001
214.520.8878
bgoarchitects.com

DATE
12-14-18

PROJECT
17126

SHEET NUMBER
A4-10
BUILDING ELEVATION

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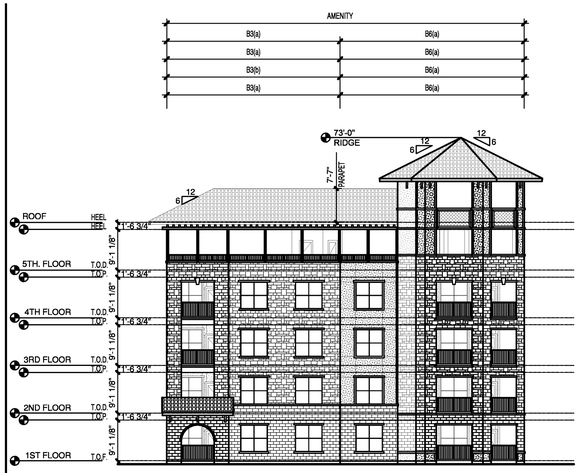
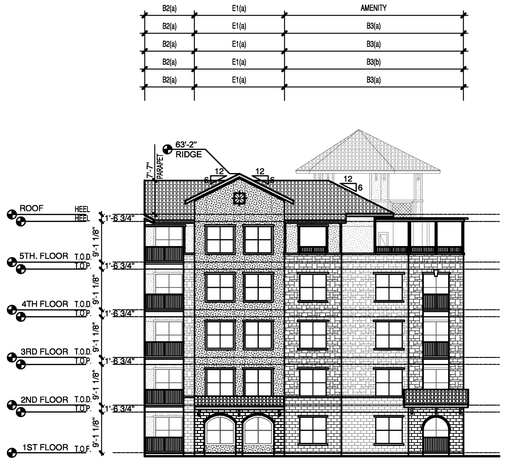


1 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO	794 S.F.	29%
BRICK	0 S.F.	0%
STONE	1,410 S.F.	51%
SPLIT FACE CMU	576 S.F.	20%
TOTAL	2,780 S.F.	100%



2 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO	996 S.F.	43%
BRICK	0 S.F.	0%
STONE	933 S.F.	40%
SPLIT FACE CMU	417 S.F.	17%
TOTAL	2,346 S.F.	100%



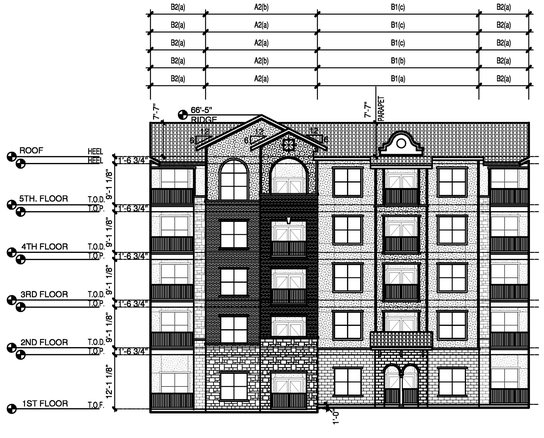
3 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO	2,014 S.F.	40%
BRICK	930 S.F.	19%
STONE	1,408 S.F.	28%
SPLIT FACE CMU	676 S.F.	13%
TOTAL	5,028 S.F.	100%



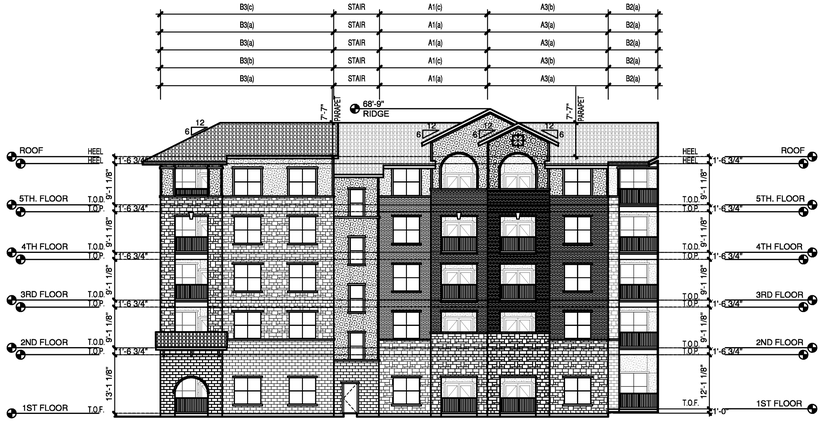
4 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO	1,831 S.F.	46%
BRICK	365 S.F.	10%
STONE	992 S.F.	25%
SPLIT FACE CMU	766 S.F.	19%
TOTAL	3,954 S.F.	100%



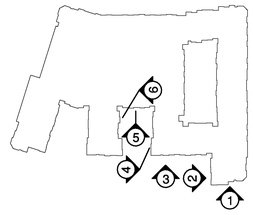
5 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO	1,425 S.F.	52%
BRICK	492 S.F.	18%
STONE	434 S.F.	16%
SPLIT FACE CMU	373 S.F.	14%
TOTAL	2,724 S.F.	100%



6 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO	1,134 S.F.	27%
BRICK	1,024 S.F.	24%
STONE	1,515 S.F.	35%
SPLIT FACE CMU	596 S.F.	14%
TOTAL	4,269 S.F.	100%



7 BUILDING KEY

REVISIONS

HARBOR VILLAGE
DWELLING UNITS IN ROCKWALL, TEXAS FOR
PEGASUS ABLON

ISSUED FOR:
SITE PLAN APPROVAL
12-14-18

BGO ARCHITECTS
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17126

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A4-11
BUILDING ELEVATION

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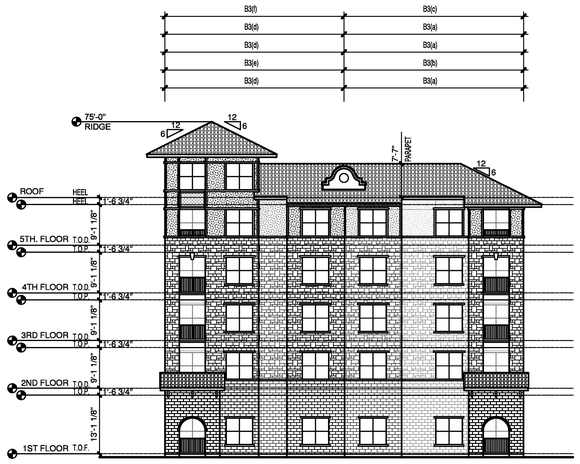


1 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO	778 S.F.	22%
BRICK	0 S.F.	0%
STONE	1,712 S.F.	50%
SPLIT FACE CMU	1,004 S.F.	28%
TOTAL	3,494 S.F.	100%



2 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO	2,215 S.F.	52%
BRICK	394 S.F.	9%
STONE	850 S.F.	20%
SPLIT FACE CMU	819 S.F.	19%
TOTAL	4,278 S.F.	100%



3 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO	1,283 S.F.	68%
BRICK	0 S.F.	0%
STONE	161 S.F.	9%
SPLIT FACE CMU	443 S.F.	23%
TOTAL	1,887 S.F.	100%



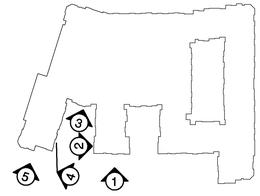
4 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO	2,155 S.F.	43%
BRICK	492 S.F.	10%
STONE	932 S.F.	18%
SPLIT FACE CMU	1,439 S.F.	29%
TOTAL	5,018 S.F.	100%



5 BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

STUCCO	1,089 S.F.	31%
BRICK	0 S.F.	0%
STONE	1,596 S.F.	46%
SPLIT FACE CMU	793 S.F.	23%
TOTAL	3,478 S.F.	100%



6 BUILDING KEY

REVISIONS

HARBOR VILLAGE
DWELLING UNITS IN ROCKWALL, TEXAS FOR
PEGASUS ABLON

ISSUED FOR:
SITE PLAN APPROVAL
12-14-18

BGO ARCHITECTS
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PROJECT
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SHEET NUMBER
A4-12
BUILDING ELEVATION

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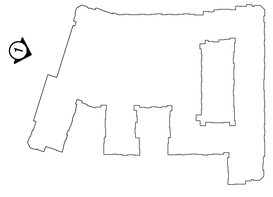
1 BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

STUCCO	7,289 S.F.	50%
BRICK	1,481 S.F.	10%
STONE	2,567 S.F.	18%
SPLIT FACE CMU	3,230 S.F.	22%
TOTAL	14,567 S.F.	100%



2 BUILDING KEY

REVISIONS

HARBOR VILLAGE

DWELLING UNITS IN ROCKWALL, TEXAS FOR
PEGASUS ABLON

ISSUED FOR:
SITE PLAN APPROVAL
12-14-18

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PROJECT
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BUILDING ELEVATION

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BL

BLOCK

FEATHERLINE
TEXAS CREAM



B1

BRICK

ACME
WINTERSTONE
KING SIZE



S1

STONE

NEVILSTONE
AUSTIN STONE
KALAHARI

P1

STUCCO BODY , WINDOW TRIM, DOOR TRIM

SHERWIN WILLIAMS
IBIS WHITE
SW 7000

P2

STUCCO BODY, WINDOW TRIM, BANDING

SHERWIN WILLIAMS
PATIENCE
SW 7555

P3

FASCIA, EAVES, SOFFIT, GUTTER, BRACKETS, TRIM

SHERWIN WILLIAMS
MEADOWLARK
SW 7522

P4

ORNAMENTS, TILE

SHERWIN WILLIAMS
LEISURE BLUE
SW6515

P5

FABRIC AWNINGS

SHERWIN WILLIAMS
SALUTE
SW 7582

P6

RAILINGS, METAL FEATURE

SHERWIN WILLIAMS
GARRET GRAY
SW 6075

W1

WINDOWS

PLY-GEN OR EQUAL
WHITE



R1

BARREL CONCRETE ROOF TILE

EAGLE ROOFING PRODUCTS
CAPISTRANO PROFILE
LCC 8806 TUSCON BLEND

D1

DOWNSPOUT

SENOX OR EQUAL
RAFFIA BEIGE

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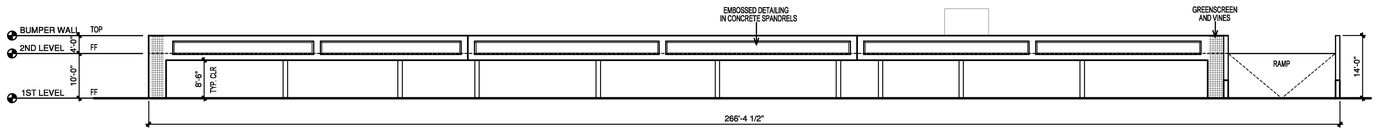
HARBOR VILLAGE DWELLING UNITS MATERIAL BOARD

ROCKWALL, TEXAS

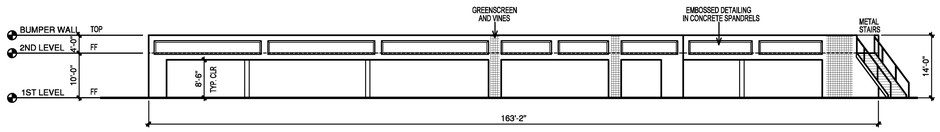
SCALE 1/16"=1'-0"
0' 20' 40'

BGO ARCHITECTS

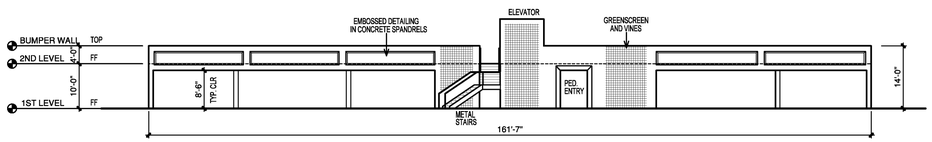
17126
12.14.2018
Pegasus Ablon



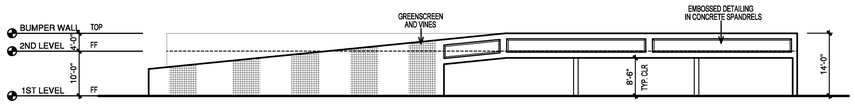
1 TWO-LEVEL PARKING STRUCTURE - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 TWO-LEVEL PARKING STRUCTURE - EAST ELEVATION
SCALE: 1/16" = 1'-0"

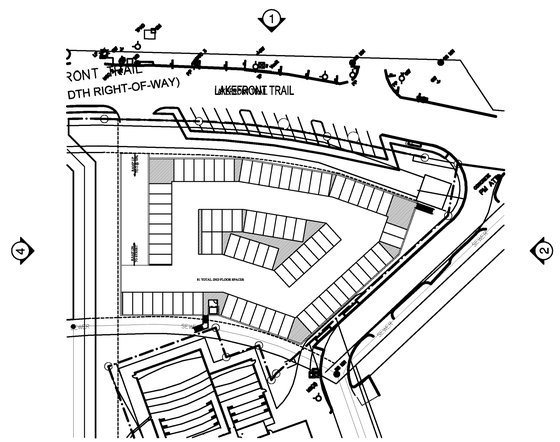


3 TWO-LEVEL PARKING STRUCTURE - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 TWO-LEVEL PARKING STRUCTURE - WEST ELEVATION
SCALE: 1/16" = 1'-0"

5 TWO-LEVEL PARKING STRUCTURE - 1ST LEVEL & SITE



6 TWO-LEVEL PARKING STRUCTURE - 2ND LEVEL & SITE

REVISIONS

HARBOR VILLAGE

DWELLING UNITS IN ROCKWALL, TEXAS FOR
PEGASUS ABLON

ISSUED FOR:
SITE PLAN APPROVAL
12-14-18

BGO ARCHITECTS
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PARKING GARAGE ELEVATIONS

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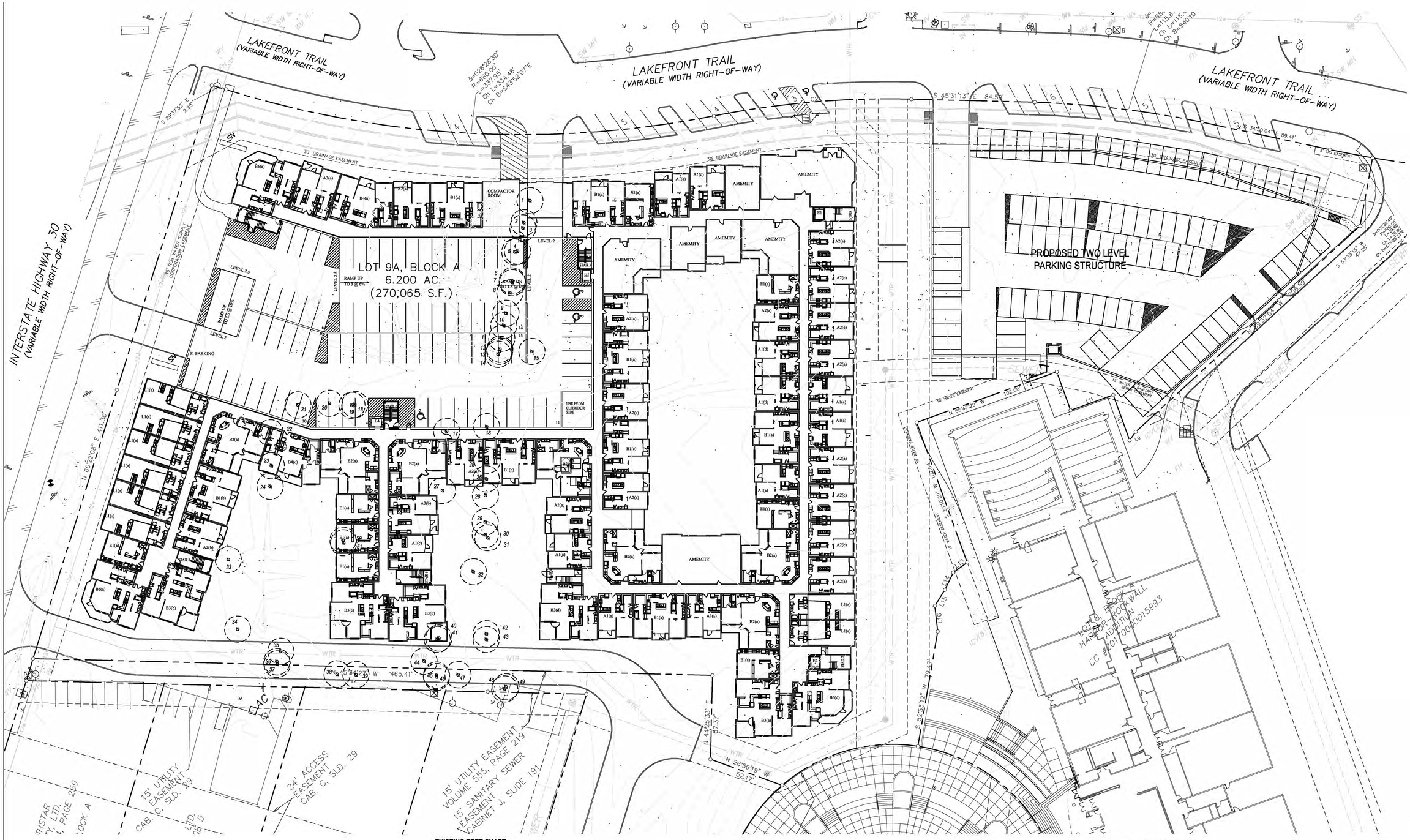

EXISTING TREE CHART

TREE NO.	TREE TYPE	INCHES	REMOVE / REMAIN	MITIGATION
1	HACKBERRY	13	REMOVE	0
2	HACKBERRY	10	REMOVE	0
3	HACKBERRY	9	REMOVE	0
4	HACKBERRY	9	REMOVE	0
5	HACKBERRY	13	REMOVE	0
6	HACKBERRY	8	REMOVE	0
7	HACKBERRY	9	REMOVE	0
8	HACKBERRY	9	REMOVE	0
9	HACKBERRY	7	REMOVE	0
10	HACKBERRY	12	REMOVE	0
11	HACKBERRY	12	REMOVE	0
12	HACKBERRY	6	REMOVE	0
13	HACKBERRY	7	REMOVE	0
14	HACKBERRY	8	REMOVE	0
15	HACKBERRY	16	REMOVE	0
16	HACKBERRY	18	REMOVE	0
17	BOIS D'ARC	8	REMOVE	0
18	HACKBERRY	10	REMOVE	0
19	HACKBERRY	14	REMOVE	0
20	HACKBERRY	10	REMOVE	0
21	HACKBERRY	16	REMOVE	0
22	HONEY LOCUST	12	REMOVE	0
23	HACKBERRY	7	REMOVE	0
24	HACKBERRY	8	REMOVE	0
25	HACKBERRY	8	REMOVE	0
26	HACKBERRY	14	REMOVE	0
27	CHINABERRY	30	REMOVE	0
28	HACKBERRY	14	REMOVE	0
29	HACKBERRY	15	REMOVE	0
30	HACKBERRY	15	REMOVE	0
31	MIMOSA	13	REMOVE	0
32	SYCAMORE	32	REMOVE	32
33	HACKBERRY	10	REMOVE	0
34	ELM	30	REMOVE	30
35	PECAN	20	REMOVE	20
36	PECAN	26	REMOVE	26
37	PECAN	11	REMOVE	11
38	HACKBERRY	21	REMOVE	0
39	HACKBERRY	23	REMOVE	0
40	HACKBERRY	16	REMOVE	0
41	ELM	32	REMOVE	32
42	ELM	11	REMOVE	11
43	ELM	12	REMOVE	12
44	ELM	32	REMOVE	32
45	HACKBERRY	13	REMOVE	0
46	HACKBERRY	6	REMOVE	0
47	HACKBERRY	17	REMOVE	0
48	HACKBERRY	16	REMOVE	0
49	HACKBERRY	10	REMOVE	0
50	HACKBERRY	13	REMOVE	0
51	MIMOSA	13	REMOVE	0

TOTAL MITIGATION 206"

TOTAL INCHES PROVIDED FOR MITIGATION: 224"

Refer to Plant List Sheet L1.03

EXISTING TREE LEGEND

EXISTING TREE TO BE REMOVED

OWNER:
BHFS I & BHFS IV
15601 DALLAS PARKWAY STE. 600
ADDISON, TX 75001

DEVELOPER:
PEGASUS ABLON
8222 DOUGLAS AVENUE, SUITE 390 DALLAS, TX 75225
(214) 389-6901

ENGINEER/SURVEYOR:
WINKELMANN & ASSOCIATES INC. 6750
HILLCREST PLAZA DR., # 325 DALLAS, TEXAS 75230
(972) 490-7090

CALL BEFORE YOU DIG
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TEXAS ONE CALL SYSTEM

01 TREESCAPE PLAN
SCALE: 1" = 40'-0"

0 20 40 80

REVISIONS

HARBOR VILLAGE

DWELLING UNITS IN ROCKWALL, TEXAS FOR
PEGASUS ABLON

REGISTERED LANDSCAPE ARCHITECT
BRIAN D. ADAMS
2176
STATE OF TEXAS
12.14.18

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DATE
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17126

SHEET NUMBER
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SHEET # = SANSERIFF

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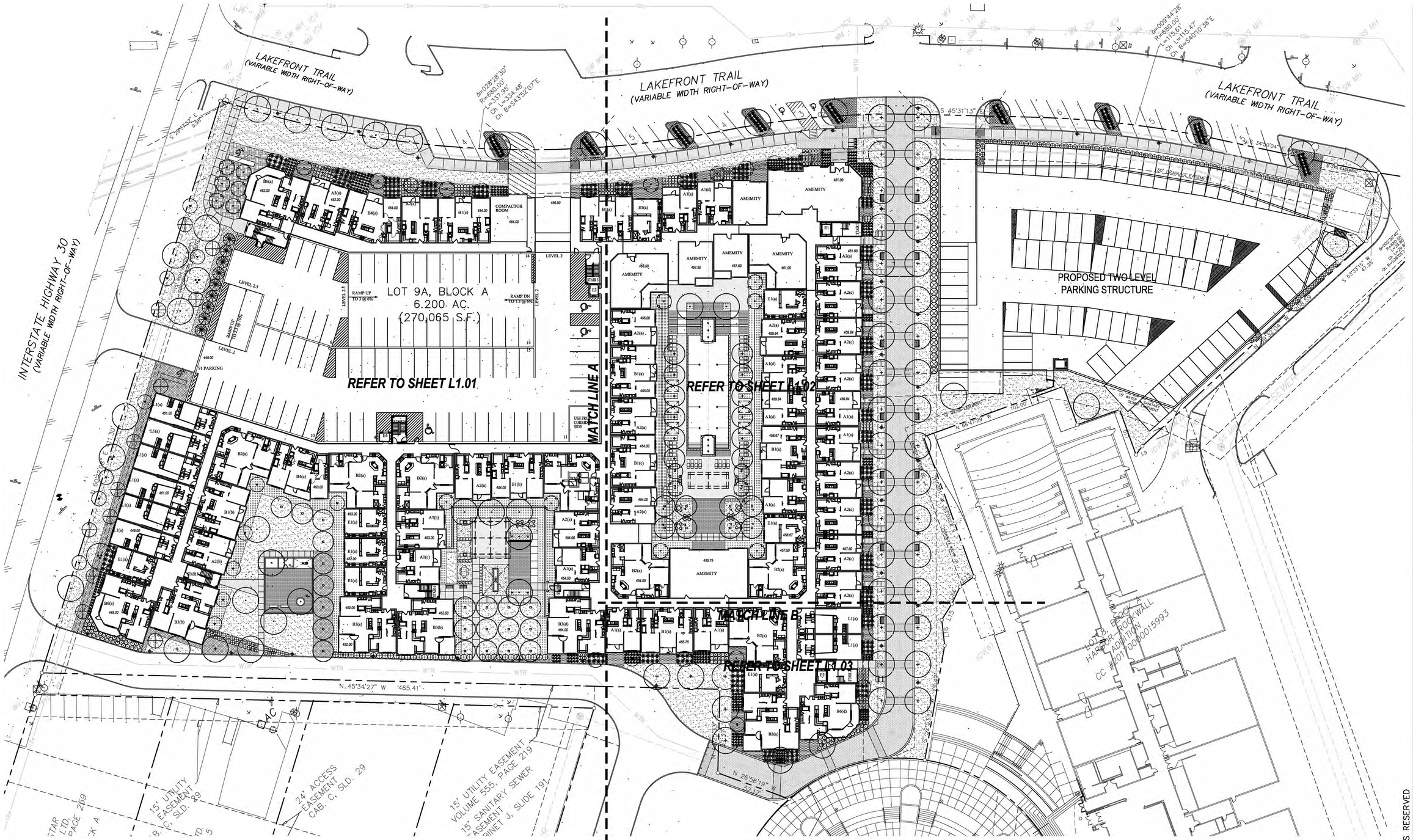

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C2	12°35'10"	620.00'	136.19'	135.92'	S51°48'46"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S79°07'41"W	7.21'
L10	N23°10'29"E	32.93'
L11	N66°36'24"W	31.00'
L12	N23°10'29"E	27.95'
L13	N82°38'15"W	11.76'
L14	S68°52'14"W	13.20'
L15	S75°08'27"W	12.97'
L16	S36°32'06"W	17.64'

LANDSCAPE TABULATIONS: PD-32

SITE REQUIREMENTS (site area 270,065 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
40,059 s.f. (15%)	55,414 s.f. (20.5%)

STREET REQUIREMENTS:
Requirements: (2) canopy trees and (4) accentl trees per 100 l.f. of IH 30 Frontage

IH 30 FRONTAGE ROAD (411.30 l.f. / IH 30 OVERLAY)

Required	Provided
(8) canopy trees, 4" cal.	(8) canopy trees, 4" cal.
(32) accent trees, 4' ht.	(32) accent trees, 8' ht. / 10' ht.

Requirements: (1) canopy tree, Live Oak; per 52 l.f. of frontage: PD 32

LAKE FRONT TRAIL (773.73 l.f.)

Required	Provided
(15) canopy trees	(16) canopy trees

PARKING LOT: N/A TWO STORY PARKING GARAGE

ALL TREES TO BE LOCATED 5' FROM WATER, SEWER AND STORM SEWER LINES

ALL TREES AND SHRUBS TO BE SETBACK 4' FROM ALL HEAD-IN PARKING

IRRIGATION WILL BE PROVIDED AND MEET UDC REQUIREMENTS

OWNER:
BHFS I & BHFS IV
15601 DALLAS PARKWAY STE. 600
ADDISON, TX 75001

DEVELOPER:
PEGASUS ABLON
8222 DOUGLAS AVENUE, SUITE 390 DALLAS, TX 75225
(214) 389-6901

ENGINEER/SURVEYOR:
WINKELMANN & ASSOCIATES INC. 6750
HILLCREST PLAZA DR., # 325 DALLAS, TEXAS 75230
(972) 490-7090

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01 OVERALL LANDSCAPE SITE PLAN
SCALE: 1" = 40'-0"

0 20 40 80

REVISIONS

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DWELLING UNITS IN ROCKWALL, TEXAS FOR
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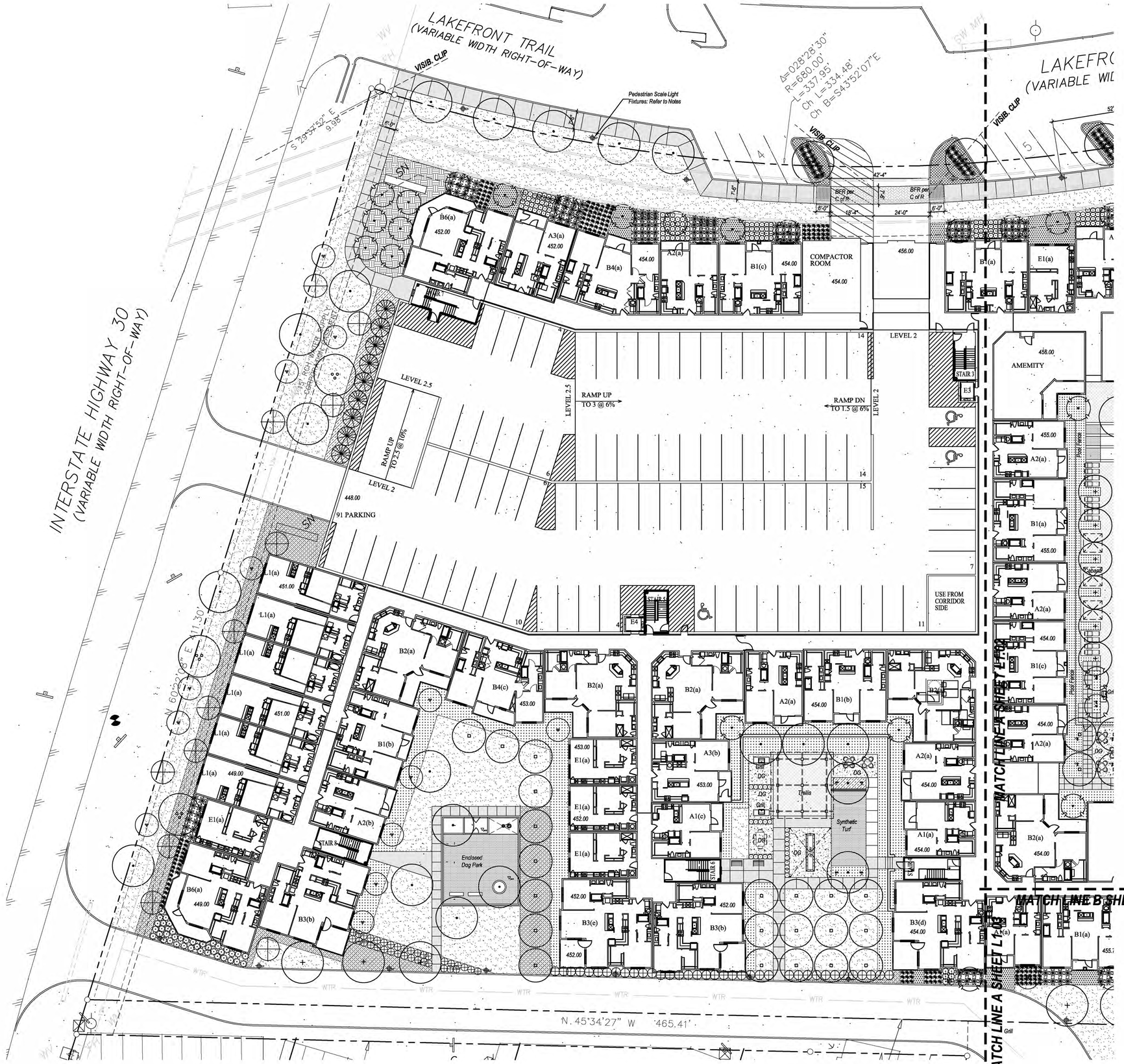

LIGHTING NOTES

1. Lights shall be:
   - a. Pedestrain Scale Light:
     BEGA 9701 MH 100W MH
     BEGA 1108 HR 11'-8" tapered round pole with integral banner arms
   - b. Tree uplights in ROW to be:
     BK Lighting: B-K HP2-PAR2020-TR-59-SAP-11
2. Contractor is responsible for supplying all material and labor to provide finished lighting as per plan.
3. Contractor is responsible for providing all equipment necessary for the complete installation of the lighting system including, but not limited to: fixtures, lamps, switches, controls, wiring, conduits, etc.
4. Contractor shall obtain all necessary permits and adhere to all Local, State and Federal Codes and Standards, and Development Guidelines (if any).
5. Contractor is responsible for reviewing the Manufacturer's Specifications and installing lights and wires per such specifications.
6. Contractor is responsible for wiring lights to timer and electric eye for operation, or as shown on the electrical drawings.

BENCHES

1. Benches shall be:
   LANDSCAPE FORMS
   SCARBOUROGH SERIES BACKLESS 22 X 18 X 72,
   ALUMINUM, SURFACE MOUNT, MOSS GREY
   TOTAL OF (22)
2. Contractor shall provide turn-key installation of all benchs including, but not limited to, shipment, handling, placement, etc.

BIKE RACK NOTES

1. BIKE RACKS shall be:
   FORMS + SURFACES:
   'TRIO' Powdercoat: Moss Grey
   embed mount
   Total of (6): two per rack

PET WASTE STATION NOTES

1. Pet Waste Stations shall be:
   ZERO WASTE USA
   The Sentry Pet Waste Station (#JJB006) ZW Green
   www.zerowasteusa.com / 1.800.789.2563
   TOTAL OF (2) IN DOG PARK AREA
2. Contractor shall provide turn-key installation including, but not limited to, shipment, handling, placement, etc.

BOLLARD NOTES

1. BOLLARDS shall be:
   HESS AMERICA:
   'PARIS 1100 - B' Removeable
   Powdercoat: Moss Grey / 43.3" ht. x 3.9" dia.
   Total of (10)

GRAPHIC PLANT LEGEND

- BALD CYPRESS
- RED OAK
- CEDAR ELM
- LIVE OAK
- OCTOBER GLORY RED MAPLE
- VITEX
- REDBUD
- CREPE MYRTLE
- CHERRY LAUREL
- NELLIE R. STEVENS HOLLY
- HEAVY METAL SWITCHGRASS
- GULF MUHLY
- RED YUCCA
- HAMELN GRASS
- SALVIA
- MEXICAN FEATHER GRASS
- BERKELEY SEDGE
- WINTERCREEPER
- LAWN, SOLID SOD
- PLANTING BEDS
  Shrubs and Groundcover

GRAPHIC SITE LEGEND

- PAVESTONE PAVER TYPE 'A'
  'Holland 98 Parkway Provencial'
  'Antique Terra-cotta': 8 cm
  Herringbone Pattern on concrete sub-base
- PAVESTONE PAVER TYPE 'A'
  'Holland 98 Parkway Provencial'
  'Antique Terra-cotta': 8 cm
  Running Bond Pattern on concrete sub-base
- PAVESTONE PAVER TYPE POOL COURTYARD ON CONCRETE SUB-BASE
- CONCRETE WALK: Light Sandblast / Sawcut Joints
  INTEGRAL COLOR: 'COACHELLA SAND'
- CONCRETE WALK: Light Sandblast / Sawcut Joints
  INTEGRAL COLOR: 'CHARCOAL'
- PEDESTRIAN BENCHES
  REFER TO NOTES
- PEDESTRIAN SCALE LIGHTS
  REFER TO NOTES

REFER TO SHEET L1.03 FOR PLANT LIST

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

0 10 20 40

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REVISIONS

HARBOR VILLAGE

DWELLING UNITS IN ROCKWALL, TEXAS FOR
PEGASUS ABLON

REGISTERED LANDSCAPE ARCHITECT BRIAN D. ADAMS 2376 STATE OF TEXAS 12.14.18

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SHEET NAME
= SANSERIFF

LAKEFRONT TRAIL
(VARIABLE WIDTH RIGHT-OF-WAY)

LAKEFRONT TRAIL
(VARIABLE WIDTH RIGHT-OF-WAY)

Pedestrian Scale Light Fixtures: Refer to Notes

Pedestrian Scale Light Fixtures: Refer to Notes

Roll up curb with Removeable Bollard Refer to Notes

52'-0"

S 45°31'13" E

BFR per C of R

BFR per C of R

S 34°30'04" E

50' DRAINAGE EASEMENT

5' TXU EASEMENT

PROPOSED TWO LEVEL
PARKING STRUCTURE

AMEMITY

A1(a)

A1(d)

B1(a)

E1(a)

E1

STAIR

461.00

456.00

457.50

461.00

STAIR 3

E3

Terrace
Pool Deck

Pool Fence

Fountain

Pool

455.00

459.84

458.67

454.00

Trellis

Grill

Pool Deck

DG

Synthetic
Turf

455.75

A2(a)

A2(c)

B1(a)

B1(c)

B2(a)

A1(a)

L1(a)

20'-0"

25'-0"

15'-0"

50'-0"

5'-0"

2'-6"

1'-0"

6'-0"

12'-0"

4'-0"

USE FROM
CORRIDOR
SIDE

MATCH LINE A SHEET L1.01

MATCH LINE B SHEET L1.03

18' WATER EASEMENT

102.00

N 66°47'29" W

15' WATER EASEMENT

SANITARY SEWER EASEMENT

S 23°10'39" W 102.54'

L12

L13

L14

L15

L16

L9

SEWER

SS MH

WV

FH

SW MH
FL=458.1'

S 53°33'15" W
47.25'

Δ=002°39'40"
R=880.00'
T=29.80'
L=29.80'
Ch L=29.80'
Ch B=S36°05'23"E

N 29°32'04" W
508.99'

BLOCK A
ROCKWALL
ADDITION
0015993

GRAPHIC PLANT LEGEND

- BALD CYPRESS
- RED OAK
- CEDAR ELM
- LIVE OAK
- OCTOBER GLORY RED MAPLE
- VITEX
- REDBUD
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  INTEGRAL COLOR: 'CHARCOAL'
- PEDESTRIAN BENCHES
  REFER TO NOTES
- PEDESTRIAN SCALE LIGHTS
  REFER TO NOTES

REFER TO SHEET L1.03 FOR PLANT LIST

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01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

0 10 20 40

REVISIONS

HARBOR VILLAGE

DWELLING UNITS IN ROCKWALL, TEXAS FOR
PEGASUS ABLON

REGISTERED LANDSCAPE ARCHITECT
BRIAN D. ADAMS
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STATE OF TEXAS
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L1.02
SHEET # = SANSERIFF

SHEET NAME
= SANSERIFF

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CONCRETE NOTES

1. All concrete shall be in accordance with the A.C.I. standard "Building Code Requirements for Reinforced Concrete" (A.C.I. 318) latest revision.
2. All reinforcing steel shall be new domestic deformed billet steel conforming to ASTM A615, Grade 60 (60,000 PSI yield point).
3. Reinforcing bar supports and spacers shall be provided in accordance with the Manual of Standard Practice by the Concrete Reinforcing Steel Institute.
4. Concrete shall have a minimum compressive strength at 28 days of 3000 PSI.
5. Grade beam concrete protection of reinforcement shall be 2" minimum top and sides, 3" minimum bottom.
6. Maximum nominal coarse aggregate sizes for concrete in the slabs-on-grade shall be 3/4".
7. Concrete slumps shall be 4" maximum, 2" minimum.
8. Mortar for walls shall be Type M ASTM C-270, consisting of: one (1) part hydrated Type S Lime, and not more than 3 3/4 parts well graded masonry sand with all proportions by volume.

PAVESTONE NOTES

1. Contractor shall adhere to the Manufacturer's Installation Guidelines, Specifications, and any other requirements outlined by the Manufacturer for all paver installation.
2. It shall be the responsibility of the Contractor to obtain a copy of the Manufacturer's Specifications prior to commencing any work.
3. Type 'A' Pavers to be: Type and Color to be selected by Landscape Architect.
4. Type 'B' Pavers to be: Type and Color to be selected by Landscape Architect.
5. 'PAVESTONE' Pavers available from: Pavestone Company Mr. Joey Guedea (800) 245-7283.
6. Pattern as indicated on drawings.
7. Contractor shall submit a 'PAVESTONE' Standard Color Sample Board to the Landscape Architect / Owner for color selection prior to placing order.
8. The final color selection shall be made by the Landscape Architect on-site.
9. The Contractor shall construct a sample panel 10'-0" by 10'-0" on-site, at no expense to the Owner, for approval by the Landscape Architect / Owner prior to commencing work.
10. The Landscape Architect reserves the right to reject any and all work executed by the Contractor which does not meet his/her expectations and the Manufacturer's Specifications.
11. The Contractor shall make any modifications required by the Landscape Architect at no expense to the Owner.

INTEGRAL COLORED CONCRETE NOTES

1. Color shall be integral concrete.
   'Chromix Admixtures' or equal as supplied by:
   L.M. Scofield Company
   1-800-222-4100
2. Contractor shall provide sample standard colors board and installation specifications from L.M. Scofield for review by the Architect and Owner prior to installation.
3. Contractor shall adhere to Manufacturer's Installation Guidelines, Specifications, and other requirements for all Color-Conditioned Concrete installation.
4. It shall be the responsibility of the Contractor to obtain a copy of the Manufacturer's Specifications prior to commencing any work.
5. The architect reserves the right to reject any and all work executed by the Contractor which does nor meet his/her expectations and Manufacturer's Specifications.
6. The Contractor shall construct a sample panel 3'-0" x 3'-0" on site, at no expense to the Owner, for approval by the Architect / Owner prior to commencing work.

DECOMPOSED GRANITE NOTES

1. Provide Decomposed Granite with 'Stabilizer' Binder additive surfacing as indicated on drawings.
2. Submit representative samples of items specified for approval by Landscape Architect, Architect and Owner.
3. Decomposed Granite base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and various stages of decomposed earth base.
4. Filter Fabric: Fabric shall be 'Mirascape', non-woven needle punched fabric made from polypropylene, non-biodegradable, inert to soil chemicals, acids and alkalines over a pH range of 3 - 12, as manufactured by MIRAFI Inc., or approved equal.
5. 'Stabilizer' Binder additive to be provided by:
   Stabilizer Solutions
   1 (800) 336-2468; www.stabilizersolutions.com
   Blend to be 12 - 16 lbs. of Stabilizer per ton of Decomposed Granite, thoroughly mixed throughout.
6. Provide grade stakes at 10 foot centers to insure grade points indicated on drawings are met. Insure scope of subgrade and finish surface meets cross sections indicated in details.
7. Prepare subgrade by excavating existing material soils to a maximum depth of 4".
8. After excavation, rototill or scarify top 1 inch of subgrade and compact to 95% standard proctor using double drum, single drum or automatic hand tampers.
9. Install filter fabric in bottom of excavation to limits of path.
10. Place four (4) inches of Decomposed Granite with 'Stabilizer' Binder over a dry sub-base. Do not install on wet sub-base. Provide compaction of material to maximum limits with automatic hand tampers in one inch lifts, unless noted otherwise on details. Compact to achieve a tight material matrix.
11. Provide twenty (20) 50 lbs. bags of pre-mixed Decomposed Granite for future use in repair and maintenance.
12. The Contractor shall construct a sample panel 5'-0" x 5'-0" on site, at no expense to the Owner, for approval by the Landscape Architect / Owner prior to commencing work.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation
7. Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

SOLID SOD NOTES

1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
7. Water sod thoroughly as sod operation progresses.
8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

IRRIGATION REPAIR SPECIFICATIONS: IF NEEDED FOR ANY OFF-SITE REPAIRS

1. Contractor shall perform site visit prior to bidding and construction, to review extent of existing irrigation system.
2. Contractor shall be responsible for verifying conditions of existing irrigation system. Contractor shall be responsible for maintaining the integrity of existing irrigation where possible, and if not, repair as needed, including but not limited to irrigation controller, meter, sleeving, etc.

LAWN REPAIR NOTES: IF NEEDED FOR ANY OFF-SITE REPAIRS

1. All lawn areas damaged during construction to be repaired with solid sod and raked free of debris.
2. Adjust damaged areas to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All areas to be repaired must be planted by hand to cover area completely. Insure edges of sod are touching. Top dress joints by hand with compost to fill voids.
4. Roll repaired areas to achieve a smooth, even surface, free from unnatural undulations.

LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

PLANT LIST

TREES

INCHES	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
224"	56	Bald Cypress	*Taxodium distichum*	4" cal.	container grown, 15' ht., 5' spread min.
	36	Crepe Myrtle 'Dallas Red'	*Lagerstroemia indica 'Dallas Red'*	2" cal.	container grown, 3-5 cane, no cross caning
	36	Live Oak	*Quercus virginiana*	4" cal.	container grown, 15' ht. 5' spread min.
	9	Magnolia 'DD Blanchard'	*Magnolia sp. 'DD Blanchard'*	12' ht.	container grown, full to base
	29	October Glory Red Maple	*Acer sp. 'October Glory'*	3" cal.	container grown, 13' ht. 4' spread min.
	3	Red Oak 'Shumard'	*Quercus shumardii*	4" cal.	B&B, 14' ht. 4'-5' spread min.
	15	Redbud	*Cercis canadensis*	2" cal.	B&B, single trunk, 10' ht. min.
	12	Vitex	*Vitex agnes-castes*	8' ht.	B&B or container, tree form, 3-5 cane

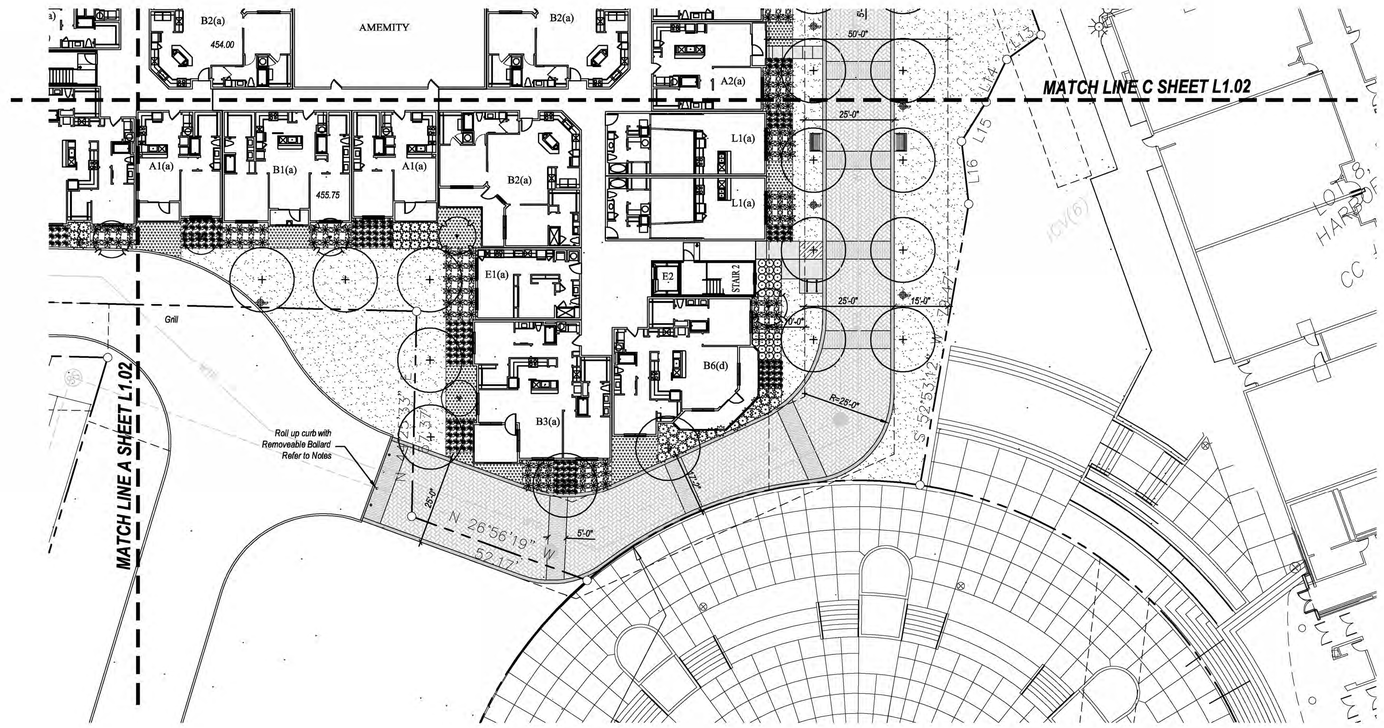
SHRUBS

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
67	Cherry Laurel	*Prunus caroliniana*	5' ht.	container, full plant, 4' o.c.
157	Nellie R. Stevens holly	*Ilex sp. 'Nellie R. Stevens'*	36" ht.	container, full plant, 36" o.c.
360	Softleaf Yucca	*Yucca recurvifolia*	5 gal.	container, full plant, 36" o.c.
88	Switchgrass	*Panicum sp. 'Heavy Metal'*	3 gal.	container, full top of container, 36" o.c.
126	Gulf Muhly	*Muhlenbergia capillaris*	3 gal.	container, full top of container, 30" o.c.
493	Hamlen Grass	*Pennisetum alepecuroides*	3 gal.	container, full top of container, 24" o.c.
265	Salvia 'Furman's Red'	*Salvia greggii 'Furman's Red'*	5 gal.	container, full plant, 24" o.c.
1053	Mexican Feathergrass	*Naselia tennuisimma*	3 gal.	container, full top of container, 18" o.c.

GROUNDCOVERS

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
2249	Berkeley Sedge	*Carex divulsa*	4" pots	container, full top of container, 12" o.c.
2548	Wintercreeper	*Euonymus fortunei coloratus*	4" pots	container, (3) 12" runners min. 12" o.c.
	Common Bermudagrass	*Cyodon dactylon*	roll sod	solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



GRAPHIC PLANT LEGEND

- BALD CYPRESS
- RED OAK
- CEDAR ELM
- LIVE OAK
- OCTOBER GLORY RED MAPLE
- VITEX
- REDBUD
- CREPE MYRTLE
- CHERRY LAUREL
- NELLIE R. STEVENS HOLLY
- HEAVY METAL SWITCHGRASS
- GULF MUHLY
- RED YUCCA
- HAMELN GRASS
- SALVIA
- MEXICAN FEATHER GRASS
- BERKELEY SEDGE
- WINTERCREEPER
- LAWN, SOLID SOD
- PLANTING BEDS Shrubs and Groundcover

GRAPHIC SITE LEGEND

- PAVESTONE PAVER TYPE 'A' 'Holland 98 Parkway Provencial' 'Antique Terra-cotta': 8 cm Herringbone Pattern on concrete sub-base
- PAVESTONE PAVER TYPE 'A' 'Holland 98 Parkway Provencial' 'Antique Terra-cotta': 8 cm Running Bond Pattern on concrete sub-base
- PAVESTONE PAVER TYPE POOL COURTYARD ON CONCRETE SUB-BASE
- CONCRETE WALK: Light Sandblast / Sawcut Joints INTEGRAL COLOR: 'COACHELLA SAND'
- CONCRETE WALK: Light Sandblast / Sawcut Joints INTEGRAL COLOR: 'CHARCOAL'
- PEDESTRIAN BENCHES REFER TO NOTES
- PEDESTRIAN SCALE LIGHTS REFER TO NOTES

CALL BEFORE YOU DIG 811 TEXAS ONE CALL SYSTEM

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

0 10 20 40

REVISIONS

HARBOR VILLAGE

DWELLING UNITS IN ROCKWALL, TEXAS FOR
PEGASUS ABLON

REGISTERED LANDSCAPE ARCHITECT BRIAN D. ADAMS 2776 STATE OF TEXAS
12.14.18

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DATE
12-14-18

PROJECT
17126

SHEET NUMBER
L1.03
SHEET # = SANSERIFF

SHEET NAME
= SANSERIFF

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SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
   Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than if's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material

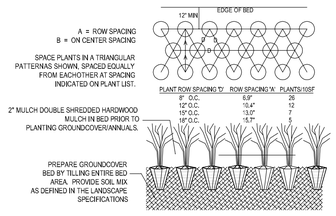
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

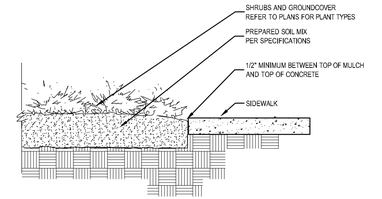
3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

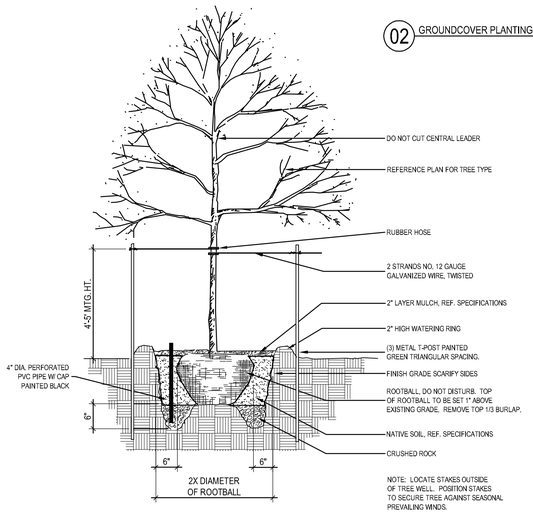
END OF SECTION



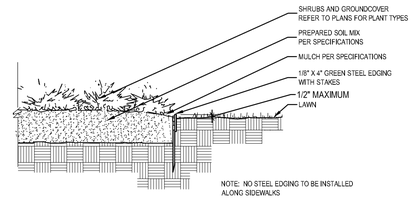
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
no steel along sidewalks NOT TO SCALE



01 TREE PLANTING DETAIL
NOT TO SCALE



04 STEEL EDGING DETAIL
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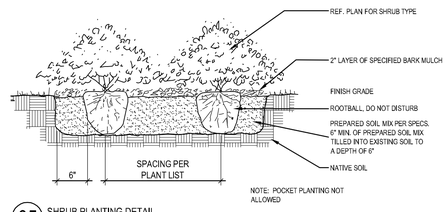

05 SHRUB PLANTING DETAIL
NOT TO SCALE

HARBOR VILLAGE
DWELLING UNITS IN ROCKWALL, TEXAS FOR
PEGASUS ABLON

REVISIONS

REGISTERED LANDSCAPE ARCHITECT BRIAN D. ADAMS 2485 STATE OF TEXAS
12.14.18

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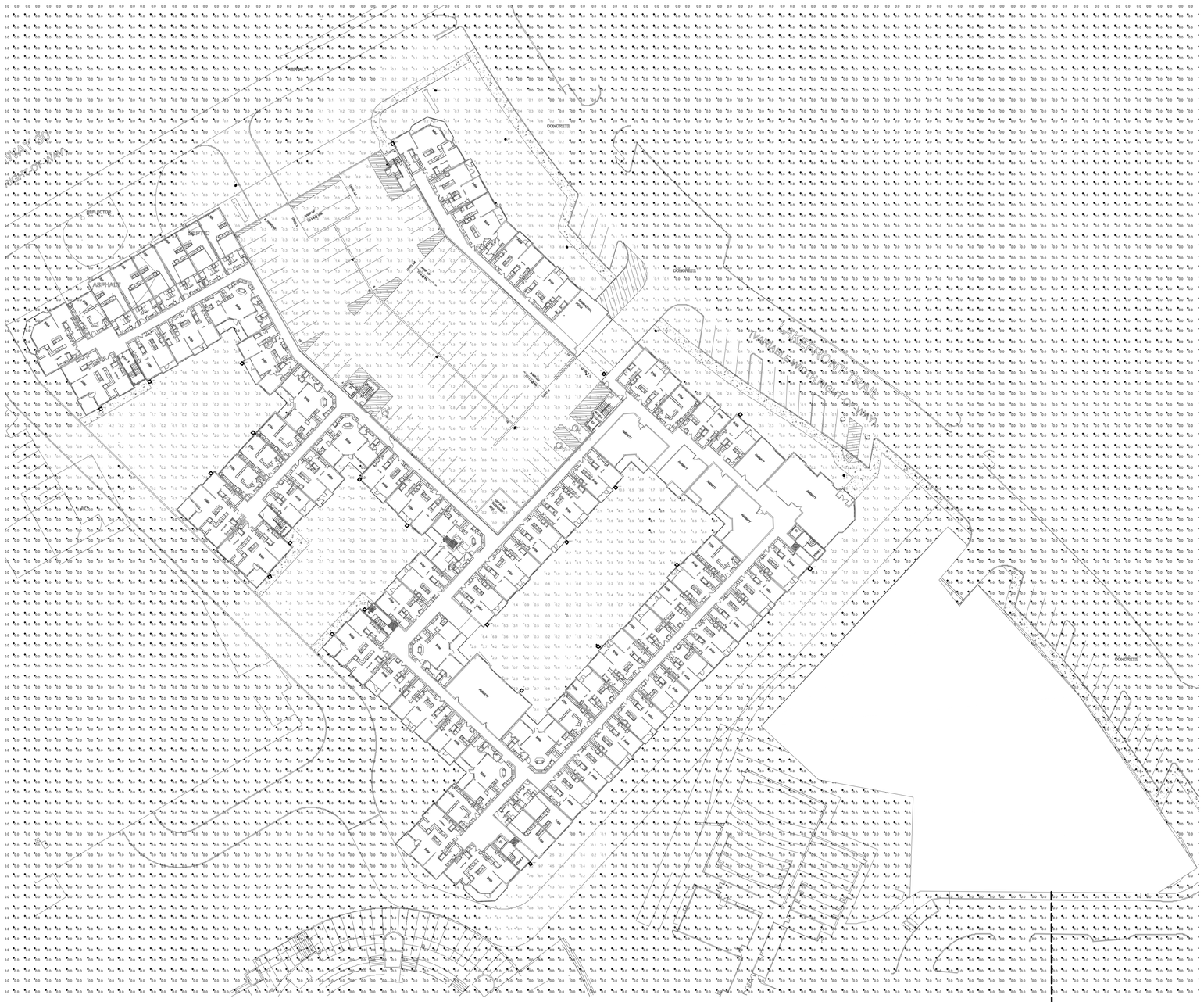
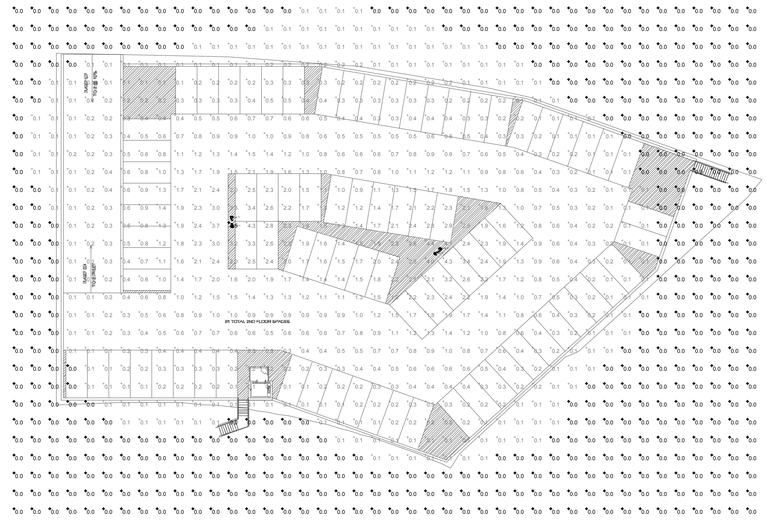


SITE PHOTOMETRIC PLAN | 1
1" = 40'-0" | E003



SECOND LEVEL GARAGE PHOTOMETRIC | 2
1" = 30'-0" | E003

2
E003

PRELIMINARY
NOT FOR CONSTRUCTION

This document is partially complete. The information contained is not necessarily coordinated or correct. This drawing is for review purposes only.

REVISIONS

HARBOR VILLAGE

DWELLING UNITS IN ROCKWALL, TEXAS FOR
PEGASUS ABLON

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CONTRACTOR NOTE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT, LANDLORD AND TENANT OF ANY DISCREPANCIES ENCOUNTERED ON THE PLANS OR IN EXISTING SITE CONDITIONS PRIOR TO SUBMISSION OF BID.

BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK. THE BASE BID SHALL REFLECT MODIFICATIONS TO SYSTEMS AND DEVICES AS REQUIRED BY STATE, LOCAL AND FEDERAL CODES WHETHER INDICATED OR NOT ON CONTRACT DOCUMENTS. THE SUBMISSIONS OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION AND COMPLIANCE WITH GOVERNING CODES/REQUIREMENTS HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIALS REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD AN EXAMINATION AND CODE/REQUIREMENTS REVIEW BEEN MADE, WILL NOT BE ALLOWED.

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12-14-18

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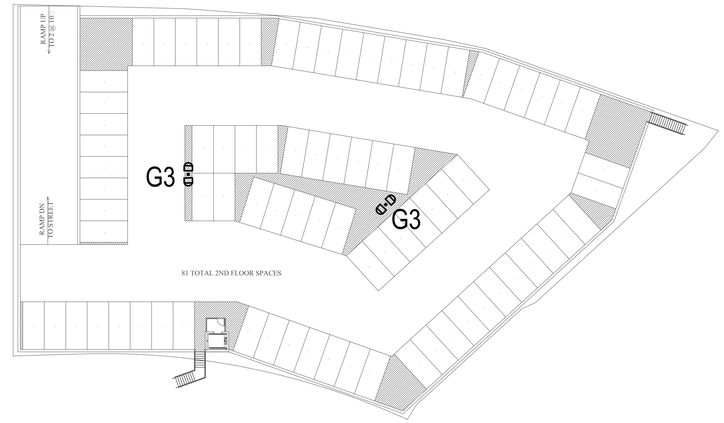
SHEET NUMBER
E003

SITE PHOTOMETRIC PLAN

SITE FI TURES							
G1	LITHONIA	MRP-LED-42C-530-40 -SR2-M OLT	120	LED	75	POLE	10 POLE MOUNT AREA LIGHT
G2	LITHONIA	DS 1-LED-P1-40 -T5W-M OLT	120	LED	54	POLE	AREA LIGHT WITH 15 SINGLE MOUNT POLE
G3	LITHONIA	DS 1-LED-P1-40 -T5W-M OLT	120	LED	54	POLE	AREA LIGHT WITH 15 DOUBLE MOUNT POLE
W1	LITHONIA	DS W2 LED-20C-700-40 -T3M-M OLT	120	LED	47	WALL	WALL PAC , MOUNT 8 HIGH



SITE PLAN | 1
1" 60 | E002



SECOND LE EL GARAGE | 2
1" 30 | E002

PRELIMINARY
NOT FOR CONSTRUCTION

This document is partially complete. The information contained is not necessarily coordinated or correct. This drawing is for review purposes only.

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DWELLING UNITS IN ROCKWALL, TEXAS FOR
PEGASUS ABLON

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DATE
12-14-18

PROJECT
17126

SHEET NUMBER
E002

SITE PLAN



MRP LED
LED Area Luminaire

Catalog Number

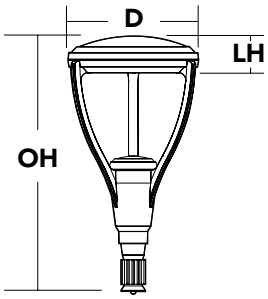
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.125 ft² *(0.105 m²)*
Luminaire Height:	6-3/8″ *(16.2 cm)*
Overall Height:	32″ *(81.3 cm)*
Diameter:	18″ *(45.7 cm)*
Weight (max):	37.5 lbs *(17 kg)*



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: MRP LED 42C 700 40K SR5 MVOLT DDBXD

MRP LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
MRP LED	42C 42 LEDs (one engine)	350 350mA 530 530mA 700 700mA 1000 1000mA (1A)	30K 3000K 40K 4000K 50K 5000K	SR2 Type II SR3 Type III SR4 Type IV SR5 Type V	MVOLT [1] 277 [2] 120 [2] 347 [2] 208 [2] 480 [2] 240 [2]	**Shipped included** (blank) Fits 4″OD round pole **Shipped separately** [3] MRPT20 2-3/8″ tenon slipfitter MRPT25 2-7/8″ tenon slipfitter **Shipped separately** [3] MRPT30 3-1/2″tenon slipfitter MRPT35 4″tenon slipfitter MRPF3 3″OD round pole adapter MRPF5 5″OD round pole adapter [4]

Control options

Shipped installed

PER	NEMA twist-lock receptacle only (control ordered separate)
PER5	Five-wire receptacle only (control ordered separate) [5]
PER7	Seven-wire receptacle only (control ordered separate) [5]
BL30	Bi-level switched dimming, 30% [6,7]
BL50	Bi-level switched dimming, 50% [6,7]
PNMTDD3	Part night, dim till dawn [7]
PNMT5D3	Part night, dim 5 hrs [7]
PNMT6D3	Part night, dim 6 hrs [7]
PNMT7D3	Part night, dim 7 hrs [7]

Other options

SF	Single fuse (120, 277, 347V) [2]
DF	Double fuse (208, 240, 480V) [2]

Finish *(required)*

DDBXD	Dark bronze	DDBTXD	Textured dark bronze
DBLXD	Black	DBLBXD	Textured black
DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DWHXD	White	DWHGXD	Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [8]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [8]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [8]
DSHORT SBK U	Shorting cap [8]
MRPT20 DDBXD U	2-3/8" tenon slipfitter (specify finish)
MRPT25 DDBXD U	2-7/8" tenon slipfitter (specify finish)
MRPT30 DDBXD U	3-1/2" tenon slipfitter (specify finish)
MRPT35 DDBXD U	4" tenon slipfitter (specify finish)
MRPF3 DDBXD U	3" OD round pole adapter (specify finish)
MRPF5 DDBXD U	5" OD round pole adapter (specify finish) [2]

For more control options, visit DTL and ROAM online.

NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
3. Also available as a separate accessory; see Accessories information at left.
4. Maximum pole wall thickness is 0.156".
5. If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls.
6. Requires an additional switched line.
7. Dimming driver standard. Not available with 347V, 480V, SF, DF, PER5 or PER7.
8. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
42C (42 LEDs)	530	75W	SR2	5,456	1	2	1	73	6,605	1	2	1	88	6,671	1	2	1	89
			SR3	5,436	1	1	1	72	6,581	1	1	2	88	6,647	1	1	2	89
			SR4	5,399	1	1	1	72	6,537	1	1	2	87	6,602	1	1	2	88
			SR5	5,748	3	1	3	77	6,959	3	1	3	83	7,029	3	1	3	94
	700	100W	SR2	6,630	1	2	1	66	8,026	2	2	2	80	8,106	2	2	2	81
			SR3	6,605	1	1	2	66	7,997	1	2	2	80	8,077	1	2	2	81
			SR4	6,561	1	1	2	66	7,943	1	2	2	79	8,022	1	2	2	80
			SR5	6,985	3	1	3	70	8,456	3	2	3	85	8,541	3	2	3	85
	1000	151W	SR2	8,165	2	2	2	54	9,885	2	2	2	65	9,983	2	2	2	66
			SR3	8,135	1	2	2	54	9,848	2	2	2	65	9,947	2	2	2	66
			SR4	8,080	2	2	2	54	9,782	2	2	2	65	9,880	2	2	2	65
			SR5	8,602	3	2	3	57	10,414	4	2	4	70	10,518	4	2	4	70

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

⊘ Will not work

⚠ Alternate

*Futureproof means: Ability to change controls in the future.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.06
10°C	50°F	1.04
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
40°C	104°F	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **MRP LED 42C 700** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.96	0.92	0.85

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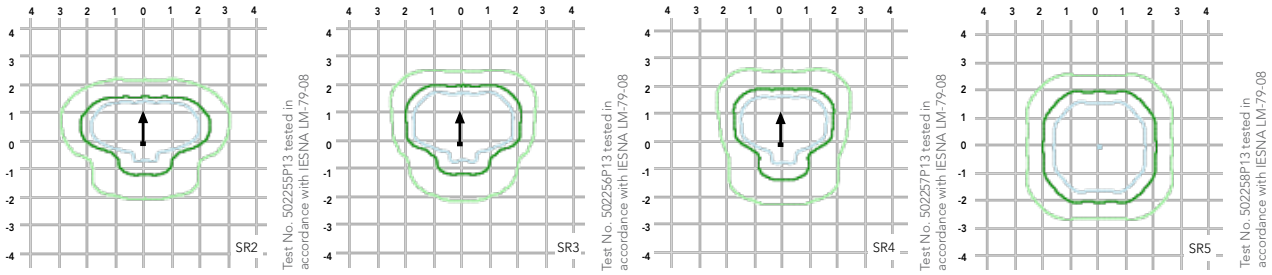
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's MRP LED homepage.

Isofootcandle plots are considered to be representative of available optical distributions.

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



FEATURES & SPECIFICATIONS

INTENDED USE
Streets, walkways, parking lots and surrounding areas.

CONSTRUCTION
Single-piece die-cast aluminum housing with nominal wall thickness of .012". Die-cast top access doorframe has impact-resistant, tempered glass lens (3/16" thick). Doorframe is fully gasketed with one-piece tubular silicone.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white. Available in textured and non-textured finishes.

OPTICS
Precision acrylic refractive optics for optimum light distribution through the flat glass lens. Light engines are available in standard 3000K (70 CRI) or optional 4000K (70 CRI) or 5000K (70 CRI) configurations.

ELECTRICAL
Light engine consists of 42 high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low for operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Standard post-top mounting configuration fits into a 4" OD open pole top (round pole only). Multiple options and accessories are available for other mounting needs.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient. **U.S. Patent No. D556,357.**

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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D-Series Size 1
LED Area Luminaire

Catalog Number

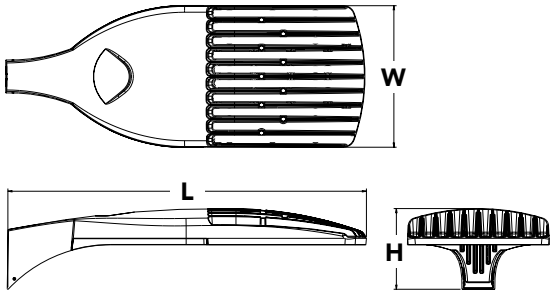
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33″ (83.8 cm)
Width:	13″ (33.0 cm)
Height:	7-1/2″ (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



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- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED

Series
DSX1 LED

LEDs
Forward optics
P1 P4 P7
P2 P5 P8
P3 P6 P9
Rotated optics
P10[1] P12[1]
P11[1] P13[1]

Color temperature
30K 3000 K
40K 4000 K
50K 5000 K
AMBPC Amber phosphor converted[2]

Distribution
T1S Type I short
T2S Type II short
T2M Type II medium
T3S Type III short
T3M Type III medium
T4M Type IV medium
TFTM Forward throw medium
T5VS Type V very short
T5S Type V short
T5M Type V medium
T5W Type V wide
BLC Backlight control[2,3]
LCCO Left corner cutoff[2,3]
RCCO Right corner cutoff[2,3]

Voltage
MVOLT[4,5]
120[6]
208[5,6]
240[5,6]
277[6]
347[5,6,7]
480[5,6,7]

Mounting
Shipped included
SPA Square pole mounting
RPA Round pole mounting
WBA Wall bracket
SPUMBA Square pole universal mounting adaptor[8]
RPUMBA Round pole universal mounting adaptor[8]
Shipped separately
KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[9]

Control options
Shipped installed
NLTAIR2 nLight AIR generation 2 enabled[10]
PER NEMA twist-lock receptacle only (controls ordered separate)[11]
PER5 Five-wire receptacle only (controls ordered separate)[11,12]
PER7 Seven-wire receptacle only (controls ordered separate)[11,12]
DMG 0-10V dimming extend out back of housing for external control (leads exit fixture)
DS Dual switching[13,14]
PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[5,15,16]
PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[5,15,16]
PIRHN Network, Bi-Level motion/ambient sensor[17]
PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[5,15,16]
PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[5,15,16]
BL30 Bi-level switched dimming, 30%[5,14,18]
BL50 Bi-level switched dimming, 50%[5,14,18]
PNMTDD3 Part night, dim till dawn[5,19]
PNMT5D3 Part night, dim 5 hrs[5,19]
PNMT6D3 Part night, dim 6 hrs[5,19]
PNMT7D3 Part night, dim 7 hrs[5,19]
FAO Field adjustable output[20]

Other options
Shipped installed
HS House-side shield[21]
SF Single fuse (120, 277, 347V)[6]
DF Double fuse (208, 240, 480V)[6]
L90 Left rotated optics[1]
R90 Right rotated optics[1]
Shipped separately
BS Bird spikes[22]
EGS External glare shield[22]

Finish *(required)*
DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

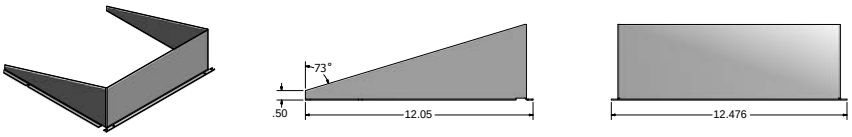
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [23]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [23]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [23]
DSHORT SBK U	Shorting cap [23]
DSX1HS 30C U	House-side shield for 30 LED unit[21]
DSX1HS 40C U	House-side shield for 40 LED unit[21]
DSX1HS 60C U	House-side shield for 60 LED unit[21]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish)[24]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [8]

For more control options, visit DTL and ROAM online.

NOTES

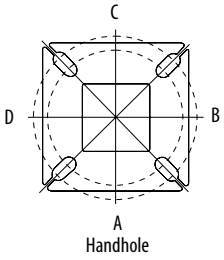
1 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
2 AMBPC is not available with BLC, LCCO, RCCO or P4, P7, P8, P9 or P13.
3 Not available with HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
6 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
7 Not available in P1 or P10. Not available with BL30, BL50 or PNMT options.
8 Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
9 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
10 Must be ordered with PIRHN.
11 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
12 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming. Shorting cap included.
13 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
14 Requires (2) separately switched circuits.
15 Reference Motion Sensor table on page 3.
16 Reference PER table on page 3 to see functionality.
17 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
18 Not available with 347V, 480V, PNMT, DS. For PER5 or PER7, see PER Table on page 3. Requires isolated neutral.
19 Not available with 347V, 480V, DS, BL30, BL50. For PER5 or PER7, see PER Table on page 3. Separate Dusk to Dawn required.
20 Not available with other dimming controls options
21 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
22 Must be ordered with fixture for factory pre-drilling.
23 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
24 For retrofit use only.

External Glare Shield



Drilling

HANDHOLE ORIENTATION

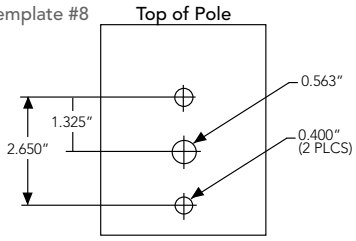


Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D
Note: Review luminaire spec sheet for specific nomenclature					

Template #8

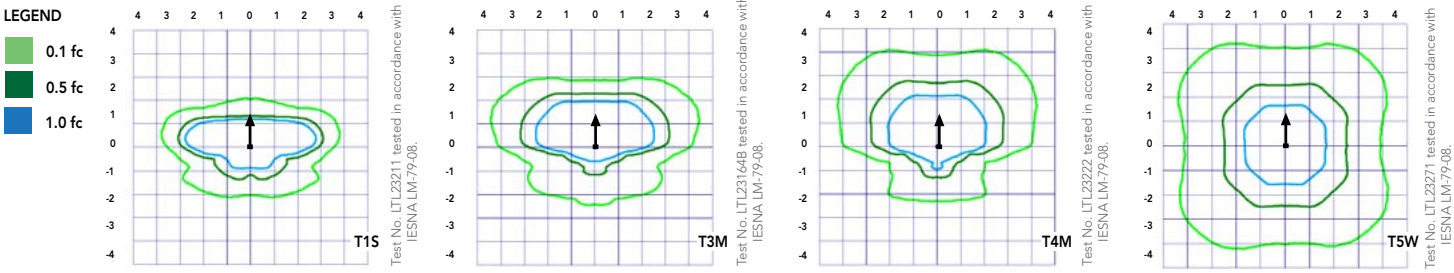


Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N
					*3 fixtures @120 require round pole top/tenon.			

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use with Inline Dusk to Dawn or timer.						

PER Table						
Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✔	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✔	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	⊘	⚠	Wires Capped inside fixture	⚠	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	⊘	⚠	Wired to dimming leads on driver	✔	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	⊘	⚠	Wires Capped inside fixture	✔	Wires Capped inside fixture	Wires Capped inside fixture

✔ Recommended
⊘ Will not work
⚠ Alternate

*Future-proof means: Ability to change controls in the future.

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130	3,640	1	0	1	70
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130	3,813	1	0	1	73
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131	3,689	1	0	1	71
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127	3,770	1	0	1	73
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131	3,752	1	0	1	72
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128	3,758	1	0	1	72
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131	3,701	1	0	1	71
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136	3,928	2	0	0	76
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136	3,881	2	0	0	75
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136	3,930	2	0	1	76
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135	3,820	3	0	1	73
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107					
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80					
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80					
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129	4,561	1	0	1	67
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128	4,777	1	0	1	70
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129	4,622	1	0	2	68
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125	4,724	1	0	1	69
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129	4,701	1	0	2	69
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126	4,709	1	0	2	69
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129	4,638	1	0	2	68
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134	4,922	2	0	0	72
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134	4,863	2	0	0	72
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134	4,924	3	0	1	72
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133	4,787	3	0	1	70
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106					
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79					
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79					
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125					
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125					
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125					
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121					
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125					
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122					
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125					
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130					
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130					
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130					
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129					
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102					
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76					
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76					
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117					
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117					
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118					
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114					
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117					
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115					
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117					
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122					
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122					
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122					
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121					
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96					
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72					
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72					
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116					
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116					
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117					
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113					
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116					
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114					
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116					
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121					
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121					
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121					
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120					
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95					
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					
					8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118					
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118					
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119					
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115					
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118					
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116					
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118					
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123					
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123					
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123					
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122					
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97					
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72					
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72					
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115					
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114					
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115					
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111					
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115					
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112					
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115					
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119					
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119					
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119					
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118					
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94					
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70					
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70					
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119					
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118					
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119					
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115					
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119					
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116					
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119					
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123					
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123					
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123					
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122					
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97					
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116					
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116					
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116					
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113					
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116					
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113					
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116					
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121					
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121					
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120					
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120					
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95					
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71					
					15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71					

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Performance Data

Lumen Output

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Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134	7,167	2	0	2	72
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133	7,507	2	0	2	76
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136	7,263	2	0	2	73
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131	7,424	2	0	2	75
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136	7,387	2	0	2	75
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133	7,400	2	0	2	75
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137	7,288	1	0	2	74
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138	7,734	3	0	1	78
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136	7,641	3	0	0	77
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136	7,737	3	0	2	78
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135	7,522	3	0	2	76
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112					
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80					
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80					
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132	8,952	2	0	2	68
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131	9,377	2	0	2	72
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133	9,072	2	0	2	69
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129	9,273	2	0	2	71
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133	9,227	2	0	2	70
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131	9,243	2	0	2	71
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134	9,103	2	0	2	69
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135	9,661	3	0	1	74
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134	9,544	3	0	1	73
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134	9,665	3	0	2	74
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133	9,395	4	0	2	72
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110					
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79					
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79					
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121					
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120					
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123					
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119					
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123					
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120					
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123					
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124					
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123					
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123					
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122					
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101					
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72					
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120					
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119					
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121					
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117					
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121					
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119					
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122					
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123					
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122					
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122					
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121					
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100					
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72					
					15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72					

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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d-series

D-Series Size 2
LED Wall Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

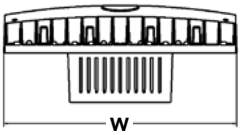
Specifications

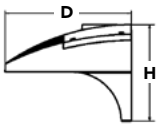
Luminaire

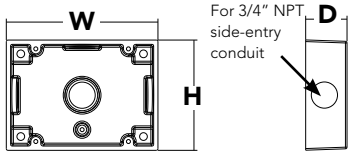
Width:	18-1/2" (47.0 cm)	**Weight:**	21 lbs (9.5 kg)
Depth:	10" (25.4 cm)		
Height:	7-5/8" (19.4 cm)		

Back Box (BBW)

Width:	5-1/2" (14.0 cm)	**BBW Weight:**	1 lbs (0.5 kg)
Depth:	1-1/2" (3.8 cm)		
Height:	4" (10.2 cm)		







A+ Capable options indicated by this color background.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED							
Series	**LEDs**	**Drive Current**	**Color temperature**	**Distribution**	**Voltage**	**Mounting**	**Control Options**
DSXW2 LED	20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA[1] (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT[3] 120[4] 208[4] 240[4] 277[4] 347[4,5] 480[4,5]	**Shipped included** (blank) Surface mounting bracket **Shipped separately**[6] BBW Surface-mounted back box (for conduit entry)	**Shipped installed** PE Photoelectric cell, button type[7] PER NEMA twist-lock receptacle only (control ordered separate)[8] PER5 Five-wire receptacle only (control ordered separate)[8,9] PER7 Seven-wire receptacle only (control ordered separate)[8,9] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor,<15' mtg ht[10,11] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[10,11] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,12] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,12]

Other Options				Finish *(required)*					
Shipped installed		**Shipped separately**[13]		DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
SF	Single fuse (120, 277, 347V)[3]	BSW	Bird-deterrent spikes	DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DF	Double fuse (208, 240, 480V)[3]	WG	Wire guard	DNAXD	Natural aluminum	DBLBXD	Textured black		
HS	House-side shield[4]	VG	Vandal guard	DWHXD	White	DNATXD	Textured natural aluminum		
SPD	Separate surge protection[13]								

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [14]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [14]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [14]
DSHORT SBK U	Shorting cap (Included when ordering PER, PER5 or PER7) [14]
DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW2WG U	Wire guard accessory
DSXW2VG U	Vandal guard accessory
DSXW2BBW DDBXD U	Back box accessory (specify finish)

For more control options, visit DTL and ROAM online.

NOTES

1 1000mA is not available with AMBPC.
2 AMBPC is not available with 1000mA.
3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
4 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5 Available with 30 LED/700mA options only (DSXW2 LED 30C 700). DMG option not available.
6 Also available as a separate accessory; see Accessories information.
7 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
8 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
9 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
10 Reference Motion Sensor table on page 3.
11 Reference PER Table on page 3 for functionality.
12 PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off required.
13 See the electrical section on page 2 for more details.
14 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item. See PER Table.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	350 mA	25W	T2S	2,783	1	0	1	111	2,989	1	0	1	120	3,008	1	0	1	120
			T2M	2,709	1	0	1	108	2,908	1	0	1	116	2,926	1	0	1	117
			T3S	2,748	1	0	1	110	2,951	1	0	1	118	2,969	1	0	1	119
			T3M	2,793	1	0	1	112	2,999	1	0	1	120	3,018	1	0	1	121
			T4M	2,756	1	0	1	110	2,959	1	0	1	118	2,977	1	0	1	119
			TFTM	2,753	1	0	1	110	2,956	1	0	1	118	2,975	1	0	1	119
	530 mA	36W	T2S	4,030	1	0	1	112	4,327	1	0	1	120	4,354	1	0	1	121
			T2M	3,920	1	0	1	109	4,210	1	0	1	117	4,236	1	0	1	118
			T3S	3,978	1	0	1	111	4,272	1	0	1	119	4,299	1	0	1	119
			T3M	4,044	1	0	2	112	4,343	1	0	2	121	4,370	1	0	2	121
			T4M	3,990	1	0	1	111	4,284	1	0	1	119	4,310	1	0	1	120
			TFTM	3,987	1	0	1	111	4,281	1	0	1	119	4,308	1	0	1	120
	700 mA	47W	T2S	5,130	1	0	1	109	5,509	1	0	1	117	5,544	1	0	1	118
			T2M	4,991	1	0	2	106	5,360	1	0	2	114	5,393	1	0	2	115
			T3S	5,066	1	0	1	108	5,440	1	0	1	116	5,474	1	0	1	116
			T3M	5,148	1	0	2	110	5,529	1	0	2	118	5,563	1	0	2	118
			T4M	5,080	1	0	2	108	5,455	1	0	2	116	5,488	1	0	2	117
			TFTM	5,075	1	0	2	108	5,450	1	0	2	116	5,484	1	0	2	117
	1000 mA	73W	T2S	7,147	2	0	2	98	7,675	2	0	2	105					
			T2M	6,954	2	0	2	95	7,467	2	0	2	102					
			T3S	7,057	1	0	2	97	7,579	1	0	2	104					
			T3M	7,172	2	0	3	98	7,702	2	0	3	106					
			T4M	7,076	1	0	2	97	7,599	1	0	2	104					
			TFTM	7,071	1	0	2	97	7,594	1	0	2	104					
30C (30 LEDs)	350 mA	36W	T2S	4,160	1	0	1	116	4,467	1	0	1	124	4,494	1	0	1	125
			T2M	4,048	1	0	1	112	4,346	1	0	2	121	4,373	1	0	2	121
			T3S	4,108	1	0	1	114	4,411	1	0	1	123	4,438	1	0	1	123
			T3M	4,174	1	0	2	116	4,483	1	0	2	125	4,510	1	0	2	125
			T4M	4,119	1	0	1	114	4,423	1	0	2	123	4,450	1	0	2	124
			TFTM	4,115	1	0	1	114	4,419	1	0	1	123	4,446	1	0	1	124
	530 mA	54W	T2S	6,001	1	0	1	111	6,444	1	0	1	119	6,484	1	0	1	120
			T2M	5,838	1	0	2	108	6,270	2	0	2	116	6,308	2	0	2	117
			T3S	5,926	1	0	2	110	6,364	1	0	2	118	6,403	1	0	2	119
			T3M	6,023	1	0	2	112	6,467	1	0	2	120	6,507	1	0	2	121
			T4M	5,942	1	0	2	110	6,380	1	0	2	118	6,420	1	0	2	119
			TFTM	5,937	1	0	2	110	6,376	1	0	2	118	6,415	1	0	2	119
	700 mA	71W	T2S	7,403	2	0	2	104	8,170	2	0	2	115	8,221	2	0	2	116
			T2M	7,609	2	0	2	107	7,949	2	0	2	112	7,998	2	0	2	113
			T3S	7,513	1	0	2	106	8,068	1	0	2	114	8,118	1	0	2	114
			T3M	7,635	2	0	3	108	8,199	2	0	3	115	8,250	2	0	3	116
			T4M	7,534	1	0	2	106	8,089	1	0	2	114	8,140	1	0	2	115
			TFTM	7,527	1	0	2	106	8,082	2	0	2	114	8,134	2	0	2	115
	1000 mA	109W	T2S	10,468	2	0	2	96	11,241	2	0	2	103					
			T2M	10,184	2	0	3	93	10,936	2	0	3	100					
			T3S	10,335	2	0	2	95	11,099	2	0	2	102					
			T3M	10,505	2	0	3	96	11,280	2	0	3	103					
			T4M	10,365	2	0	2	95	11,129	2	0	2	102					
			TFTM	10,356	2	0	2	95	11,121	2	0	3	102					

Note:
Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm.
Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

			Current (A)					
LEDs	Drive Current (mA)	System Watts	120V	208V	240V	277V	347V	480V
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	-	-
	1000	74 W	0.68	0.39	0.34	0.29	-	-
30C	350	36 W	0.33	0.19	0.17	0.14	-	-
	530	54 W	0.50	0.29	0.25	0.22	-	-
	700	71 W	0.66	0.38	0.33	0.28	0.23	0.16
	1000	109 W	1.01	0.58	0.50	0.44	-	-

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW2 LED 30C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.92	0.87

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

⊘ Will not work

⚠ Alternate

*Futureproof means: Ability to change controls in the future.

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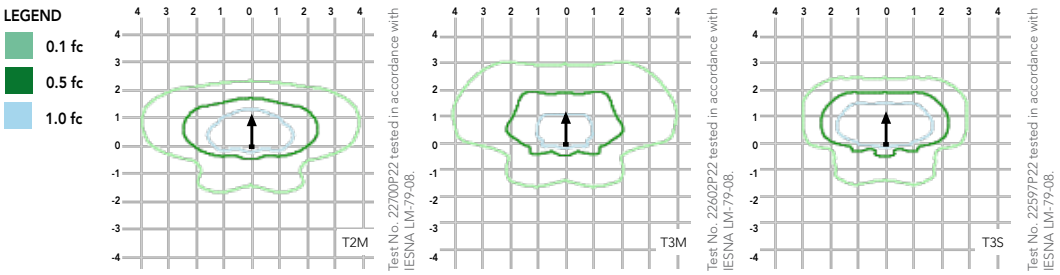
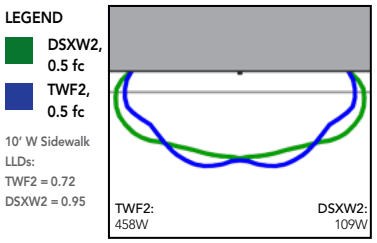
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 2 homepage.

Isofootcandle plots for the DSXW2 LED 30C 1000 40K. Distances are in units of mounting height (25').



Distribution overlay comparison to 400W metal halide.



DSXW2 LED 30C 40K 1000 T2M, TWF2 400M Pulse, 25' Mounting Ht

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 2 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 12, 2019
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *January 2, 2018* Planning and Zoning Commission meeting.

2. **SP2019-001** **(Korey)**
   Discuss and consider a request by Reese Baez of Triton General Contractors on behalf of Kevin Lefere for the approval of a site plan for a medical office building on a 0.26-acre portion of a larger one (1) acre tract of land identified as Block 26 of the Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, located north of the northwest corner of the intersection of W. Heath Street and S. Goliad Street [SH-205], and take any action necessary.

APPOINTMENTS

3. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

4. **Z2019-001** **(Ryan)**
   Hold a public hearing to discuss and consider approval of a text amendment to Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of incorporating standards for a *Barn or Agricultural Accessory Building* and to amend the land use conditions for the *Guest Quarters/Secondary Living Unit* land use, and take any action necessary.

5. **Z2019-002** **(David)**
   Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (*11.3736-acres*); Tract 31 of the R. Ballard Survey, Abstract No. 29 (*8.197-acres*); and, Lot 1-01, Block 1, Indalloy Addition (*14.53-acres*), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

ACTION ITEMS

6. **SP2019-002** **(Korey)**
   Discuss and consider a request by Chuck Vickers of T & C Main Street Holdings, LLC for the approval of a site plan for an office building on a 0.50-acre parcel of land identified as Block 80B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, addressed as 108 St. Mary's Street, and take any action necessary.

7. **SP2019-003** **(Korey)**
   Discuss and consider a request by Matt Moore of ClayMoore Engineering, Inc. for the approval of a site plan for a multi-tenant office/warehouse complex on a 7.52-acre portion of a larger 9.76-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and take any action necessary.

DISCUSSION ITEMS

8. Director's report of post City Council meeting outcomes for development cases **(Ryan)**.

- ✓ P2019-002: Lot 2, Block A, Houser Addition [*Approved*]
- ✓ P2019-003: Lot 2, Block B, R. W. Marketcenter Addition [*Approved*]
- ✓ P2019-004: Lot 7, Block A, Temunovic Addition [*Approved*]
- ✓ Z2018-056: Zoning Change (AG to LI) for Friendship Baptist Church (*1st Reading*) [*Approved*]
- ✓ Z2018-057: Amendment to Planned Development District 57 (PD-57) (*2nd Reading*) [*Approved*]
- ✓ Z2018-058: SUP for a Craft Winery and Commercial/Amusement Outdoors (*1st Reading*) [*Approved*]
- ✓ Z2018-059: Zoning Change (SFE-2.0 to SFE-1.5) for 1085 Dalton Road (*2nd Reading*) [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 8th day of February 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
February 12, 2019
5:00 PM

CALL TO ORDER

ACTION ITEMS

1. **SP2019-003** (Korey)
   Discuss and consider a request by Matt Moore of ClayMoore Engineering, Inc. for the approval of a site plan for a multi-tenant office/warehouse complex on a 7.52-acre portion of a larger 9.76-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 8th day of February 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 2, 2019
6:00 P.M.

I. CALL TO ORDER

Vice-Chairman Chodun called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Jerry Welch, Eric Chodun, Mark Moeller, Tracey Logan and John Womble. Absent from the meeting was Chairman Lyons and Commissioner Annie Fishman. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the November 13, 2018 Planning and Zoning Commission meeting.

2. P2018-044
Consider a request by Dub Douphrate of Douphrate and Associates on behalf of Russell Frank for the approval of a final plat for Lot 1, Block A, Hacienda Car Wash Addition being a 2.008-acre tract of land identified as portions of Lots 1 & 2, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [*FM-740*], and take any action necessary.

3. P2018-045
Consider a request by Jennifer Haynes of Urban Structure on behalf of Andrew Malzer of RaceTrac Petroleum, Inc. the approval of a replat for Lots 4 & 5, Block A, the Woods at Rockwall Addition being a 4.47-acre tract of land identified as Lots 1 & 2, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 & 2205 Ridge Road [*FM-740*], and take any action necessary.

4. P2018-046
Consider a request by David Ellis for the approval of a replat for Lots 5, 6 & 7, Block A, Ellis Centre, Phase 2 Addition being a 2.62-acre tract of land identified as Lots 1 & 3, Block A, Ellis Centre, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1930 & 1950 Alpha Road, and take any action necessary.

Commissioner Moeller made a motion to approve the consent agenda. Commissioner Logan seconded the motion which passed by a vote of 5-0 with Chairman Lyons and Commissioner Fishman absent.

III. APPOINTMENTS

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Planning Manager, David Gonzales, indicated the Architectural Review Board did not meet a quorum. No discussion took place concerning this agenda item.

IV. DISCUSSION ITEMS

6. Z2018-055
Hold a public hearing to discuss and consider a request by Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Specific Use Permit (SUP) for a *Mini-Warehouse* facility on a 2.595-acre tract of land being a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the

Scenic Overlay (SOV) District, located southwest of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

Vice-Chairman Chodun asked the applicant to come forward and speak.

Carl Crowley
900 Jackson Street
Dallas, TX

Mr. Crowley came forward and indicated he is representing the applicant and went on to share a brief explanation of the request for a self-storage facility. The structure will be approximately 126,000 square feet and will contain 800 climate controlled units. It will be three stories technically but most will be two stories due to the slope of the land. Mr. Crowley went on to share that they sent letters to the residents of Turtle Cove inviting them to a meeting and at the time the meeting was held only one person who did not indicate having a problem with the request attended. He indicated the railroad and the berm of trees serves as a buffer between the proposed structure and the neighborhood. Mr. Crowley advised the Commission he was available for questions and would be providing an additional presentation at the public hearing.

Vice-Chairman Chodun asked if there were any questions from the Commission.

Commissioner Welch asked where the other "upscale" storage facilities that they have indicated to have developed were located within the DFW area. Mr. Crowley indicated a colleague Kyle Jenkins also representing the applicant was present as well to address questions.

Kyle Jenkins
(No address given)

Mr. Jenkins indicated that the Frisco location is two phases and the first phase is currently open and he would provide pictures and specifics of location at the next meeting. Commissioner Welch shared he was unsure if the location for this was an ideal one since it is off one of the main corridors of the City.

Commissioner Moeller asked what type of fencing would surround the facility. Mr. Crowley shared it would be a rod iron type/security fence.

Commissioner Womble asked what variances are being requested. Mr. Crowley indicated variances would be for the screening wall and height since they are requesting about 2 ½ stories for the building height. Senior Planner, Korey Brooks, shared that the variances to the actual building will be taken care of at site plan process, however in this case the Unified Development Code states that mini-warehouses should be limited to 125 units per acre and in this case there are approximately 308 units per acre for a total of 800 units. Additionally the UDC states that the structure can be no taller than one story unless the Planning and Zoning Commission and City Council approves. There is also a pitch roof requirement which the applicant is seeking a variance for as well.

Commissioner Logan generally shared concern with the location of such a large and type of facility with it being within the Scenic Overlay District.

Vice-Chairman Chodun asked if a storage facility is allowed by right in any District. Planning Director, Ryan Miller, indicted that there is a by right District that is allowed however in any Commercial District a Specific Use Permit is required because it would be a case by case approval.

There being no further questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

7. Z2018-056

Hold a public hearing to discuss and consider a request by Tom Jones on behalf of Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG)

District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

Vice-Chairman Chodun asked the applicant to come forward and speak.

Shannon Thomas
5651 SH-276
Royse City, TX

Mr. Thomas came forward and shared that he is representing Rockwall Friendship Baptist Church who is planning to build a 25,000 square foot worship facility. He indicated he was available for any questions.

Vice-Chairman Chodun asked the Commission for any questions. Commissioner Welch asked if it would be within the flight path. Mr. Thomas indicated that there is a small portion that is in the extended overlay approximately 20 to 30 feet in the far corner in the back and will work with the FAA with any requirements that need to be addressed.

Senior Planner, Korey Brooks, added that the applicants request to rezone to Commercial is in conformance with the Future Land Use Map and the newly adopted Comprehensive Plan.

There being no further questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

8. Z2018-057

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Planned Development District 59 (PD-59), located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

Vice-Chairman Chodun asked the applicant to come forward and speak.

Bill Bricker
505 Westway
Rockwall, TX

Mr. Bricker came forward and provided a brief explanation of the request. He provided a concept layout of the different areas within the development and shared that they have for quite some time had a 0.786 acre tract of land zoned Heavy Commercial. They would like to bring that tract of land currently zoned as PD-52 which is generally Heavy Commercial into the PD-59 of Park Place. This will allow restricting uses to be more compatible with Park Place residents and residential development and at the same time allow controlled live/work units as well as some commercial use. These lots would be part of the HOA and be subject to HOA approval as far as the designs. In addition they are looking to remove the Area 3 commercial use from PD-59 on up to 19 lots leaving them as residential lots only. Original planning for Phase III included this "Live/Work" component as this was a popular idea. As time has passed and the demand for Park Place residential lots is strong enough, the Live/Work use would be incompatible with the balance of the community and by rezoning the area they would be able to eliminate potential unwanted use of some of the lots now and in the future while adding a viable and useful area zoned for services to the neighborhood and community. Mr. Bricker indicated he was available for questions.

Vice-Chairman Chodun asked for clarification of the "office residential" use and how it would work when it is purchased would it be work and live or would they have to be used only to run a business out of. Senior Planner, Korey Brooks, indicated "live/work" allows for either live opportunities, work opportunities, or both live and work opportunities it provides that flexibility. There being no further questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

9. Z2018-058

Hold a public hearing to discuss and consider a request by Tim McCallum of He Wines She Dines, LLC on behalf of Buffalo Creek Business Park, LTD for the approval of a Specific Use Permit (SUP) for a *Craft Winery* and *Commercial Amusement/Recreation (Outdoor)* on a 7.2-acre tract of land identified as Tracts 20-01 & 20-7 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 203 County Line Road, and take any action necessary.

Vice-Chairman Chodun asked the applicant to come forward and speak.

Tim McCallum
5140 Standing Oak
Rockwall, TX

Mr. McCallum came forward and provided a brief explanation of the request. He shared that he is currently operating as a wine club at the location and has been doing so alongside his wife for about two years. He shared that in order to operate they had to obtain a Federal and State Winery Permit. He indicated they are predominantly an E-commerce business and are not open to the public. They work with growers to produce their wines one in California and three in France and the product is then imported. Last year they decided they would open up to the general public, which by right they can do, and offered tastings and that event was very successful in people stopping by and wine tasting and purchasing their products. Mr. McCallum went on to share that the next phases of their business is to begin doing some blending and production and barrel storage which in order to do so they would need to be approved the Specific Use Permit they are before the Commission requesting. Additionally, the use of the outdoor venue will only take place on a scheduled basis and will include a seating area, space for food vendors. Mr. McCallum indicated he was available for questions.

Vice-Chairman Chodun asked for questions from the Commission for the applicant.

Commissioner Logan asked if their product currently arrives in barrels. Mr. McCallum stated currently the product arrives in bottles.

Vice-Chairman Chodun generally shared concern with the location and allowing the outside venue component of the request.

There being no further questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

10. Z2018-059

Hold a public hearing to discuss and consider a request by Heather Cullins for the approval of a zoning change from a Single-Family Estate 2.0 (SFE-2.0) District to Single Family Estate 1.5 (SFE-1.5) District on a 3.03-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 1085 Dalton Road, and take any action necessary.

Vice-Chairman Chodun asked the applicant to come forward and speak.

Kenneth Cullins
845 Ravenhurst Drive
Rockwall, TX

Mr. Cullins came forward and provided a brief explanation of the request. He shared that he and his wife bought the property approximately about a year ago with the intention of building a house for them to reside in. However while they had the property under contract another piece of property came up which they both liked and purchased with the hope of selling the subject property. There have not been many interested buyers in purchasing the entire 3 acre tract, however have had a number of people inquiring about purchasing a portion of it. They would like to divide it into two tracts that would be approximately 1 ½ acres each and both would have a good sizable build pad that would allow two people to build and they feel they will have a better opportunity to market the property in doing so.

Vice-Chairman Chodun asked in regards to SFE-2.0 versus SFE-1.5 square footage. Senior Planner, Korey Brooks, shared that as far as the density the request would still conform to the low density requirement as well as conforms to the Future Land Use Plan.

There being no further questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

11. P2018-047

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH West Pods, LTD for the approval of a preliminary plat for Breezy Hill, Phase XII containing 35 single-family residential lots on 44.525-acres of land identified as a portion of Tract 7-1 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located west of the intersection of John King Boulevard and Cozy View Drive, and take any action necessary.

Senior Planner, Korey Brooks, indicated the request is coming before the Commission because it has to go before the Parks Board to assess park fees and will be on the Consent Agenda at the next scheduled meeting.

There being no questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

12. SP2018-042

Discuss and consider a request by Jeff Carol of Carol Architects, Inc. on behalf of Terry Morgan of Z06 Properties, LLC for the approval of a site plan for an office/warehouse building on a 5.690-acre tract of land identified as Lot 3, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery Boulevard and Innovation Drive, and take any action necessary.

Vice-Chairman Chodun asked the applicant to come forward and speak.

Jeff Carol
Carol Architects
750 E. IH-30
Rockwall, TX

Mr. Carol came forward and that the owners are adding Phase II creating a one story 38,000 square foot office warehouse and they will keep it in line with what was done in Phase I from the entry standpoint but will be changing the color and updating it a little bit. Mr. Carol indicated he was available for questions.

Planning Manager, David Gonzales, added that the site plan will go before the Architectural Review Board as they are requesting variances. Commissioner Womble asked if it would require variances to the building or to the site allowable areas. Mr. Gonzales stated it would be for the buildings vertical and horizontal articulation.

There being no further questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

13. SP2018-043

Discuss and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a site plan for a 375-unit condominium building on a 6.2-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

Vice-Chairman Chodun asked the applicant to come forward and speak.

Kevin Hickman
9474 Gate Trail Drive
Dallas, TX

Mr. Hickman came forward and provided a brief explanation of the request. Mr. Hickman shared that they are requesting 375 units and they feel fits with the Planned Development 32 and the IH-30 Overlay District and added that they should get through all the variances through staff comments however may have on waiver for the first floor ceiling heights that they may go to City Council with. He indicat4ed he was available for questions.

Vice-Chairman asked if the parking within the development would be residents and tenants only. Mr. Hickman indicated that in looking at the site plan there are two parking areas the parking situated within the middle would be for residents only and the other will consist of 180 parking spaces that will be open for the retail. Commissioner Moeller asked if the public parking lot for the general public would be constructed first. Mr. Hickman indicated it would be built first.

There being no further questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

14. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2018-035: Lot 1, Block A, Alders at Rockwall Addition [*Approved*]
- ✓ P2018-041: Preliminary Plat for Breezy Hill, Phase XI [*Approved*]
- ✓ P2018-042: Final Plat for Breezy Hill, Phase VIII [*Approved*]
- ✓ P2018-043: Final Plat for Whisper Rock [*Approved*]
- ✓ Z2018-043: SUP for Rockwall Honda (*1st Reading*) [*Approved*]
- ✓ Z2018-046: SUP for Temporary Educational Buildings (*1st Reading*) [*Approved*]
- ✓ Z2018-048: SUP for an Accessory Building for 205 S. Clark Street (*1st Reading*) [*Approved*]
- ✓ Z2018-049: SUP for an Animal Shelter for 1700 E. SH-66 (*1st Reading*) [*Continued to January 7, 2019*]
- ✓ Z2018-050: SUP for a Covered Patio in the Take-Line for 5808 Constellation Circle (*1st Reading*) [*Continued to January 21, 2019*]
- ✓ Z2018-052: SUP for a Mini-Warehouse Facility on Ranch Trail Road (*1st Reading*) [*Approved*]
- ✓ Z2018-053: SUP for a Detached Garage for 1700 E. SH-66 (*1st Reading*) [*Denied*]
- ✓ Z2018-054: SUP for a Building Exceeding 36-Feet in the Scenic Overlay (SOV) District (*1st Reading*) [*Approved*]
- ✓ SP2018-037: Variances, Exceptions and Waivers for 265-Unit Condominium Development in the Harbor District [*Approved*]
- ✓ SP2018-039: Variances and an Exception for Lime Media [*Approved*]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

V. ADJOURNMENT

Chairman Lyons adjourned the meeting at 6:46 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	02/12/2019
APPLICANT:	Reese Baez; *Triton General Contractors*
CASE NUMBER:	SP2019-001; *Site Plan for T3 Chiropractic*

SUMMARY

Discuss and consider a request by Reese Baez of Triton General Contractors on behalf of Kevin Lefere for the approval of a site plan for a medical office building on a 0.26-acre portion of a larger one (1) acre tract of land identified as Block 26 of the Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, located north of the northwest corner of the intersection of W. Heath Street and S. Goliad Street [SH-205], and take any action necessary.

BACKGROUND

The property is located in Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District and located at the northwest corner of W. Heath Street and S. Goliad Street [SH-205]. The North Goliad Corridor Overlay (NGC OV) District is a specialized overlay district along N. Goliad Street that begins just north of the Downtown (DT) District and terminates at Live Oak Street. Since this corridor is recognized as a main entrance into the City, additional development standards--with the intent of protecting the scenic and historic qualities of the district—are required. In addition, any development within the district requires a Certificate of Appropriateness (COA) to be approved by the Historic Preservation Advisory Board (HPAB). In December 2018, the applicant submitted a request [*Case No. H2018-025*] to the Historic Preservation Advisory Board (HPB) for the approval of a Certificate of Appropriateness (COA) for the purpose of constructing a medical office building on the subject property. On December 20, 2018, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) based on the request.

PURPOSE

The applicant is requesting approval of a site plan for an approximately 2,947 SF *medical office building* (*i.e. T3 Chiropractic*) on a 0.26-acre tract of land, which is currently vacant. The proposed medical office building will be constructed in the Craftsman-style architecture, clad with brick and hardie board (or similar cementitious material), and have a board and batten façade. The applicant has stated the reason for choosing a Craftsman-style architecture is to blend with the adjacent office building to the south, which recently had a site plan [*Case No. SP2018-036*] approved. The proposed medical office building will have dual front facades with the parking located to the interior of the property (*i.e. behind the building*). Utilizing this type of construction allows the medical office building to appear to be a residential structure from the street, which allows it to blend with the surrounding structures and provide screening from the parking lot.

ADJACENT LAND USES AND ACCESS

The subject property is located north of the northwest corner of the intersection of W. Heath Street and S. Goliad Street [SH-205]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a single-family home followed by several residential-office buildings (*e.g. Natural Massage Spa, Phillips and Associates, etc.*). Beyond this is a daycare facility (*i.e. Children's Learning Center*) followed by several single-family homes. These areas are zoned Single-Family 7 (SF-7) District and Planned Development 50 District (PD-50) for Residential-Office (RO) District land uses.

South: Directly south of the subject property is a vacant tract of land with an approved site plan [*Case No. SP2018-036*] for an office building. This is followed by Heath Street, which is recognized as an R2 (*residential, two [2]-lane, undivided roadway*) on the City's Master Thorough fare Plan. Beyond this are several single-family homes followed by a real estate office (*i.e. The Real Estate Center*). These areas are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses.

East: Directly east of the subject property is S. Goliad Street [SH-205], which is recognized as an M4U-M (*modified major collector, four [4]-lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this are several residential-office buildings (*e.g. Heavenly Hands Birthing Center, Service First Mortgage, Women In Need*) that are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses. Beyond this is a single-family residential subdivision (*i.e. North Towne Subdivision*), which is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is a vacant tract of land followed by Alamo Road, which is identified as an MC (*minor collector, two [2]-lane, undivided roadway*) on the City's Master Thoroughfare Plan. This area is zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses. Beyond this are several single-family homes zoned Single-Family 10 (SF-10) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Subsection 6.04, *North Goliad Corridor Overlay (NGC OV) District*, of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), any development within this district shall generally utilize historic architectural styles such as Craftsman, Queen Anne, Folk Victorian, or Bungalow and requires approval from the Historic Preservation Advisory Board (HPAB). The Unified Development Code (UDC) goes on to state that any new construction shall not exceed a height of 36-feet and shall incorporate elements commonly found within the district (*e.g. cladding, roofing materials, roof structure, ornamentation, etc*.). Staff should note, the proposed medical office building is allowed in Planned Development District 50 (PD-50) by-right. The site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the UDC for a property located within Planned Development District 50 (PD-50) and the North Goliad Corridor Overlay (NGC OV) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*10,770 SF; In Conformance*
Minimum Lot Frontage	*60-Feet*	*~105-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*~103-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*25-Feet; In Conformance*
Minimum Rear Yard Setback	*30-Feet*	*30-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*[1]	*10-Feet; In Conformance*
Maximum Building Height	*36-Feet*	*29-Feet; In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Max Building/Lot Coverage	*40%*	*~27%; In Conformance*
Minimum Masonry Requirement	*90*	*100%; In Conformance*
Minimum Number of Parking Spaces	*15 Spaces*	*24 Spaces; In Conformance*
Minimum Stone Requirement	*0*	*0; In Conformance*
Minimum Landscaping Percentage	*25%*	*48%; In Conformance*
Maximum Impervious Coverage	*75-80%*	*52%; In Conformance*

Note: 1. 20-feet when property has residential adjacency.

TREESCAPE PLAN:

The applicant has provided a landscape plan stating that there are no protected trees being removed for the development on the subject property.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan, the subject property is located in the Downtown District and is designated for *Live/Work* land uses. The Downtown District is considered to be the cultural heart of the community and embodies the small-town atmosphere that is characteristic of the City of Rockwall. Contained in the Downtown District is the North Goliad Corridor, which is a unique live/work corridor that offers residential units, offices, event venues, and boutiques. The intent of the North Goliad Corridor is not only to protect and preserve the historic architecture and significance within the district, but to also ensure that infill development does not negatively impact the surrounding properties or the district. In this case, the applicant's request is in conformance with the Future Land Use Plan. Specifically, the proposed medical office building is constructed to a residential scale and is Craftsman-style architecture, which is representative of the North Goliad Corridor. Additionally, the proposed building could be utilized as a residence, an office, or both.

CONFORMANCE WITH THE CITY'S CODES

The proposed medical office building is located in Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses and allowed by-right. Subsection 4.02, *Residential-Office (RO) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Residential Office (RO) District is "…intended to allow for low-intensity office development providing professional, medical, and other office services and limited retail uses to residents in adjacent neighborhoods…" The Unified Development Code (UDC) goes on to state that the Residential-Office (RO) District may "…serve as an area of transition between high-intensity or non-residential uses, or busy arterial thoroughfares…" In this case, the applicant's request conforms to the intent of the Residential-Office (RO) District standards. Currently, there is residential adjacency to the north of the subject property and the proposed medical office building will serve as a transition from the heavier intensity uses to the south to the lower intensity residential uses to the North. With that being said, given the proximity of the surrounding residential office buildings and the North Goliad Corridor, one could reasonably expect those properties to be converted into residential-office buildings in the future. Since the subject property has residential adjacency to the north, the applicant is required to screen the parking lot. In this case, the applicant is proposing to screen the parking lot from the residential properties located to the north utilizing landscape screening. This is in conformance with the residential adjacency requirements as stipulated in the Unified Development Code (UDC). Staff should note, the Residential-Office (RO) District allows for flexible live/work arrangements, which allows individuals to live, work, or live/work within the district. Additionally, should the proposed chiropractic office no longer occupy the proposed structure, there may be an opportunity for the structure to be utilized as a single-family home and/or an office building (or both) in the future.

HISTORIC PRESERVATION ADVISORY BOARD (HPAB):

On December 20, 2018, the Historic Preservation Advisory Board (HPAB) reviewed the applicant's request and passed a motion to approve a Certificate of Appropriateness (COA) by a vote of 4-0 with Board Members Bowlin, Mishler, and Francisco absent.

ARCHITECTURAL REVIEW BOARD (ARB):

On January 29, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval of the site plan by a vote of 7-0.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to construct a medical office building on the subject property, then staff would propose the following conditions of approval:

(1) All comments provided by the Planning, Engineering, and Fire Department must be addressed prior to submittal of a building permit;

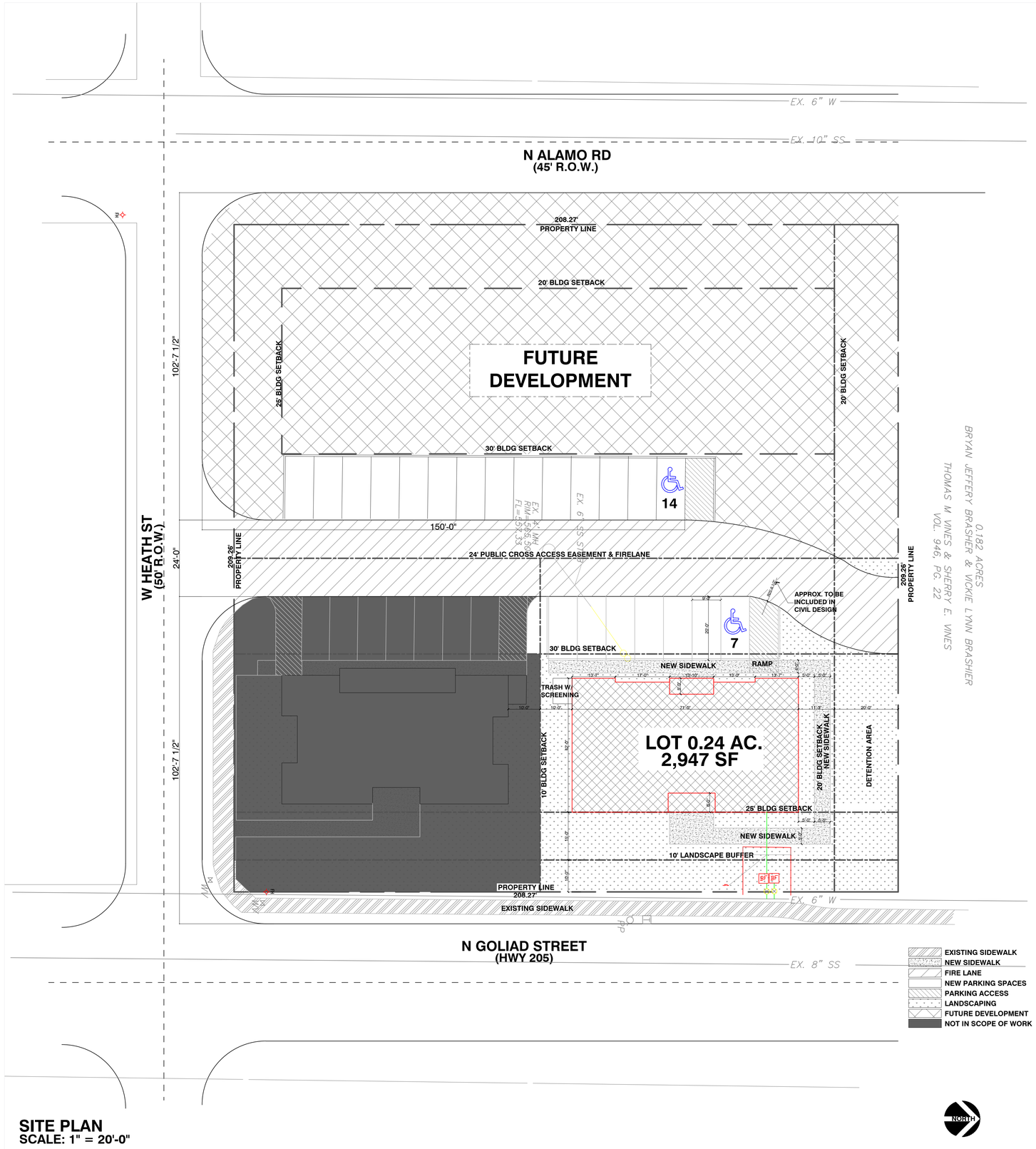
(2) The parking lot shall be screened from the residential properties located to the north; and

(3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



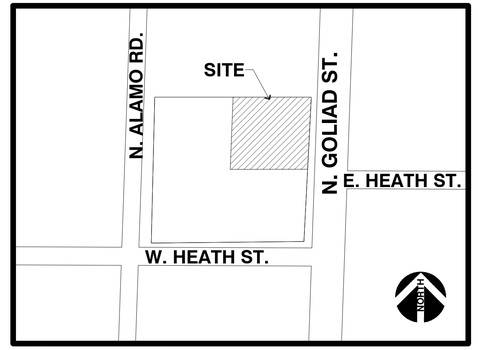
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.



SITE PLAN
SCALE: 1" = 20'-0"

DEVELOPMENT PLANS
NOT FOR CONSTRUCTION



VICINITY MAP

SITE DATA TABLE

PROPERTY ID	16663
GEOGRAPHIC ID	3730-0026-0ALL-00-0R
ADDRESS	903 N. GOLIAD ST. ROCKWALL, TX
ZONING	PD-50
PROPERTY USE	OFFICE
PROPERTY AREA (GROSS)	10,770 SF (APPROX)
BUILDING AREA	2,947 SF
BUILDING HEIGHT	29'-4"
PARKING REQUIRED	1 SPACE/500 = SPACE REQUIRED
HANDICAP REQUIRED	1 ACCESSIBLE 0-25, 2 PROVIDED
TOTAL PARKING PROVIDED	24 SPACES
ALL SF TOTALS ARE APPROXIMATE	
CASE # SP2019-001	

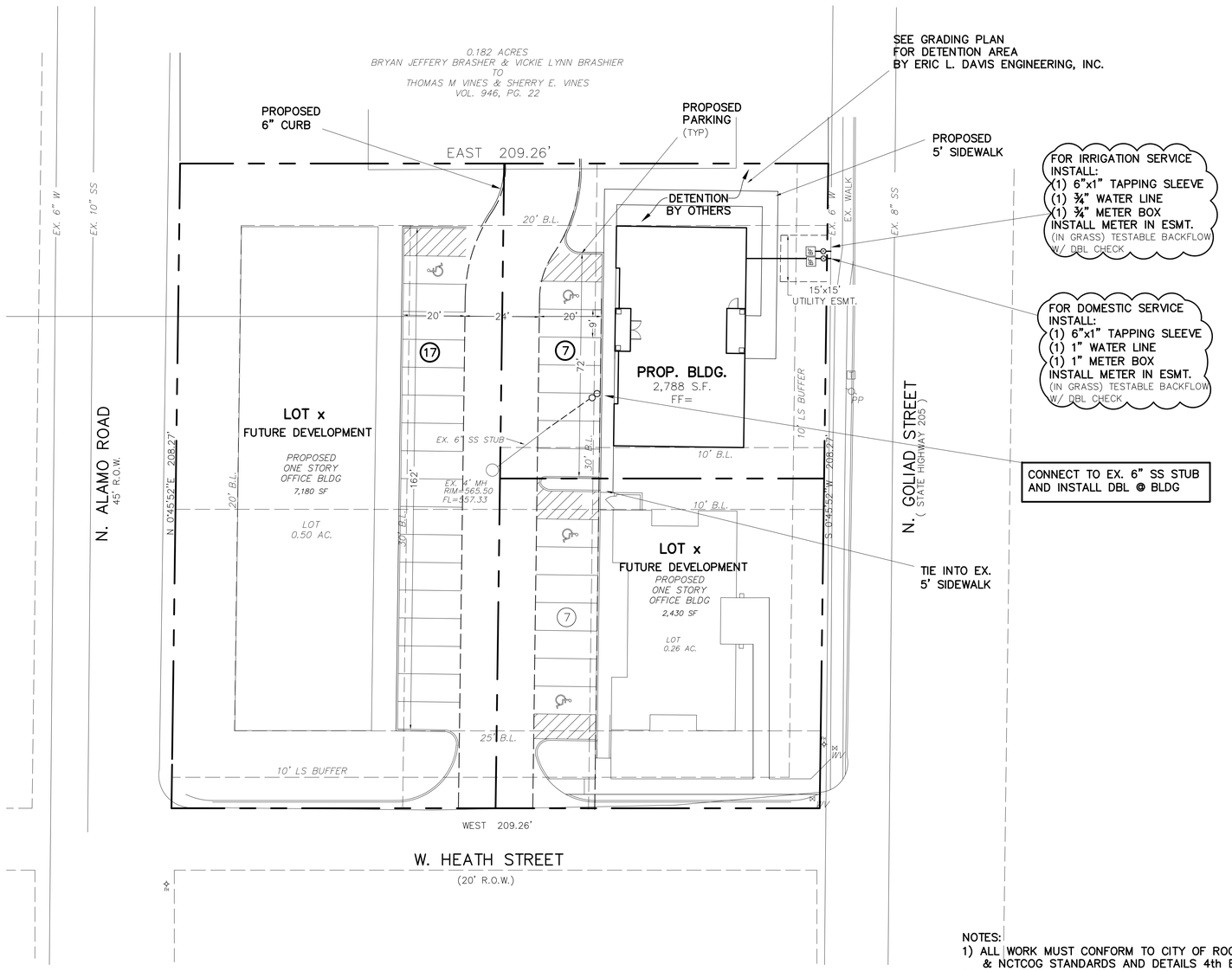
LATIMER DESIGNS INC
ROCKWALL, TEXAS
469.264.7415
latimerdesigngroup@gmail.com

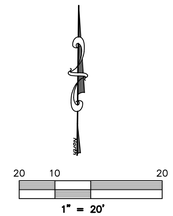
DRAWN BY:
CHECKED BY:
DATE:
ISSUED FOR PERMIT:
ISSUED FOR CONSTRUCTION:
REVISIONS:

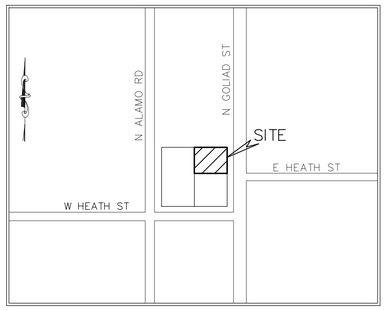
DRAWING: SITE PLAN
SCALE: 1"=20'-0"
SHEET SIZE: 24 x 36

PROJECT/CLIENT: T3 CHIROPRACTIC OFFICE
LOCATION: 903 N.GOLIAD ST•ROCKWALL•TX•75087
DATE: 02.03.2019

SHEET NO.
A1 OF







VICINITY MAP
NOT TO SCALE

SITE DATA:

LOT AREA:
0.24 Acres, 10,454.4 sq. ft.
LOT COVERAGE:
26.7%
FLOOR TO AREA RATIO:
3.75:1
BUILDING AREA:
TOTAL: 2,788 sq.ft.
BUILDING HEIGHT:
1 STORY
PROPOSED USE:
Chiropratic Office
IMPERVIOUS AREA
(including buildings):
6,816.4 sq.ft.
ZONING:
PD50
PARKING:
Required: Medical Office (1/200sf) =14
Provided:
Handicap = 2
Standard= 22
Total Provided =24
LANDSCAPE AREA:
Required: (15%) 1,568.14 sq.ft.
Provided: 3,638 sq.ft.

* THERE ARE NO BUILDINGS ON THIS SITE

LEGEND

———	= PROPERTY LINE
EX. SS	= EXISTING SANITARY SEWER LINE
EX. W	= EXISTING WATER LINE
FH	= EXISTING FIRE HYDRANT
WV	= EXISTING WATER VALVE
PP	= EXISTING POWER POLE
LP	= EXISTING LIGHT POLE
S	= EXISTING SS MANHOLE
	= EX. TELEPHONE BOX
EXIST. or EX.	= EXISTING
℄	= CENTERLINE
PROP.	= PROPOSED
LS	= LANDSCAPE
RCP	= REINFORCED CONCRETE PIPE
min	= MINIMUM
max	= MAXIMUM
B–B	= BACK OF CURB TO BACK OF CURB
	= PROPOSED FIRELANE

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

REVISIONS

STATE OF TEXAS
GERALD E. MONK
41563
REGISTERED
PROFESSIONAL ENGINEER
2-4-19

PROJECT #:

SITE & DIMENSION CONTROL PLAN

CHIROPRACTIC CLINIC

205 & W. HEATH
GARNER ADDITION
Blk 26, 0.24 ACRES
City of Rockwall, Rockwall County, Texas 75087

owner
KEVIN LEFERE
EMAIL: klefere@zanatas.com

prepared by

MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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PROJECT NO.: 2018-18 REG. NO.: F-2567

date:	scale:	sheet:
2/4/19	1"=20'	C101

** NOTICE TO CONTRACTORS **

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **H.D. FETTY LAND SURVEYOR** OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

PAVING NOTES:

1) FIRELANE & APPROACHES TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
2) ALL NON-FIRELANE PAVING TO BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
4) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
5) NO SAND UNDER PAVING.

NOTES:

1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th EDITION.
2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

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 OF ACCURACY OF DESIGN.

GENERAL NOTES

1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building inspector and Fire Department.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance
5. All signage contingent upon Building Inspection Department.
6. Approval of the site plan is not final until all engineering plans are approved.
7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance
8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
9. All electrical transmission, distribution and service lines must be underground.

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

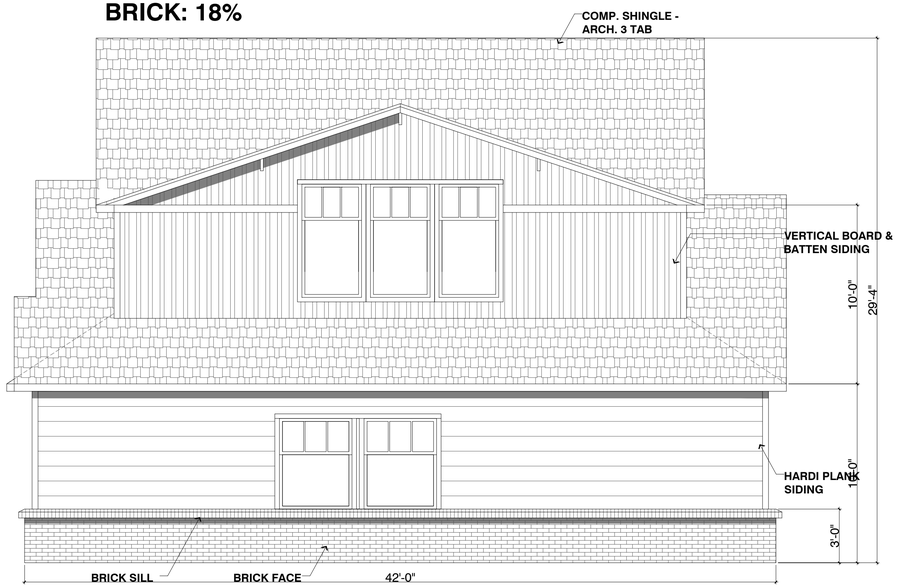
HORIZONTAL HARDI: 47%
VERTICAL BOARD & BATTEN HARDI: 39%
BRICK: 14%



EAST ELEVATION: GOLIAD FRONTAGE

SCALE: 1/4" = 1' - 0"

HORIZONTAL HARDI: 40%
VERTICAL BOARD & BATTEN HARDI: 42%
BRICK: 18%



SOUTH ELEVATION

SCALE: 1/4" = 1' - 0"

SITE DATA TABLE	
PROPERTY ID	16663
GEOGRAPHIC ID	3730-0026-0ALL-00-0R
ADDRESS	903 N. GOLIAD ST. ROCKWALL, TX
ZONING	PD-50
PROPERTY USE	OFFICE
PROPERTY AREA (GROSS)	10,770 SF (APPROX)
BUILDING AREA	2,947 SF
BUILDING HEIGHT	29'-4"
PARKING REQUIRED	1 SPACE/500 = SPACE REQUIRED
HANDICAP REQUIRED	1 ACCESSIBLE 0-25, 2 PROVIDED
TOTAL PARKING PROVIDED	24 SPACES
ALL SF TOTALS ARE APPROXIMATE	
CASE # SP2019-001	

LA TIMER DESIGNS INC
ROCKWALL, TEXAS
469.264.7415
latimerdesigngroup@gmail.com

DRAWN BY:
CHECKED BY:
DATE:
ISSUED FOR PERMIT:
ISSUED FOR CONSTRUCTION:
REVISIONS:

DRAWING: ELEVATIONS
SCALE: 1/4"=1'-0"
SHEET SIZE: 24 x 36

PROJECT/CLIENT: T3 CHIROPRACTIC OFFICE
LOCATION: 903 N.GOLIAD ST•ROCKWALL•TX•75087
DATE: 02.03.2019

SHEET NO. A6 OF

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

HORIZONTAL HARDI: 55%
VERTICAL BOARD & BATTEN HARDI: 33%
BRICK: 12%



WEST ELEVATION: PARKING LOT

SCALE: 1/4" = 1' - 0"

HORIZONTAL HARDI: 40%
VERTICAL BOARD & BATTEN HARDI: 42%
BRICK: 18%



NORTH ELEVATION

SCALE: 1/4" = 1' - 0"

SITE DATA TABLE	
PROPERTY ID	16663
GEOGRAPHIC ID	3730-0026-0ALL-00-0R
ADDRESS	903 N. GOLIAD ST. ROCKWALL, TX
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ALL SF TOTALS ARE APPROXIMATE	
CASE # SP2019-001	

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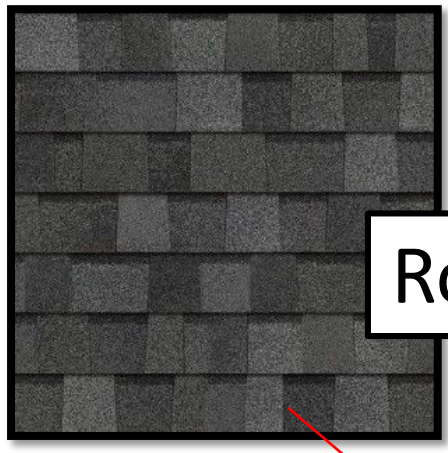
DRAWN BY:
CHECKED BY:
DATE:
ISSUED FOR PERMIT:
ISSUED FOR CONSTRUCTION:
REVISIONS:

DRAWING: ELEVATIONS
SCALE: 1/4"=1'-0"
SHEET SIZE: 24 x 36

PROJECT/CLIENT: T3 CHIROPRACTIC OFFICE
LOCATION: 903 N.GOLIAD ST•ROCKWALL•TX•75087
DATE: 02.03.2019

SHEET NO.
A7 OF

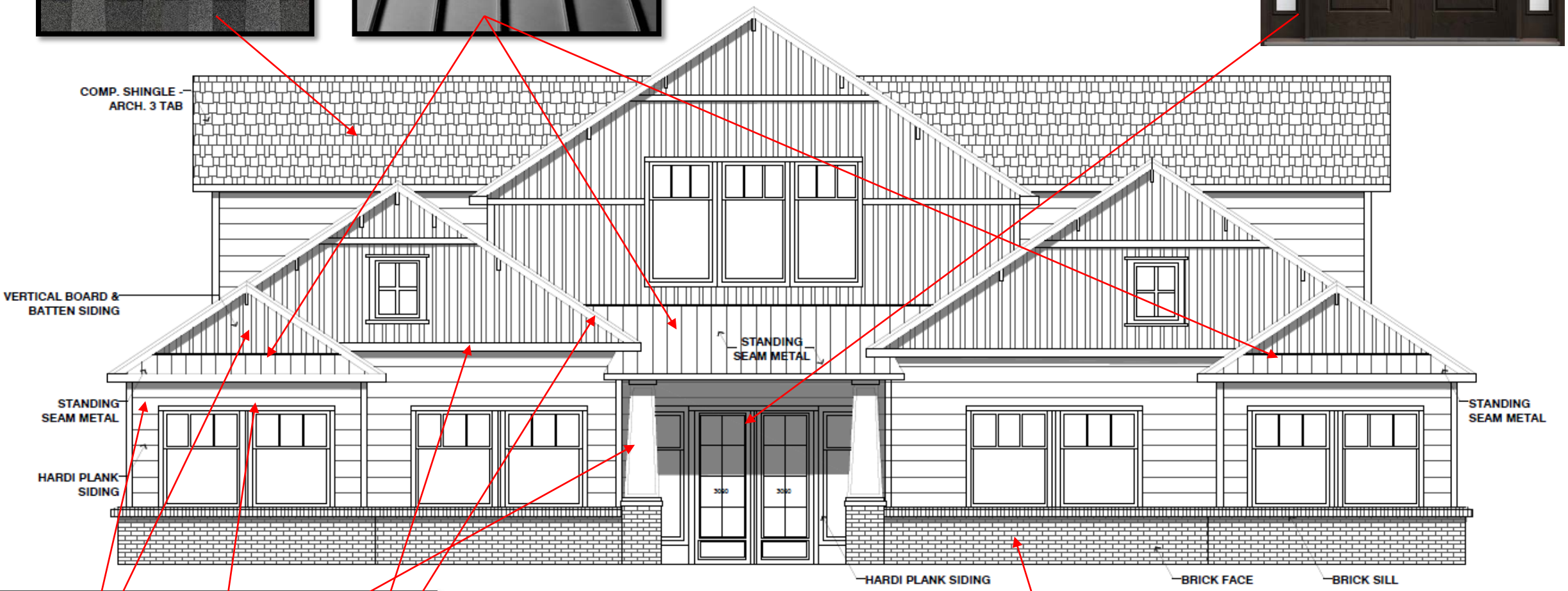


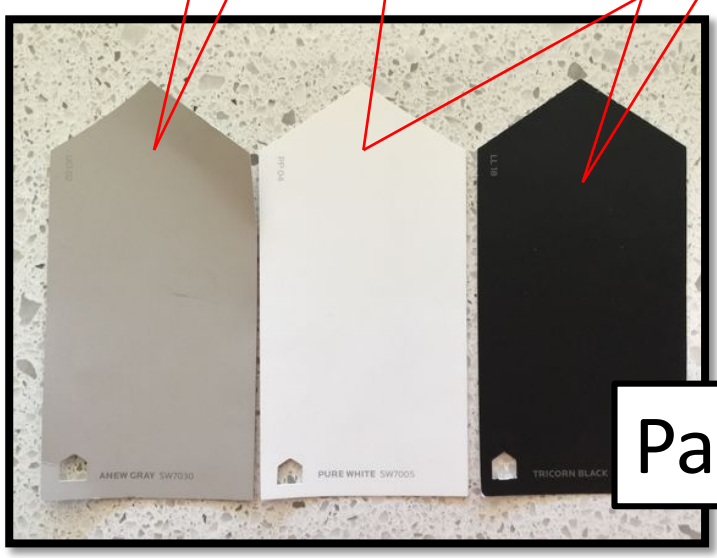
Roof



Doors & Sidelights







Paint Colors

Brick



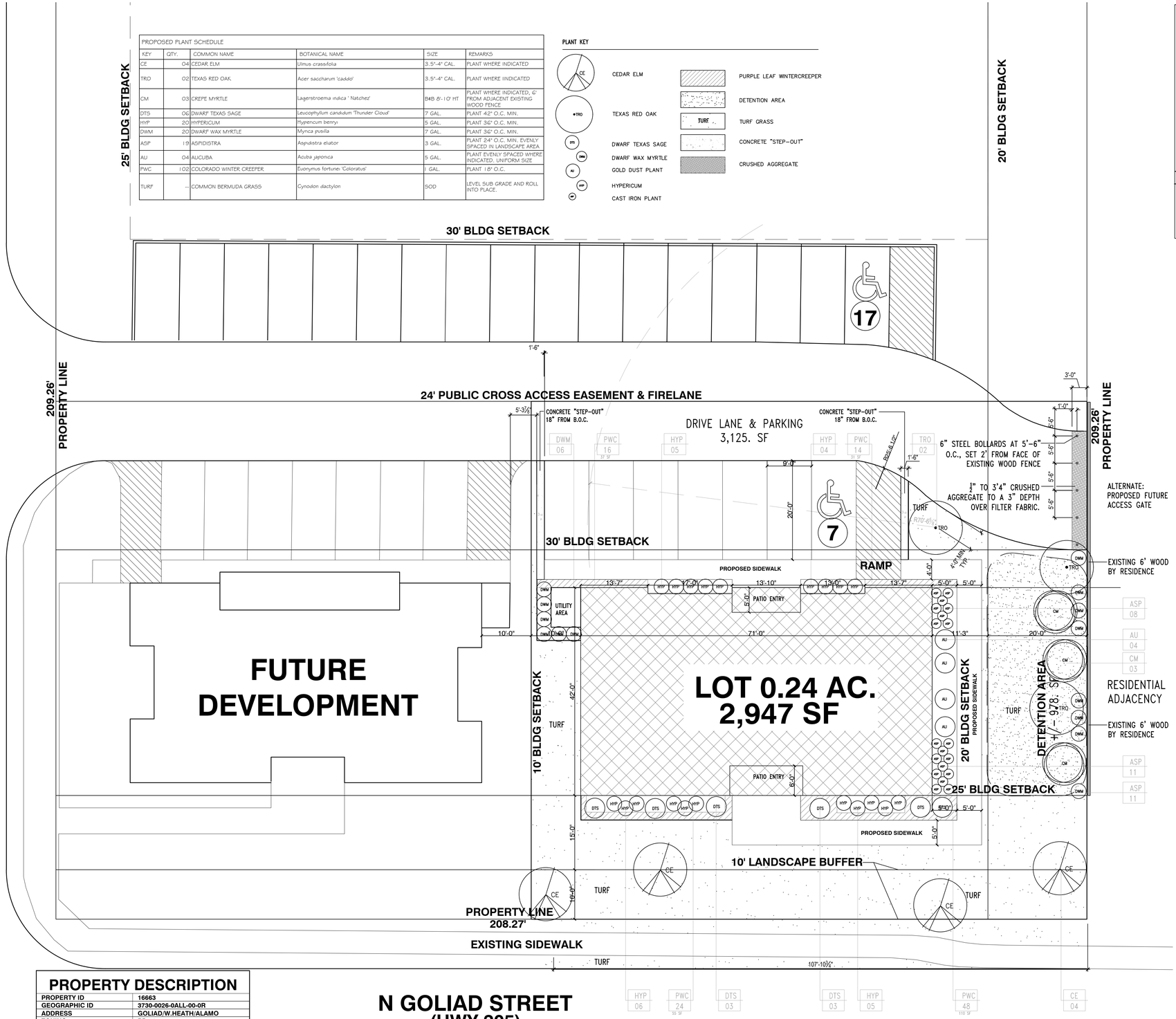

PERCEPTUAL ILLUSTRATION

PROPOSED PLANT SCHEDULE					
KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	04	CEDAR ELM	Ulmus crassifolia	3.5"-4" CAL.	PLANT WHERE INDICATED
TRO	02	TEXAS RED OAK	Acer saccharum 'caddo'	3.5"-4" CAL.	PLANT WHERE IINDICATED
CM	03	CREPE MYRTLE	Lagerstroema indica ' Natchez'	B4B 8'-10' HT	PLANT WHERE INDICATED, 6' FROM ADJACENT EXISTING WOOD FENCE
DTS	06	DWARF TEXAS SAGE	Leucophyllum candidum 'Thunder Cloud'	7 GAL.	PLANT 42" O.C. MIN.
HYP	20	HYPERICUM	Hypericum beinrys	5 GAL.	PLANT 36" O.C. MIN.
DWM	20	DWARF WAX MYRTLE	Mynca pusilla	7 GAL.	PLANT 36" O.C. MIN.
ASP	19	ASPIDISTRA	Aspidistra elator	3 GAL.	PLANT 24" O.C. MIN. EVENLY SPACED IN LANDSCAPE AREA
AU	04	AUCUBA	Acuba japonica	5 GAL.	PLANT EVENLY SPACED WHERE INDICATED. UNIFORM SIZE
PWC	102	COLORADO WINTER CREEPER	Euonymus fortunei 'Coloratus'	1 GAL.	PLANT 18" O.C.
TURF	--	COMMON BERMUDA GRASS	Cynodon dactylon	SOD	LEVEL SUB GRADE AND ROLL INTO PLACE.

PLANT KEY

CE — CEDAR ELM
TRO — TEXAS RED OAK
DTS — DWARF TEXAS SAGE
DWM — DWARF WAX MYRTLE
AU — GOLD DUST PLANT
HYP — HYPERICUM
CI — CAST IRON PLANT

PURPLE LEAF WINTERCREEPER
DETENTION AREA
TURF — TURF GRASS
CONCRETE "STEP-OUT"
CRUSHED AGGREGATE



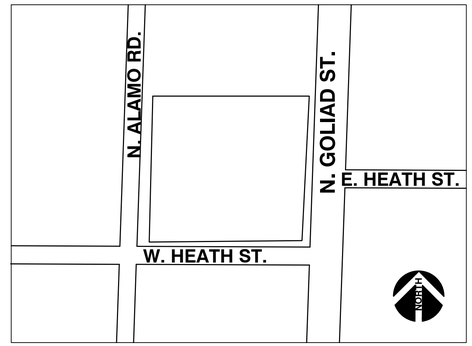
PROPERTY DESCRIPTION

PROPERTY ID	16663
GEOGRAPHIC ID	3730-0026-0ALL-00-0R
ADDRESS	GOLIAD/W.HEATH/ALAMO
ZONING	PD-50
PROPERTY USE	OFFICE
PROPERTY AREA (GROSS)	10,770 SF (APPROX)
BUILDING AREA	2,947 SF
BUILDING HEIGHT	29'-4"
PARKING REQUIRED	1 SPACE/500 = SPACE REQUIRED
HANDICAP REQUIRED	1 ACCESSIBLE 0-25, 2 PROVIDED
TOTAL PARKING PROVIDED	24 SPACES
ALL SF TOTALS ARE APPROXIMATE	

SITE LANDSCAPE - PLAN

NORTH

SCALE: 1"=10'-0"



VICINITY MAP
N.T.S.

LANDSCAPE TABULATION
LOT: .26 AC (11,746.81 SF)
BUILDING: 2,947. SF
ZONED: RESIDENTIAL-OFFICE / PD-50

5.1 LANDSCAPE BUFFER-STRIP
10' REQUIRED
10' PROVIDED

5.2 SCREENING OF OFF-STREET LOADING DOCKS
N/A

5.3 ACCEPTABLE LANDSCAPE MATERIALS
ALL PLANT MATERIALS USED WILL SATISFY THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE
ALL TREES PLANTED WILL BE A MINIMUM OF 3" CALIPER
ALL PLANT MATERIAL WILL OF CONTAINER GROWN QUALITY AND INSTALLED PER INDUSTRY STANDARDS.

5.4 PROTECTION OF LANDSCAPE AREAS:
ALL LANDSCAPE AREAS ADJACENT TO VEHICULAR AREAS WILL BE PROTECTED BY 6" CONCRETE CURBS OR WHEEL STOPS.

5.5 IRRIGATION:
AN AUTOMATIC, UNDERGROUND DRIP IRRIGATION SYSTEM WILL BE INSTALLED WITH A RAIN GAUGE AND FREEZE/THAW SENSOR AND WILL PROVIDE IRRIGATION SYSTEM. THIS SYSTEM WILL PROVIDE 100% COVERAGE TO ALL PROPOSED AND REMAINING PLANT MATERIAL ON SITE.

5.6 SCREENING FROM RESIDENTIAL USES:
NORTH SIDE - RESIDENTIAL ADJACENCY
A 6' HT. MASONRY FENCE IS REQUIRED
A 6' HT. WOOD FENCE IS PROVIDED AND EXISTING

ALL AREAS ADJACENT TO THE REQUIRED SCREENING WALL, SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND TRASH IN ACCORDANCE WITH THE APPLICABLE CODES OF THE CITY.

5.7 STREET LANDSCAPING:
1 3" (MIN. CAL.) CANOPY TREE REQUIRED PER 50 L.F OF FRONTAGE REQUIRED
1 3" (MIN. CAL.) CANOPY TREE PROVIDED PER 50 L.F OF FRONTAGE PROVIDED
N. GOLIAD STREET (HWY 205) = 112.33 LF
2.24 CANOPY TREES REQUIRED
2.00 CANOPY TREE PROVIDED

5.8 RIGHT-OF-WAY LANDSCAPING:
GRASS OR GROUNDCOVER REQUIRED
GRASS PROVIDED

THE PROPOSED IRRIGATION SYSTEM WILL PROVIDE 100% COVERAGE TO ALL PLANT MATERIAL PROPOSED FOR THE PARKWAY TO B.O.C. ALONG N. GOLIAD STREET.

5.9 PARKING LOT LANDSCAPING:
PARKING AND MANEUVERING = 3,125 SF
1 LARGE TREE WITHIN 80 LF OF ANY PARKING SPACE REQUIRED.
1 LARGE TREE WITHIN 80 LF OF ANY PARKING SPACE PROVIDED.

5.10 - (DELETED):

5.11 DIMENSIONING OF LANDSCAPE AREA:
ALL LANDSCAPING REQUIRED TO BE IN AN ARE NO LESS THAN 5' WIDE AND MINIMUM OF 25 SF.
ALL LANDSCAPING PROVIDED TO BE IN AN ARE NO LESS THAN 5' WIDE AND MINIMUM OF 25 SF.

5.12 REQUIRED LANDSCAPING:
ZONED: RESIDENTIAL-OFFICE
A. AMOUNT OF LANDSCAPING
2,936.45 SF = 25% OF SITE REQUIRED TO BE LANDSCAPED.
5,676.81 SF = 48% OF SITE PROPOSED TO BE LANDSCAPED.

B. LOCATION OF LANDSCAPING
50% REQUIRED IN FRONT YARD
1,468.22 SF = 50% OF THE REQUIRED LANDSCAPE REQUIRED IN FRONT YARD.
2,797.00 SF = 95% OF THE REQUIRED LANDSCAPE PROVIDED IN FRONT YARD.

C. DETENTION BASIN = +/- 978. SF
LANDSCAPE REQUIRED
LANDSCAPE PROVIDED

1 TREE / 750 SF REQUIRED
1.30 TREES REQUIRED
2.00 TREES PROVIDED

9.1 MAINTENANCE REQUIREMENT:
ALL REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR THE REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PRUNING, OR OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER LIVING PLANT THAT COMPLIES WITH THE APPROVED LANDSCAPE PLAN WITH WITHIN 6 MONTHS AFTER NOTIFICATION BY THE CITY.
A REQUIRED TREE THAT DIES AFTER ITS ORIGINAL PLANTING MUST BE REPLACED BY ANOTHER LIVING TREE HAVING A MINIMUM HEIGHT OF 14' AND A MINIMUM TRUNK CALIPER OF 4" MEASURED AT 12 INCHES ABOVE THE ROOT BALL.

9.2 UTILITY LINES AND RIGHTS-OF-WAY:
ANY DAMAGE TO UTILITIES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER, HIS AGENTS, OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS A LANDSCAPED AREA IN THE PUBLIC RIGHT-OF-WAY, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF NONETHELESS SOME PLANT MATERIALS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THE PLAN MATERIAL.

NO TREES ARE TO BE LOCATED WITHIN 5' OF ANY PUBLIC UTILITY.

TREESCAPE - PROTECTED TREE MITIGATION
THERE ARE NO PROTECTED TREES EXISTING ON SITE
THERE ARE PROTECTED TREES EXISTING IN THE PARKWAY

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REVISIONS
1 REV. PER P&Z STAFF COMMENTS 2/4/19

PROJECT NO.
011419T3C
DRAWN
SRR
CHECKED
SRR
SUBMITTAL DATES
OTB DATE

RYBA Inc.
Landscape Architecture
Site Planning
10670 North Central Expwy.
6th Floor
Dallas, TX 75231
(214) 629-2052
rla@airmail.net
www.rybadesign.com

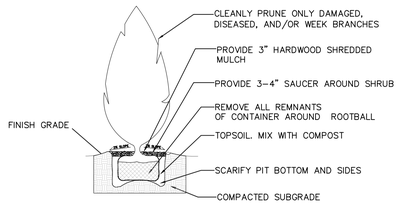
STATE OF TEXAS
STEVEN R. RYBA
1724
REGISTERED
LANDSCAPE ARCHITECT
01/15/19

T3 Chiropractic Office Building
205 & w. Heath
Rockwall, Texas

LANDSCAPE DEVELOPMENT

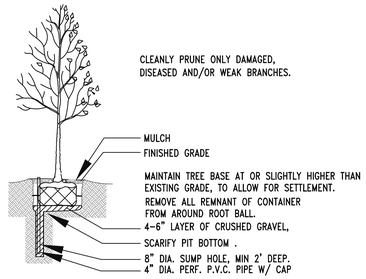
SHEET TITLE
.LANDSCAPE PLAN

SHEET
L1.01



LARGE SHRUB-SECTION

N.T.S.

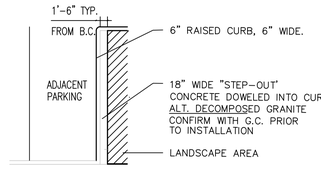


SPECIFICATIONS:
1. USE 4" DIA. PERF., PVC PIPE WITH SUMP.
2. LINE BOTTOM OF PIT WITH 4-6" LAYER OF CRUSHED GRAVEL, 1/2" CRUSHED AGGREGATE, FREE OF FINES.
3. DRILL 8" SUMP HOLE AT LOW SIDE OF PIT, SLOPE PIT BASE TO HOLE. FILL HOLE WITH 1/2" CRUSHED AGGREGATE, FREE OF FINES.

LARGE CANOPY TREE-SECTION

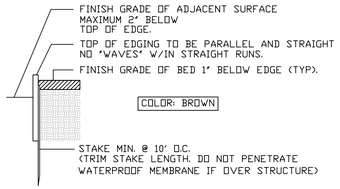
MUST INSTALL SUMP

N.T.S.



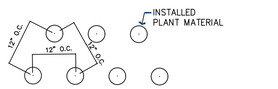
TYPICAL PARKING ISLAND-PLAN

N.T.S.



STEEL EDGE-SECTION

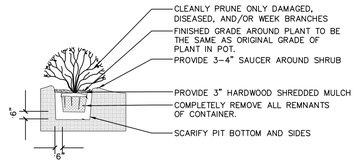
N.T.S.



NOTE:
1. THE "ON CENTER" MAY VARY PER PLANT TYPE. REFER TO PLANT SCHEDULE, FOR VARIOUS "ON CENTERS".

GROUNDCOVER PLANTING-PLAN

N.T.S.



NOTE:
1. USE MIXED COMPOST TO BACKFILL.
2. FERTILIZE AND WATER THOROUGHLY AFTER INSTALLATION.
3. EXCAVATE ENTIRE SHRUB BED, AS SHOWN.
4. NO SHRUB, EDGER OR ROOTBALL, SHALL BE PLANTED CLOSER THAN 2'-0" FROM FOUNDATION OF BUILDING.

SHRUB PLANTING-SECTION

N.T.S.

GENERAL PLANTING NOTES:

1. QUANTITIES INDICATED ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT SCHEDULE.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, AMBIGUITY OR UNLABELED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF ANY OF THESE IS NOT CLARIFIED BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEMS ON BID.
3. SOIL AMENDMENTS TO BE "MIXED SOIL WITH COMPOST" AS PRODUCED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL. INSTALL 5" OF TOPSOIL WITHIN ALL PLANTING AREAS. REMOVE EXISTING SOIL AND REPLACE WITH TOPSOIL. TO GRADE.
4. TREE HOLES TO BE EXCAVATED 2' GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST AS NOTED INN#3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
5. SHRUB PIT SHALL BE EXCAVATED 12" GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST AS NOTED IN #3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
6. MULCH TOP DRESSING FOR ALL PLANTING BEDS UNLESS OTHERWISE NOTED SHALL BE A MINI. 3" DEPTH LAYER, DECOMPOSED GRANITE UNIFORMLY SPREAD ON ALL SHRUB AND GROUND COVER BEDS.
7. BED EDGING TO BE STEEL EDGING 12G, X 5.5" AS MANUFACTURED BY COL-MET , COLOR: BLACK OR APPROVED EQUAL. ALL HOLES FOR TREES AND LARGE SHRUBS SHALL BE TESTED FOR WATER RETENTION PRIOR TO TREE OR SHRUB PLANTING. AFTER HOLE IS EXCAVATED, IT IS TO BE FILLED WITH WATER TO THE TOP OF THE EXCAVATION. IF, AFTER 24 HOURS, THE HOLE STILL HOLDS WATER, THE CONTRACTOR SHALL EXCAVATE AND ADDITIONAL 6" FROM THE BOTTOM OF THE HOLE. THE LANDSCAPE CONTRACTOR SHALL THEN INSTALL 6" OF NATIVE WASHED GRAVEL COVERED ON THE TOP (AND UP TO A MINIMUM OF 12" ON THE SIDES OF THE HOLE) WITH FILTER FABRIC. THE CONTRACTOR SHALL ALSO INSTALL A CAPPED 3" DIAMETER PVC SUMP WHICH WILL EXTEND FROM NEAR THE BOTTOM OF THE ROCK LAYER TO 3" ABOVE THE PROPOSED FINISH GRADE SO THE HOLE CAN BE EXCAVATED THROUGH MECHANICAL MEANS.
8. ALL PLANTING (TREES, SHRUBS, GROUND COVER, AND/OR GRASS APPLICABLE) SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
9. ALL PROPOSED PLANT MATERIAL SHALL BE CONTAINER GROWN.
10. ANY LARGE OR SMALL TREE SHALL BE PLANTED AT LEAST 48" MIN. FROM THE EDGE OF ANY PAVED SURFACE.
11. GENERAL MAINTENANCE: REQUIRED PLANTS SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PEST PREVENTION, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES SHALL BE REPLACED WITH ANOTHER LIVING PLANT THAT IS COMPARABLE TO THE EXISTING PLANT MATERIALS SPECIFIED IN THE APPROVED LANDSCAPE PLAN
12. LANDSCAPES AREAS WILL BE IRRIGATED WITH A SYSTEM THAT IS SUITABLE FOR "WATER EFFICIENT LANDSCAPE" WITHIN NINETY (90) DAYS AFTER NOTIFICATION BY THE CITY.
13. THE LOCATION OF ALL UTILITIES, INDICATED ON THESE PLANS, WERE PROVIDED BY OTHERS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES SHOULD BE DETERMINED BY THE LANDSCAPE CONTRACTOR PRIOR TO HIS COMMENCEMENT OF WORK.
14. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXCAVATION OR GRADING INDICATED IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAKE HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS, PRIOR TO CONSTRUCTION. PROTECT ALL SITE UTILITIES DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
16. GROUNDCOVER / SEASONAL COLOR BEDS WILL RECEIVE 3" OF "MIXED SOIL WITH COMPOST" TILLED INTO PLACE TO A 6" DEPTH.

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REVISIONS
1 REV. PER P&Z STAFF COMMENTS 2/4/19

PROJECT NO.
01141FT3C
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SRR
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SUBMITTAL DATES
OTB DATE

RYBA
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Landscape Architecture
Site Planning
10670 North Central Expwy.
6th Floor
Dallas, TX 75231
(214) 629-2052
rla@airmail.net
www.rybadesign.com

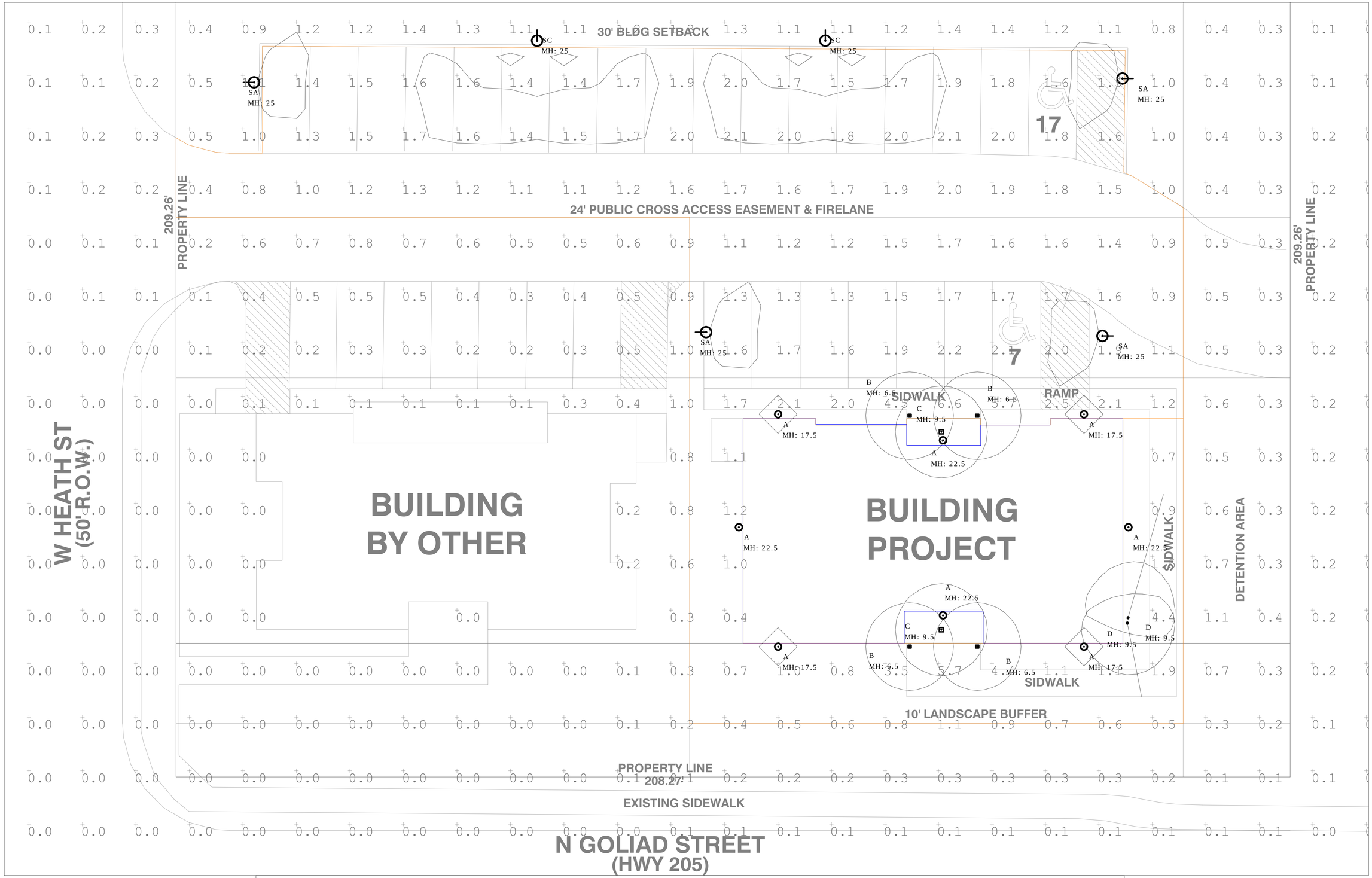
STATE OF TEXAS
STEVEN R. RYBA
1724
REGISTERED LANDSCAPE ARCHITECT
01/15/19

T3 Chiropractic Office Building
205 & w. Heath
Rockwall, Texas

LANDSCAPE DEVELOPMENT

SHEET TITLE
.LANDSCAPE DETAILS

SHEET
L2.01



PRELIMINARY PLANS -
NOT FOR CONSTRUCTION

Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
	A	8	HI LITE_H-15316-B	404	60	1.000	2.261	2.800
	B	4	FEISS_OL180130RB MODIFIED FROM BRUCK DAZZLE 1	404	60	1.000	2.261	2.800
	C	2	FEISS_F2959/10RB MODIFIED FROM BRUCK DAZZLE 1	404	75	1.000	2.261	2.800
	SA	4	ANTIQUE STREET LAMP_EML25 ST 49LED525 4K GCF MVOLT R3 FINISH MODIFIED FROM AS1 LED 1 63B530	8224	72.7	1.000	0.460	0.570
	SC	2	ANTIQUE STREET LAMP_EML25 ST 49LED525 4K GCF MVOLT R2 FINISH MODIFIED FROM AS1 LED 1 63B530	8422	72.9	1.000	0.460	1.000
	D	2	LITHONIA_ OLF 2RH 40K 120 FINISH	2275	24.5	1.000	0.404	0.500

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
GRADE_Planar	0	Fc	0.27	6.6	0.0	N.A.
PARKING LOT & DRIVE WAY		Fc	1.67	6.6	0.4	4.18

PARKING LOT & DRIVE WAY

Illuminance (Fc)
Average = 1.67
Maximum = 6.6
Minimum = 0.4
Avg/Min Ratio = 4.18
Max/Min Ratio = 16.50

SITE DATA TABLE

PROPERTY ID	16663
GEOGRAPHIC ID	3730-0026-0ALL-00-0R
ADDRESS	903 N. GOLIAD ST. ROCKWALL, TX
ZONING	PD-50
PROPERTY USE	OFFICE
PROPERTY AREA (GROSS)	10,770 SF (APPROX)
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HANDICAP REQUIRED	1 ACCESSIBLE 0-25, 2 PROVIDED
TOTAL PARKING PROVIDED	24 SPACES
ALL SF TOTALS ARE APPROXIMATE	
CASE # SP2019-001	

LATIMER DESIGNS INC
ROCKWALL, TEXAS
469.264.7415
latimerdesigngroup@gmail.com

DRAWN BY:
CHECKED BY:
DATE:
ISSUED FOR PERMIT:
ISSUED FOR CONSTRUCTION:
REVISIONS:

DRAWING: PHOTOMETRIC
SCALE: 1/8" = 1'-0"
SHEET SIZE: 24 x 36

PROJECT/CLIENT: T3 CHIROPRACTIC OFFICE
LOCATION: 903 N.GOLIAD ST•ROCKWALL•TX•75087
DATE: 02.03.2019

SHEET NO.
A4 OF

H-□□□□□-B

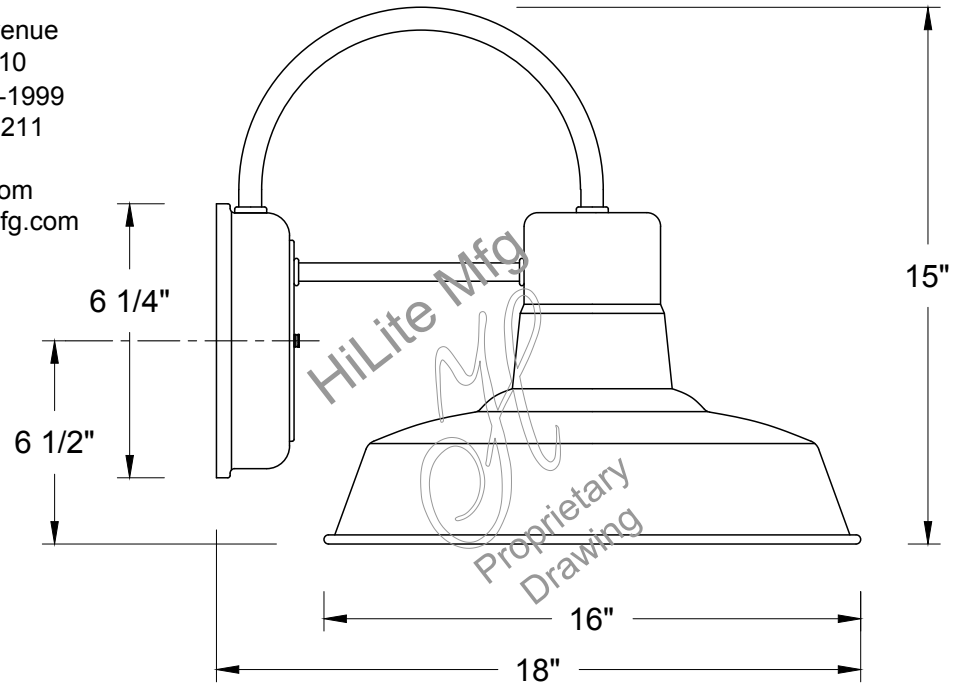
W□r□□□□□ S□□d□
C□□□□□□□□

Job Name:

Type:

Quantity:

HI-LITE MFG. CO., INC
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com



□INISH -Multi-stage pretreatment procedure using materials of polyester/polished powder coat, baking enamel liquid, raw metals, and galvanized finishes.

Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).

Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 138, 139, 140, 01, 11, 22, 25, 33, 77, 89.

(Custom finishes available).

For interior finish of fixture refer to color chart on pages 344-348.

MO□NTIN□ - Wall Mount.

ACCESSORIES - CGU(Cast Guard and Glass), LCGU(Large Cast Guard and Glass), WGU(Wire Guard and Glass), LWGU(Large Wire Guard and Glass), ARN(Acorn Globe), LARN(Large Acorn Globe) and WGR(Wire Guard) available.

RE□LECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

SOCKETS□LAMPS - Available in:

Incandescent
- rated 200 watt max/120 volt, medium base.

Compact Fluorescent(CFL)
- rated 13/18/26/32/42/57 watt max/120/277 volt, GX24Q base.

Metal Halide(MH)
- rated 35/50/70/100/150/175 watt max/120/208/240/277 volt, medium base, 4KV socket.

High Pressure Sodium(HPS)
- rated 50/70/100/150 watt max/120/277 volt, medium base.

Light-Emitted Diode(LED)
-See LED specification sheet.

c UL us LISTED

MADE IN THE U.S.A.

Suitable for wet location.

Hi-Lite Mfg. Co.

LED 2 Series Specifications

Description

The Hi-Lite LED 2 series is a drop-in LED light engine with integrated thermal management and optics. The LED 2 series is available for Open-rated fixtures. The LED 2 series is offered in five lumen outputs: 850, 1250, 2000, 3000, and 4000.

Specifications

- Open-rated fixture only (not rated for use within a sealed fixture or glass enclosure)
- 96° Beam Angle Domed Lens
- 9W, 850lm, 440mA (tested at 4000 K)
- 13W, 1250lm, 440mA (tested at 4000 K)
- 21W, 2000lm, 900mA (tested at 4000 K)
- 31W, 3000lm, 900mA (tested at 4000 K)
- 38W, 4000lm, 900mA (tested at 4000 K)
- ≥ 90 CRI for all CCTs (2700 K, 3000 K, 3500 K, 4000 K)
- 3-year Limited Warranty-LED Module only
- 1-year Limited Warranty-LED Driver only
- Designed to last 50,000 hours at L_{70}



(USE THIS FORMAT TO PLACE ORDER)

Wattage	Light Source	Color Temperature	Dimming Option	Driver Location	Voltage
9 (850 lumens) **13** (1250 lumens) **21** (2000 lumens) **31** (3000 lumens) **38** (4000 lumens)	**LED2**	**27** (2700 K) **30** (3000 K) **35** (3500 K) **40** (4000 K)	Leave blank if dimming is not required. For 9W and 13W only **I** (Incandescent) (Not available in 277V) **E** (0-10V Dimming 10%) For 21W, 31W, & 38W only **E** (0-10V Dimming 10%)	**BCM** (Ballast Canopy Mount)	9W & 13W **1** (120V) **2** (277) 21W, 31W, & 38W **M** (Multi 120/277)

31	/	LED2	/	30	/		/	BCM	-	M

31/LED2/30/BCM-M

Ordering Examples:

31/LED2/30/BCM-M	- 31W, LED2, 3000 K, Non-Dimming, Ballast Canopy Mount, 120/277 V
21/LED2/27/E/BCM-M	- 21W, LED2, 2700 K, Electronic Dimming, Ballast Canopy Mount, 120/277 V
38L2/40/BCM-M	- 38W, LED2, 4000 K, Non-Dimming, Ballast Canopy Mount, 120/277 V

Key Features

- Rated for 50,000 hours
- Min 0°C start up temp

FEISS
EST. 1955

Job Name:

Job Type:

Comments:

Quantity:

OL18013ORB: 1 - Light Outdoor Wall Sconce



Dimensions:

Length: 6 1/4"
Width: 7"
Height: 14"
Weight: 4.4 lbs.

Extends: 7"
Wire: 8" (color/Black/White)
Mounting Proc.: Universal Mounting Plate
Connection: Mounted To Box

Bulbs:

1 - Medium A19 60w Max. 120v - Not included

Features:

•

Material List:

1 Body - Steel / Aluminum / Glass - Oil Rubbed Bronze

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (OL18002-OL18013)

Collection: Lumiere'

Medium Base Squirrel Cage Antique Bulb Recommended

UPC #:014817528121

Finish: Oil Rubbed Bronze (ORB)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Panel	Glass	Clear Seeded	3									

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	6		3/4			

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship

Individual	OL18013ORB	1	014817528121	16.5	12.25	9.5	1.111	5.8	175	Yes
NJ Pallet		50		48	40	67.5	75	290		No
NV Pallet		50		48	40	67.5	75	290		No

FEISS
EST. 1955

Job Name:

Job Type:

Comments:

Quantity:

F2959/1ORB: 1 - Light Lumiere' Mini Chandelier



Dimensions:

Length:	9 1/2"	**Overall Height:**	86"
Width:	9 1/2"	**Wire:**	160" (color/Black)
Height:	20"	**Chain:**	60"
Weight:	9.46 lbs.	**Connection:**	Mounted To Box

Bulbs:

1 - Medium A19 75w Max. 120v - Not included

Features:

•

Material List:

1 Body - Steel / Aluminum / Glass - Oil Rubbed Bronze

Safety Listing:

Safety Listed for Dry Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (F2959-1)

Collection: Lumiere'

Medium Base Squirrel Cage Antique Bulb Recommended

UPC #:014817527780

Finish: Oil Rubbed Bronze (ORB)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Canopy	1 1/8					

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	F2959/1ORB	1	014817527780	24.5	13	16.25	2.995	12.5	175	Yes
NJ Pallet		24		48	40	68	75.556	300		No
NV Pallet		20		48	40	69.75	77.5	253		No



OLF 2RH LED with Motion Occupancy

Security Floodlight

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

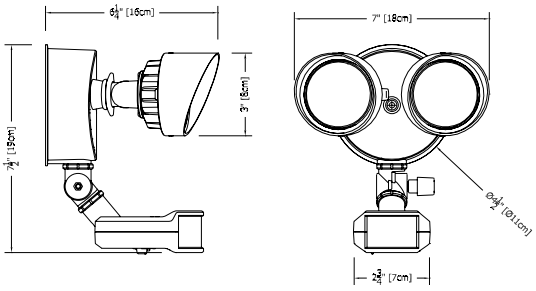
Introduction

The OLF 2RH LED security floodlight featuring motion occupancy technology, combines powerful LED security lighting with motion response light-on-detection. Features include 180 degree range/70ft forward detection, built-in photocell to prevent daylight operation, sensor sensitivity adjustment and a test/time switch to adjust duration lights stay illuminated.

Delivering 2,160 lumens, at only 25 input watts, OLF 2RH replaces up to (2) 90W PAR incandescent lamps offering 86% energy savings. Motion Occupancy (MO) combined with enhanced design features and breadth of options make the OLF family the best choice for residential and commercial applications that require reliable security lighting.

Specifications

Width:	7.00" *(17.8 cm)*
Height:	7.5" *(19.1 cm)*
Depth:	6.25" *(15.9 cm)*
Weight:	1.5 lbs. *(0.68 kg)*



Ordering Information

EXAMPLE: OLF 2RH 40K 120 MO BZ

OLF					
Series	**Number of heads**	**Color Temperature[1]**	**Voltage**	**Control**	**Finish**
OLF	2RH 2 heads, round	40K 4000K [1]	120 120 volts	MO PIR motion detection with photocell	BZ Bronze WH White

Complete list of configurations available:

OLF 2RH 40K 120 MO BZ

OLF 2RH 40K 120 MO WH

NOTES

1. Correlated color temperature (CCT) shown is nominal per ANSI C78, 377-2008.
2. LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.

FEATURES & SPECIFICATIONS

INTENDED USE

25 watt LED wall or ceiling mount security floodlight delivers 2,160 lumens for an energy-ecient replacement of (2) 90W incandescent security lights. The OLF LED provides years of maintenance-free general illumination for outdoor applications. OLF 2RH with option MO turns LED's on when occupants in the space are detected. Ideal for entrances, walkways, cooridors, yards, driveways and patios.

CONSTRUCTION

Rugged cast-aluminum, corrosion-resistant housing with dark bronze or white polyester powder paint for lasting durability. Motion sensor features corrosion resistant thermo-plastic housing. LED lamp heads are thermally isolated from the driver that is located in the rear housing, promoting a long service life. Lenses are sealed to keep out moisture, dirt and bugs. LEDs maintain 70% of light output at 50,000 hours of service life[2].

ELECTRICAL

Consumes 25 input watts utilizing 120V 60Hz driver. The OMS1000 motion detection head controls turning LED's on/off when occupancy is detected within the space. Detection range is 180 degrees at 70ft forward detection. A built-in photocell is included to prevent daylight operation. See digram and installation instructions for more information. Rated for outdoor installations, -40ºC minimum ambient.

INSTALLATION

Mounts to a recessed junction box on wall or ceiling. Crossbar and hardware provided. Wet location listed for mounting 4 feet above ground. Tool-less adjustable heads allow for precise aiming. Neighbor-friendly visors are adjustable or removable.

LISTINGS

UL/cUL listed Listed to U.S. and Canadian safety standards for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY

Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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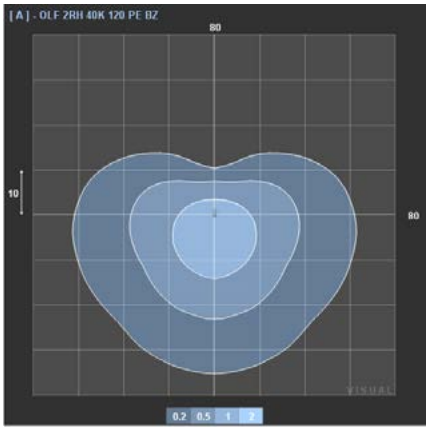
Photometric Diagrams

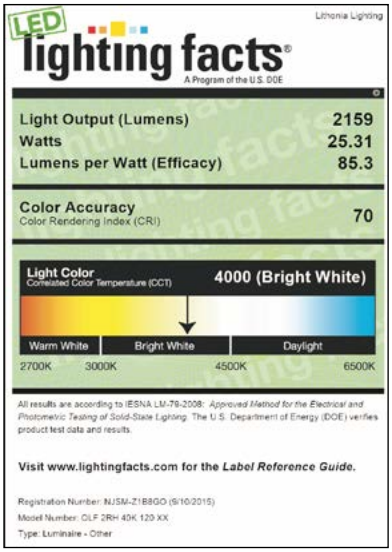
Full photometric data report available within 2 weeks from request. Contact Acuity tech support.

LEGEND

- 0.1 fc
- 0.2 fc
- 0.5 fc
- 1.0 fc



Lighting Facts Labels



OLF with motion occupancy features OMS1000 sensor head (Please refer to installation instructions for more information).



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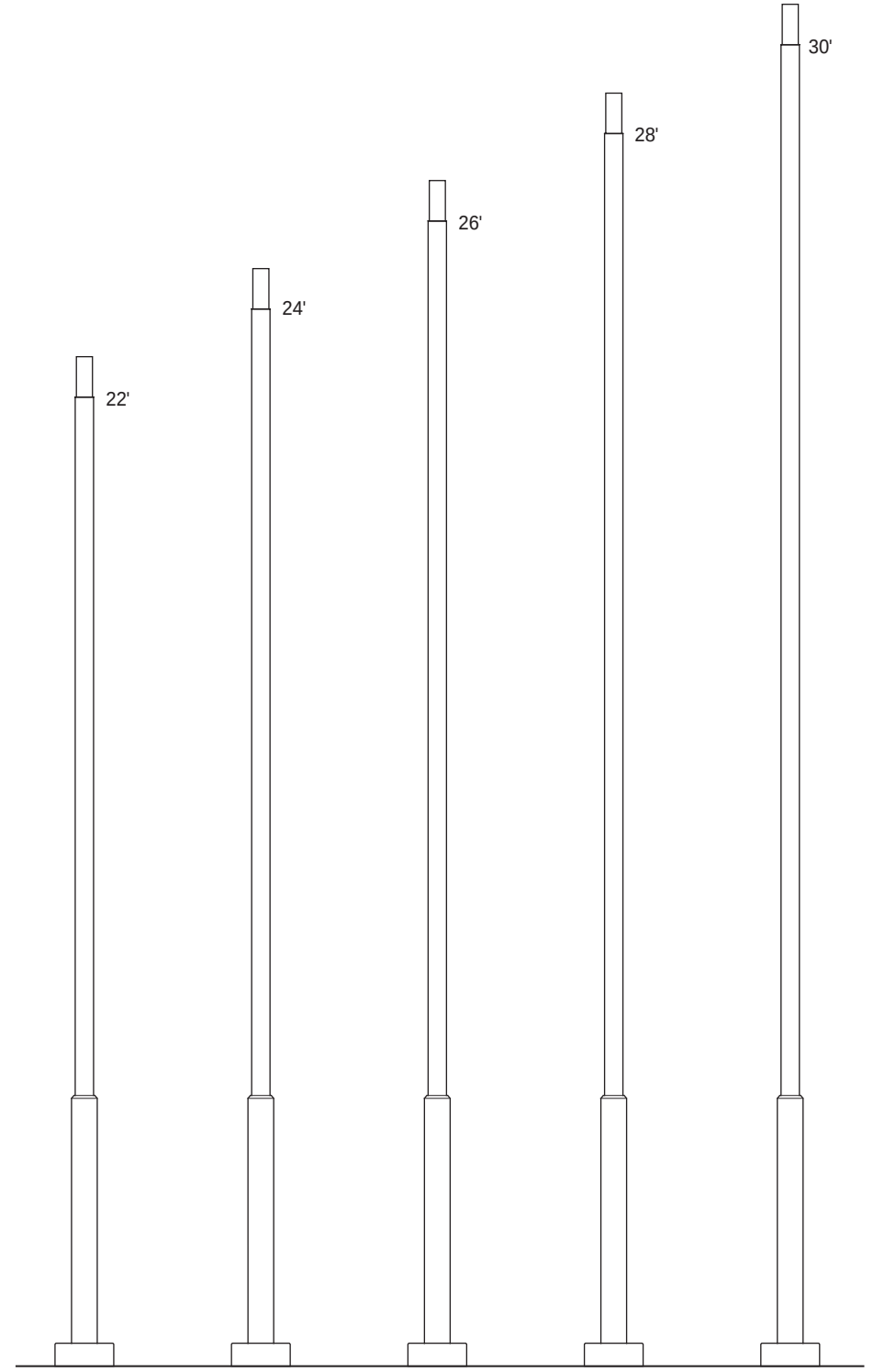
EUROTIQUE™ STEEL POLES

5"Ø/7"Ø • 22'-30' tall



EPSX 22 S5S7 *finish* **EPSX 24 S5S7** *finish* **EPSX 26 S5S7** *finish* **EPSX 28 S5S7** *finish* **EPSX 30 S5S7** *finish*

SPECIFICATIONS

DESCRIPTION

The lighting poles shall be one-piece all steel construction with an aluminum two-piece base cover. The poles shall have a stepped shaft with integral anchor/base plate. All welding shall be per ANSI/AWS D1.1. All welders shall be certified. The poles shall be Antique Street Lamps' catalog number **EPSX** *XX* **S5S7** *finish*.

MATERIALS

The poles and anchor plates shall be steel. The base cover and handhole cover shall be cast aluminum. All exposed hardware shall be tamper resistant stainless steel. Anchor bolts to be completely hot-dip galvanized. Partially galvanized bolts are not acceptable.

DIMENSIONS

The poles shall be *X'-XX"* in height with a 16" diameter base cover. An integral 4.375" O.D. x 11" tenon shall be provided at the top for mounting Eurotique 5" arms (exceptions following). A 4.375" O.D. x 8" tenon shall be provided for mounting Eurotique arm EAL5. No tenon shall be provided at the top when mounting Eurotique arm EAK5 which has an internal tenon.

INSTALLATION

The one-piece poles shall be provided with four 1.25" diameter by 42" long, L-type anchor bolts to be installed on an 11" diameter bolt circle. A handhole with cover shall be provided in the lower shaft section for wiring access. A grounding screw shall be provided inside the handhole. Eight set screws shall be provided at the top when mounting Eurotique arm EAK5.

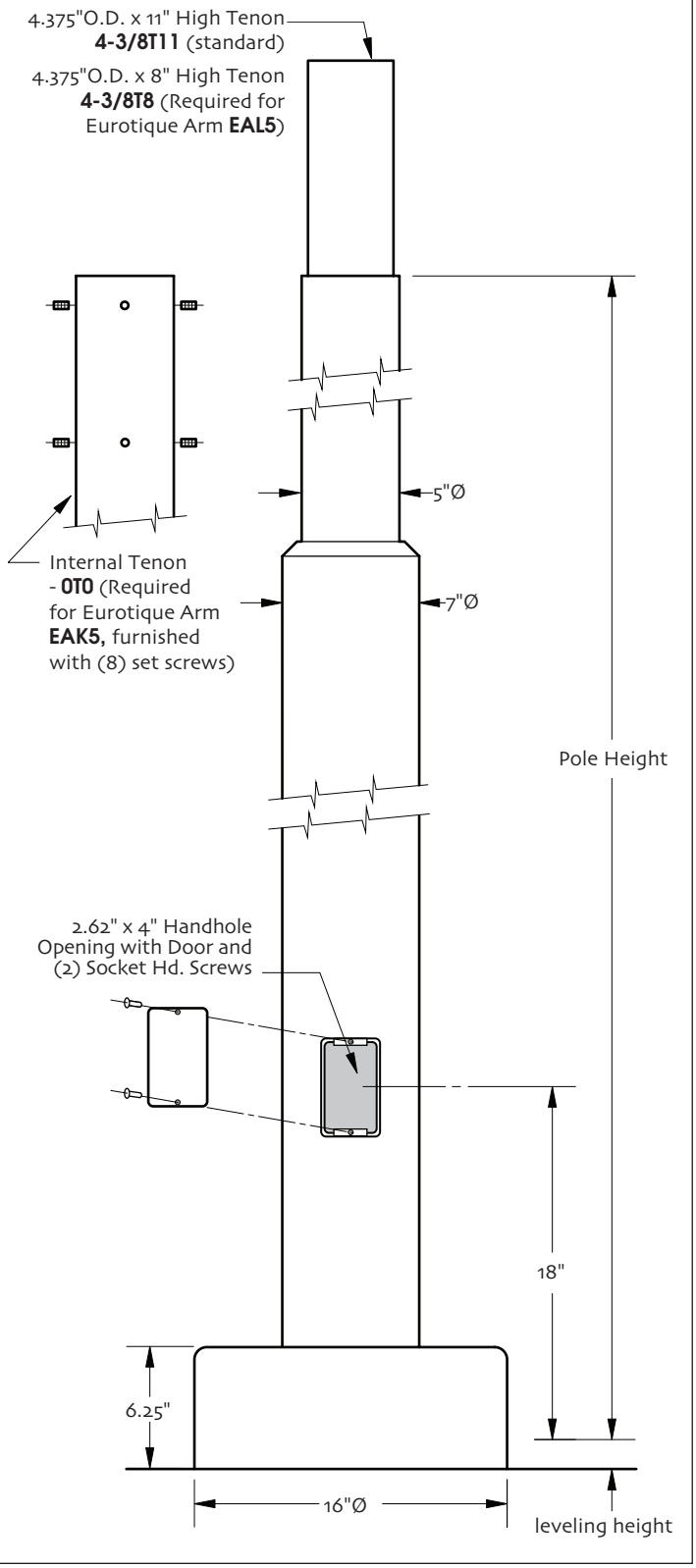
For finish specifications and color options, see "Finish" section in catalog.

EUROTIQUE™
Architectural Lighting

ANTIQUE Street Lamps
An AcuityBrands Company
2011-B W. Rundberg Ln. • Austin, TX 78758
Ph (512) 977-8444 • Fax (512) 977-9622
www.antiquestreetlamps.com

EUROTIQUE™ STEEL POLES

5"Ø/7"Ø • 22' - 30' tall



ORDERING INFORMATION

Choose the **boldface** catalog nomenclature that best suits your needs and write it on the appropriate line.

Example: **EPSX 22 S5S7 4-3/8T11 ANPP Options**

Pole Series

EPSX EUROTIQUE™ Poles Steel

Height

22 **24** **26** **28** **30**

Shaft Type

S5S7 5"dia./7"dia. shaft

Tenon

4-3/8T11 Standard Tenon
4-3/8T8 Tenon for Arm EAL5
0T0 Tenon for Arm EAK5

Finish[1]

ANBK Black
ANDB Dark Bronze
ANDG Dark Green
ANVG Verde Green
ANPP Prime Painted
CM Custom Match
CS Custom Select RAL colors

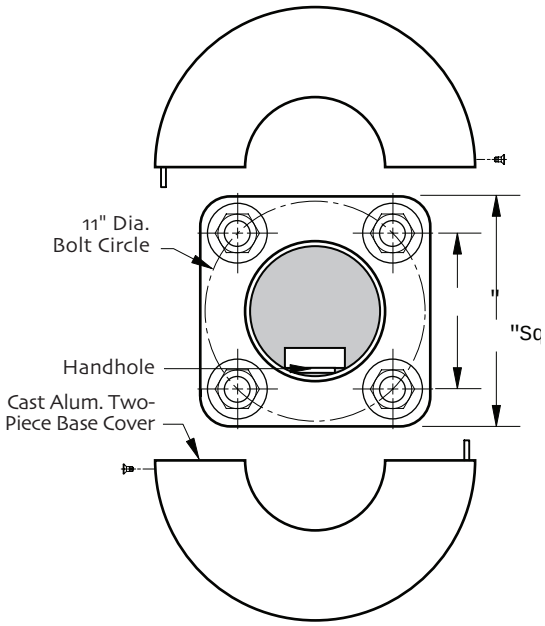
Options

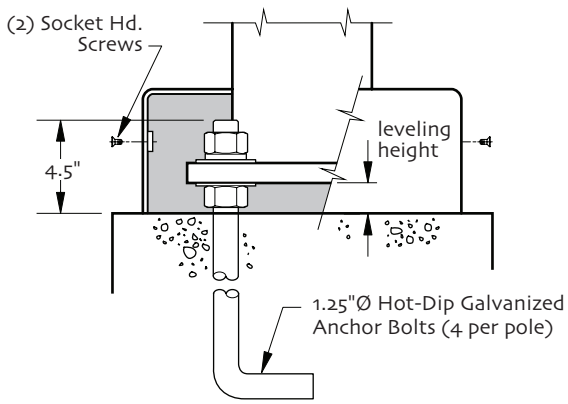
_____ Receptacles
_____ Flagpole Holders

(see Accessories section in the catalog or contact Antique Street Lamps)

NOTES:
1. *For finish specifications and color options, see **Finish** section in catalog or contact Antique Steet Lamps.*

ANCHORAGE GUIDE





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ANTIQUE STREET LAMPS™

EML25 LED
MUNICH PENDANT

CATALOG #

PROJECT

TYPE



This European shaped pendant or wall mount luminaire consists of a driver housing and skirt with an internal light engine with a choice of two lens options.

- Choice of a flat or sag glass lens
- Stainless steel hardware
- Driver and Light engine assembly mount on a removable assembly plate and are furnished with quick-disconnect plugs for ease of installation and maintenance
- CSA listed and labeled as suitable for wet locations
- TGIC powder coat finish
- Mounts via 1-1/2" NPT threaded swivel nipple to the Urban 4" or 5" diameter arms (specify PNJP6 option when ordering 4" arm); see arm specification sheets for details on mounting options.

C US

NIGHTTIME FRIENDLY™
Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

Max EPA: 1.86 sq feet
Max Height: 26-1/2" (67.3cm)
Max Width: 25" (63.5cm)
Max Weight: 60 lbs (27.2 kg)
Listing: CSA listed for wet locations

Sample Catalog number:

EML25	ST	49LED 350MA	3K	GCF	MVOLT	R3	SF	DBL
Fixture	**Base**	**Source & Wattage**	**Color Temp**	**Lens Option**	**Voltage**	**Distrib.**	**Options**	**Finish**

Ordering *Guide:*

Fixture	Base	Source & Wattage	Color Temp	Lens Option	Voltage	Distribution	Options	Finish
EML25	ST	49LED 350MA	3K	GCF	MVOLT	R2	SF	DBL
	RT	49LED 525MA	4K	GCSG	120	R3	DF	DDB
	FT	63LED 350MA	5K		208	R4	SPD	DNA
		63LED 525MA			240	R5		DWH
					277			CS
					347			CM
					480			ANBK
								ANDB
								ANDG
								ANVG

Data is considered accurate as of the revision date shown.
Antique Street Lamps reserves the right to modify specifications without notice.

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Rev. 6/14

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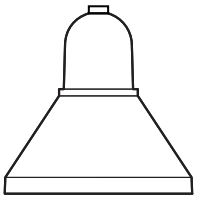
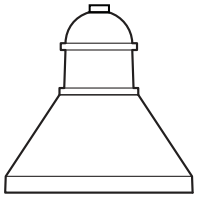
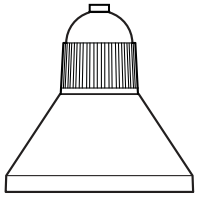
Base



ST
Smooth



RT
Ringed



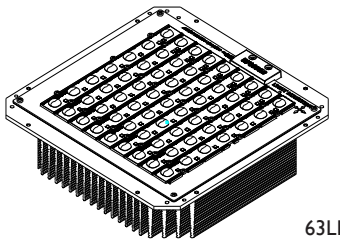
FT
Fluted

Select Your Options From

- ☐ ST — Smooth Ballast Housing
- ☐ RT — Ringed Ballast Housing
- ☐ FT — Fluted Ballast Housing

Notes:
Must select ST, RT, or FT style; optional 1DS feature can be specified in addition to any selection (ex: EHL16 GCF ST 1DS)

Source and Wattage



63LED light engine module

Select Your Choice From

- ☐ 49LED 350MA — 49 chips, 350 mA
- ☐ 49LED 525MA — 49 chips, 525 mA
- ☐ 63LED 350MA — 63 chips, 350 mA
- ☐ 63LED 525MA — 63 chips, 525 mA

Performance Package	Lens Type	Dist.	Input Watts	3000K CCT (opt)			4000K CCT (opt)			5000K CCT (opt)			L70 Life (hrs)
				Delivered Lumens	Eff cacy (LPW)	CRI	Delivered Lumens	Eff cacy (LPW)	CRI	Delivered Lumens	Eff cacy (LPW)	CRI	@ 25°C
63LED 350mA	GCSG	R3	**72.7**	6421	88.32	66	6421	88.32	66	6421	88.32	66	70000
		R4	**72.5**	6272	86.51	66	6272	86.51	66	6272	86.51	66	70000
		R5	**72.4**	6657	91.95	66	6657	91.95	66	6657	91.95	66	70000

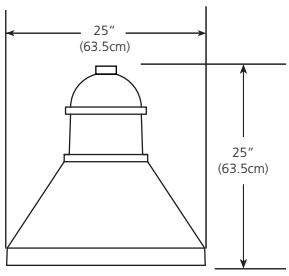
Data is considered accurate as of the revision date, shown in the highest operating temperature available.
Antique Street Lamps reserves the right to modify specifications without notice.

Color Temp

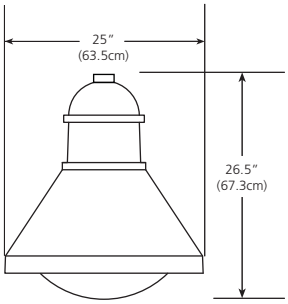
Select Your Options From

- ☐ 3K — 3000K
- ☐ 4K — 4000K
- ☐ 5K — 5000K

Lens Option



GCF
Glass, Clear Flat



GCSG
Glass, Clear Sag

Select Your Options From

- ☐ GCF — Glass, Clear Flat (Standard)
- ☐ GCSG — Glass, Clear Sag

NIGHTTIME FRIENDLY™
Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

Notes:
Nighttime Friendly ™ distributions available with GCF lens only.

EML25 LED

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Voltage

Select Your Options From

☐	MVOLT	MVOLT
☐	120	120V
☐	208	208V
☐	240	240V
☐	277	277V
☐	347	347V
☐	480	480V

Distribution

House Side

Street Side



R2
Type II
Distributes light slightly ahead of luminaire location with significant lateral spread.

R3
Type III
Provides light farther ahead of the luminaire than a Type II pattern but maintains a significant lateral spread.

R4
Type IV
Sharp Cutoff Distributes light almost exclusively forward with an emphasis on eliminating light trespass and spill light behind the pole.

R5
Type V
Provides improved uniformity with a variance of the Type V distribution with a slightly square pattern compared to the regular Type V.

Select Your Options From

☐	R2	Type II
☐	R3	Type III
☐	R4	Type IV
☐	R5	Type V

Options

Select Your Options From

(Fuse Not Included)

☐	SF	Single Fuse
☐	DF	Double Fuse
☐	SPD	Surge Protection Device

Finish

The luminaire has a powder coat finish utilizing a premium TGIC polyester powder. The finish is a three-stage process which consists of drying, powder application and curing. Before coating, the parts are treated with a five-stage pretreatment process, consisting of a heated alkaline cleaner, rinse, phosphate coating, rinse and sealant.

For a complete listing of colors, visit:
www.acuitybrandslighting.com/architecturalcolors

Notes:
- *Consult factory for CM option.*

Select Your Options From

☐	DBL	Black	
☐	DDB	Dark Bronze	
☐	DNA	Natural Aluminum	
☐	DWH	White	
☐	CS	Custom Select (RAL colors)	
☐	CM	Custom Match	
☐	ANBK	ASL Black	
☐	ANDB	ASL Dark Bronze	
☐	ANDG	ASL Dark Green	
☐	ANVG	ASL Verde Green	*Refer to website*

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ANTIQUE STREET LAMPS™

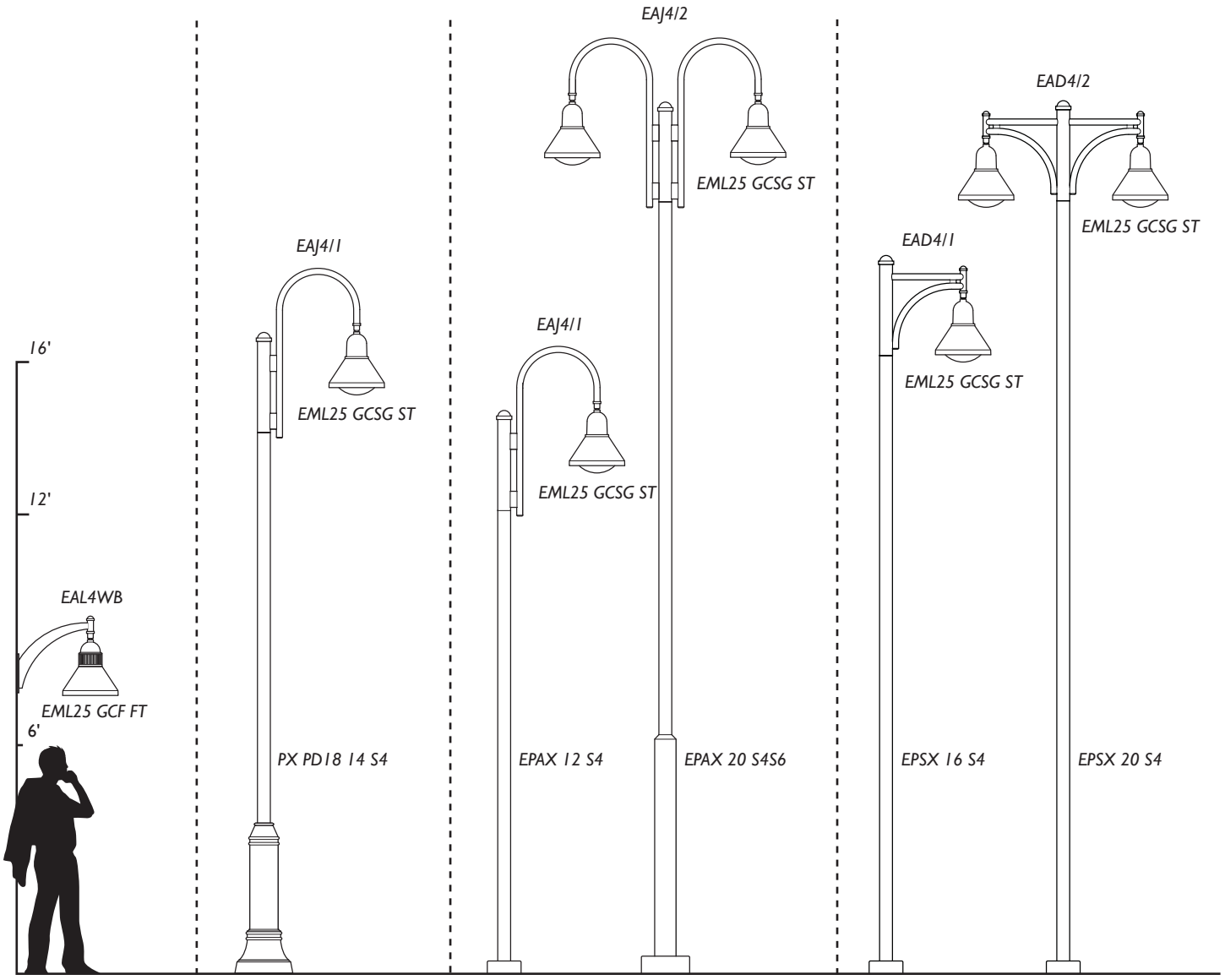
EML25

Pendant Wall Bracket Series

Philadelphia Series
Cast Aluminum Post

Urban Aluminum Pole Series

Urban Steel Pole Series



For detailed product specifications for Poles and Arm/Wall Mount see the Antique Street Lamps website.

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ANTIQUE STREET LAMPS™

EML25 LED
MUNICH PENDANT

CATALOG #

PROJECT

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- TGIC powder coat finish
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C US

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Sample Catalog number:

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Ordering *Guide:*

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					480			ANBK
								ANDB
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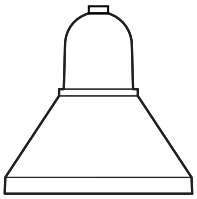
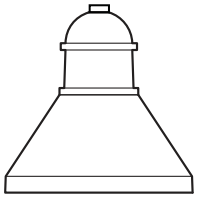
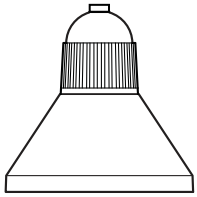
Base



ST
Smooth



RT
Ringed



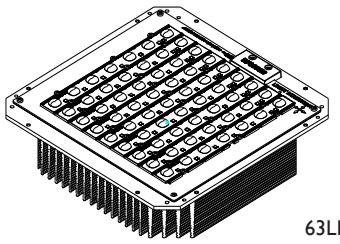
FT
Fluted

Select Your Options From

- ☐ ST — Smooth Ballast Housing
- ☐ RT — Ringed Ballast Housing
- ☐ FT — Fluted Ballast Housing

Notes:
Must select ST, RT, or FT style; optional 1DS feature can be specified in addition to any selection (ex: EHL16 GCF ST 1DS)

Source and Wattage



63LED light engine module

Select Your Choice From

- ☐ 49LED 350MA — 49 chips, 350 mA
- ☐ 49LED 525MA — 49 chips, 525 mA
- ☐ 63LED 350MA — 63 chips, 350 mA
- ☐ 63LED 525MA — 63 chips, 525 mA

Performance Package	Lens Type	Dist.	Input Watts	3000K CCT (opt)			4000K CCT (opt)			5000K CCT (opt)			L70 Life (hrs)
				Delivered Lumens	Eff cacy (LPW)	CRI	Delivered Lumens	Eff cacy (LPW)	CRI	Delivered Lumens	Eff cacy (LPW)	CRI	@ 25°C
63LED 350mA	GCSG	R3	**72.7**	6421	88.32	66	6421	88.32	66	6421	88.32	66	70000
		R4	**72.5**	6272	86.51	66	6272	86.51	66	6272	86.51	66	70000
		R5	**72.4**	6657	91.95	66	6657	91.95	66	6657	91.95	66	70000

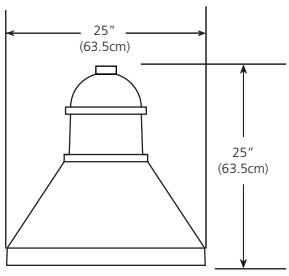
Data is considered accurate as of the revision date, shown in the highest operating temperature available.
Antique Street Lamps reserves the right to modify specifications without notice.

Color Temp

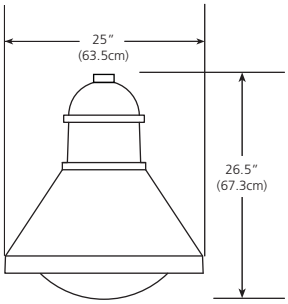
Select Your Options From

- ☐ 3K — 3000K
- ☐ 4K — 4000K
- ☐ 5K — 5000K

Lens Option



GCF
Glass, Clear Flat



GCSG
Glass, Clear Sag

Select Your Options From

- ☐ GCF — Glass, Clear Flat (Standard)
- ☐ GCSG — Glass, Clear Sag

NIGHTTIME FRIENDLY™
Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

Notes:
Nighttime Friendly ™ distributions available with GCF lens only.

EML25 LED

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Voltage

Select Your Options From

☐	MVOLT	MVOLT
☐	120	120V
☐	208	208V
☐	240	240V
☐	277	277V
☐	347	347V
☐	480	480V

Distribution

House Side

Street Side



R2
Type II
Distributes light slightly ahead of luminaire location with significant lateral spread.

R3
Type III
Provides light farther ahead of the luminaire than a Type II pattern but maintains a significant lateral spread.

R4
Type IV
Sharp Cutoff Distributes light almost exclusively forward with an emphasis on eliminating light trespass and spill light behind the pole.

R5
Type V
Provides improved uniformity with a variance of the Type V distribution with a slightly square pattern compared to the regular Type V.

Select Your Options From

☐	R2	Type II
☐	R3	Type III
☐	R4	Type IV
☐	R5	Type V

Options

Select Your Options From

(Fuse Not Included)

☐	SF	Single Fuse
☐	DF	Double Fuse
☐	SPD	Surge Protection Device

Finish

The luminaire has a powder coat finish utilizing a premium TGIC polyester powder. The finish is a three-stage process which consists of drying, powder application and curing. Before coating, the parts are treated with a five-stage pretreatment process, consisting of a heated alkaline cleaner, rinse, phosphate coating, rinse and sealant.

For a complete listing of colors, visit:
www.acuitybrandslighting.com/architecturalcolors

Notes:
- *Consult factory for CM option.*

Select Your Options From

☐	DBL	Black	
☐	DDB	Dark Bronze	
☐	DNA	Natural Aluminum	
☐	DWH	White	
☐	CS	Custom Select (RAL colors)	
☐	CM	Custom Match	
☐	ANBK	ASL Black	
☐	ANDB	ASL Dark Bronze	
☐	ANDG	ASL Dark Green	
☐	ANVG	ASL Verde Green	*Refer to website*

Data is considered accurate as of the revision date shown.
Antique Street Lamps reserves the right to modify specifications without notice.

Antique Street Lamps™ | 3825 Columbus Road | Granville, OH 43023 | Phone: 1-800-410-8899 | www.antiquestreetlamps.com

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ANTIQUE STREET LAMPS™

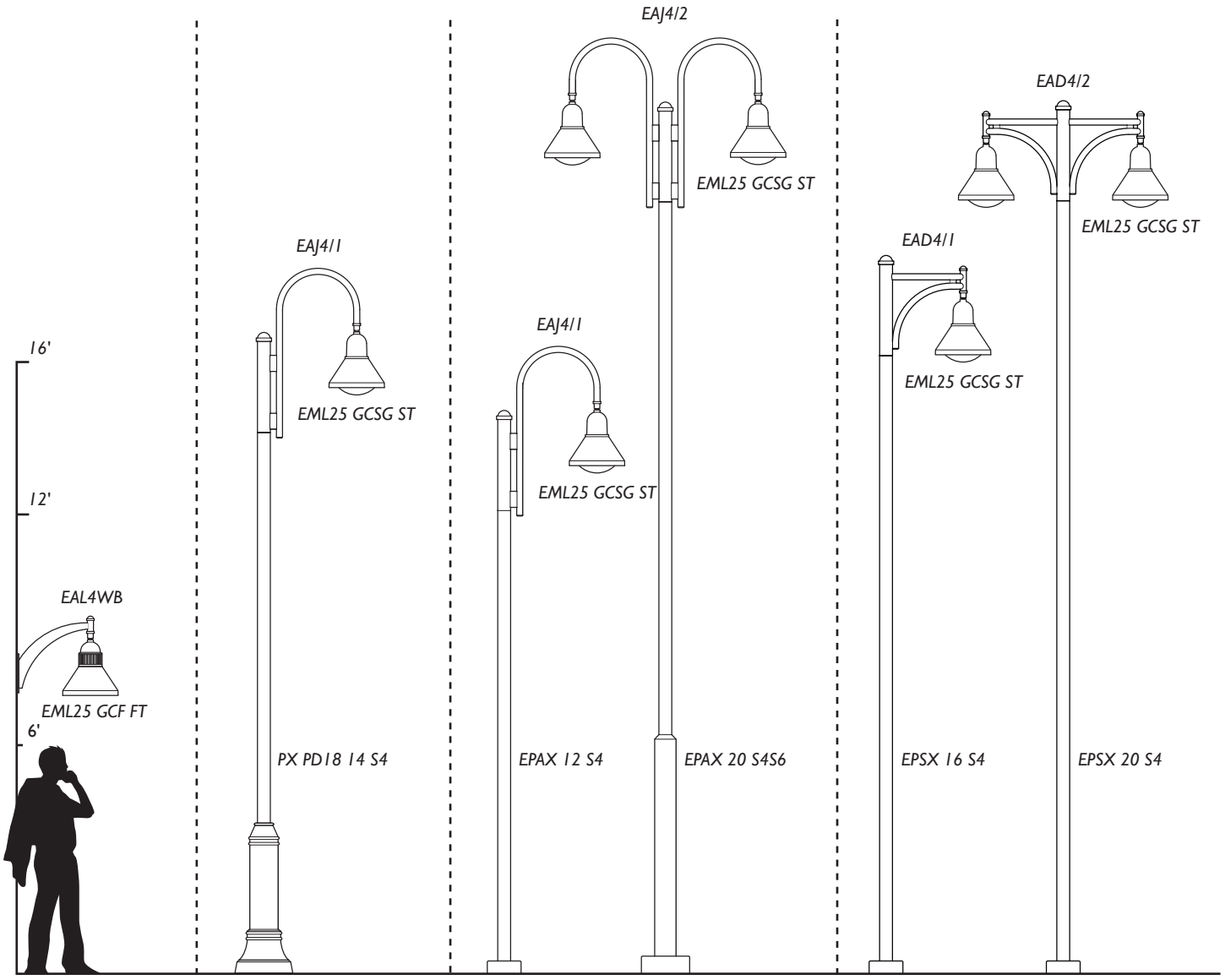
EML25

Pendant Wall Bracket Series

Philadelphia Series
Cast Aluminum Post

Urban Aluminum Pole Series

Urban Steel Pole Series



For detailed product specifications for Poles and Arm/Wall Mount see the Antique Street Lamps website.

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Rev. 6/14

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: February 12, 2019

SUBJECT: Z2019-001; *Amendment to Article IV, Permissible Uses, of the UDC to amend Guest Quarters/Secondary Living Units and to add Barns or Agricultural Accessory Buildings to the Land Use Charts and Land Use Standards*

On January 7, 2019, the City Council directed staff to amend the *Land Use Standards* contained in Article IV, *Permissible Uses*, of the UDC to allow *guest quarters/secondary living units* not meeting the requirements stated in the *Land Use Standards* the ability to request a Specific Use Permit (SUP). In addition, the City Council also directed staff to create a land use for *Barns or Agricultural Accessory Buildings*. This direction came in response to a request by Dewayne Cain to amend the code to allow an ~4,950 SF, metal barn that would contain a storage area for eight (8) vehicles and a *guest quarters/secondary living facility* (*i.e. the facility includes all components of a residential living unit [e.g. kitchen, bathroom, etc.]*) on a property zoned Agricultural (AG) District.

Currently, the UDC does allow *guest quarters/secondary living units* in an Agricultural (AG) District pending they are [*1*] accessory uses to the primary use (*i.e. single family home*), [*2*] not to exceed 30% of the area of the main structure, and [*3*] that they cannot be sold or conveyed separately without meeting the requirements of the zoning district and subdivision ordinance; however, the code does not address *guest quarters/secondary living units* that do not meet these standards. In other residential zoning districts (*i.e. SF-8.4, SF-7, ZL-5 and 2F*) this use is only allowed through a Specific Use Permit (SUP), which gives the City Council the discretion to grant these even if they do not meet the requirements. Based on the City Council's direction staff proposes to change the code as follows (with the *highlighted, italics* areas indicating the changes):

Residential and Lodging

AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	← Residential Zoning Districts Commercial Zoning Districts → Land Use ↓	DT	RO	NS	GR	C	HC	LI	HI
A	A	A	A	A	S	S	S	S	P	Guest Quarters/Secondary Living Unit +								

A: Accessory; P: Permitted By-Right; S: Specific Use Permit

Guest quarters/secondary living unit.

(1) Guest quarters or secondary living unit*s* may be allowed on a property in a residential ~~*or commercial*~~ zoning district provided that it is ancillary *to a single family home* ~~*the primary use and that only one such facility is provided.*~~

(2) The area of such quarters shall not exceed 30 percent of the area of the main structure.

(3) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.

(4) Guest quarters or secondary living units not meeting the requirements stated above shall require a Specific Use Permit (SUP).

These changes would allow *guest quarters/secondary living units* not meeting the requirements the ability to request a Specific Use Permit (SUP) in the AG, SF-E, SF-1, SF-16, SF-10, and MF districts.

The purpose of creating a *Barns or Agricultural Accessory Buildings* land use came about due to the fact that the current code does not allow accessory buildings in an Agricultural (AG) District. According to Article IV, *Permissible Uses*, of the UDC:

Residential and Lodging

AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	← Residential Zoning Districts Commercial Zoning Districts → Land Use ↓	DT	RO	NS	GR	C	HC	LI	HI
	P	P	P	P	P	P	P	P	P	Accessory Building +		P	P	P	P	P	P	P

A: Accessory; P: Permitted By-Right; S: Specific Use Permit

The purpose of this is to incentivize smaller properties (*i.e. properties less than ten [10] acres in size and considered to be legally non-conforming*) to zone in accordance with the Future Land Use Plan, bringing them into conformance with the UDC. Without this requirement, it would be difficult for the City to incentivize smaller properties to change their zoning, which could have the effect of leaving small spots of Agricultural (AG) District zoning on non-conforming lots throughout the City. To address this, the City Council has directed staff to establish a new land use (*e.g. barn/agricultural accessory building*), which would allow larger buildings in the Agricultural (AG) District. Based on this direction the new land use would be created as follows (with the ***highlighted, italics*** areas indicating the changes):

Rural and Animal Related

AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	← Residential Zoning Districts Commercial Zoning Districts → Land Use ↓	DT	RO	NS	GR	C	HC	LI	HI
S										*Barn or Agricultural Accessory Building+*								

A: Accessory; P: Permitted By-Right; S: Specific Use Permit

Barn or Agricultural Accessory Building. A *Barn or Agricultural Accessory Building* is a building that is located on a property that is a minimum of ten (10) acres in size, zoned Agricultural (AG) District, and is intended to be used to store agricultural equipment used for animal production, crop production and/or other agricultural related uses.

(1) A *Barn or Agricultural Accessory Building* is a minimum of 2,000 SF and a maximum of 4,999 SF in total size (*i.e. under roof*).
(2) A *Barn or Agricultural Accessory Building* is exempt from the masonry requirements stipulated by Section 7.01, *Residential District Development Standards*.
(3) The *Barn or Agricultural Accessory Building* shall be located behind the front façade of the primary structure, and be subject to the same building setbacks as the primary structure.

At the meeting on January 7, 2019, the City Council did have a discussion concerning allowing these structures *by-right* as opposed to by Specific Use Permit (SUP); however, staff is obligated to mention that allowing these structures by-right would directly conflict with the City Council's recent action concerning *Case No. Z2018-053*. This case involved a structure that was constructed illegally without a building permit. The structure itself incorporated two (2) logistics containers, connected by wood siding, and covered by a metal roof. This case was ultimately denied by the City Council; however, should this proposed ordinance be passed the structure would meet all the criteria and would be permitted to remain on the property. With this being said any changes to the code are discretionary to the City Council pending a recommendation by the Planning and Zoning Commission.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. Attached to this case memo is a draft ordinance outlining the proposed changes. The schedule for this text amendment is as follows:

~~Planning and Zoning Work Session: January 29, 2019~~
Planning and Zoning Public Hearing: February 12, 2019
City Council Public Hearing/First Reading: February 18, 2019
City Council Second Reading: March 4, 2019

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. Should the Planning and Zoning Commission have any questions staff will be available at the meeting on ***February 12, 2019***.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

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, AS HERETOFORE AMENDED, BY AMENDING ARTICLE IV, *PERMISSIBLE USES*; 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, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*]; 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 city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That Article IV, *Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance.

SECTION 2. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 3. That 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 [*Ordinance No. 04-38*], 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 4. 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 4TH DAY OF MARCH, 2019.

_____

Jim Pruitt, *Mayor*

DRAFT ORDINANCE 02-25-2019

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *February 18, 2019*

2nd Reading: *March 4, 2019*

DRAFT ORDINANCE 02.12.2019

Additions: Highlighted
Deletions: ~~Highlighted, Strikeout~~

SECTION 1: LAND USE SCHEDULE

Section 1.1: Use of Land and Buildings

Residential and Lodging

AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	← Residential Zoning Districts Commercial Zoning Districts → Land Use ↓	DT	RO	NS	GR	C	HC	LI	HI
A	A	A	A	A	S	S	S	S	P	Guest Quarters/Secondary Living Unit +								

A: Accessory; P: Permitted By-Right; S: Specific Use Permit

Rural and Animal Related

AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	MF-14	← Residential Zoning Districts Commercial Zoning Districts → Land Use ↓	DT	RO	NS	GR	C	HC	LI	HI
S										*Barn or Agricultural Accessory Building+*								

A: Accessory; P: Permitted By-Right; S: Specific Use Permit

SECTION 2: USE STANDARDS

Section 2.1.1: Rural and Animal Related

Barn or Agricultural Accessory Building. A *Barn or Agricultural Accessory Building* is a building that is located on a property that is a minimum of ten (10) acres in size, zoned Agricultural (AG) District, and is intended to be used to store agricultural equipment used for animal production, crop production and/or other agricultural related uses.

(1) A *Barn or Agricultural Accessory Building* is a minimum of 2,000 SF and a maximum of 4,999 SF in total size (*i.e. under roof*).
(2) A *Barn or Agricultural Accessory Building* is exempt from the masonry requirements stipulated by Section 7.01, *Residential District Development Standards*.
(3) The Barn or Agricultural Accessory Building shall be located behind the front façade of the primary structure, and be subject to the same building setbacks as the primary structure.

Section 2.1.2: Residential and Lodging Use Conditions

Guest quarters/secondary living unit.

(1) Guest quarters or secondary living units may be allowed on a property in a residential *~~or commercial~~* zoning district provided that it is ancillary *to a single family home ~~the primary use and that only one such facility is provided~~*.
(2) The area of such quarters shall not exceed 30 percent of the area of the main structure.
(3) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.
(4) Guest quarters or secondary living units not meeting the requirements stated above shall require a Specific Use Permit (SUP).

DRAFT ORDINANCE 02.19

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	David Gonzales, *Planning and Zoning Manager*
DATE:	February 12, 2019
SUBJECT:	Z2019-002; *SUP for Structure Exceeding 60-feet in Height*

Staff has received a letter from the applicant, Mark Pross, requesting to withdraw *Case No. Z2019-002* (*see attached*). The purpose of the withdrawal is to allow the applicant additional time to answer comments and concerns discussed at the Planning and Zoning work session held on January 29, 2019. This case is scheduled for a public hearing on tonight's agenda. Staff should note that the Planning and Zoning Commission has discretion on whether to accept or deny the applicant's request to withdraw the zoning case. Section 5, *Application Withdrawal*, of the Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), states that any case that has been published in the paper and notifications of a public hearing sent out must be placed on the public hearing agenda and acted upon by the applicable body. Should the Planning and Zoning Commission have any questions staff will be available at the meeting.

pross design group, incorporated

February 1, 2019

Mr. David Gonzalez, IACP
Planning and Zoning Manager
Planning and Zoning Division
City of Rockwall
385 S. Goliad St.
Rockwall, Texas 75087

RE: PROJECT #Z2019-002, SUP FOR SPR PACKAGING

Dear Mr. Gonzalez,

This letter is to inform you that after receiving initial comments from the Planning and Zoning Commission, the Owner feels that it would be beneficial to withdraw the request for a Special Use Permit for SPR Packaging at this time. We will be spending the next few weeks providing additional documentation, exhibits, and Revised Site and Elevation Drawings in order to present a better explanation as to the intent of the project and its effect on the surrounding residential development. It is our intent to resubmit on March 15, 2019, to initiate the SUP at that time. Should you have any questions, feel free to give me a call.

Sincerely,

Mark W. Pross
President

MWP/cs

• 5310 Harvest Hill Road, Suite 180 • Dallas, Texas 75230 • 972 / 759-1400 •

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	02/12/2019
APPLICANT:	Chuck Vickers; *T & C Main Street Holdings, LLC*
CASE NUMBER:	SP2019-002; *108 St. Mary's Street*

SUMMARY

Discuss and consider a request by Chuck Vickers of T & C Main Street Holdings, LLC for the approval of a site plan for an office building on a 0.50-acre parcel of land identified as Block 80B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, addressed as 108 St. Mary's Street, and take any action necessary.

BACKGROUND

The subject property is located east of the intersection of S. Goliad Street [SH-205] and St. Mary's Street, zoned Residential-Office (RO) District, and is addressed as 108 St. Mary's Street. On April 2 2018, the City Council approved a request [*Case No. Z2018-007*] to rezone the subject property from a Single-Family 7 (SF-7) District to a Residential-Office (RO) District. The request included a second property, 106 St. Mary's Street). At the time of the rezoning request, the property owners stated that the intent was to convert two (2) single-family homes into two (2) residential-office buildings. The Residential-Office (RO) District is a unique district that allows live/work arrangements with the intention of extending the life of older homes by allowing them to be converted into low-intensity office buildings. These areas usually serve as a transition between high-intensity, non-residential land uses to low-intensity residential land uses. The flexibility of live/work arrangements in a Residential-Office (RO) District allows a residential-office structure to be utilized as a single-family home, an office, or both.

PURPOSE

The applicant is requesting approval of a site plan to convert an existing single-family home to an office building. The home is approximately 1,423 SF including the garage. The applicant is proposing to demolish the existing garage, which reduces the size of the structure to approximately 1,221 SF. The exterior of the existing structure is clad with hardie board (or a similar cementitious material) and the applicant is proposing to add an approximately three (3)-foot stone wainscot to each façade. Since the structure is being converted from a single-family home to an office building, it will require a parking lot to be constructed. The applicant is proposing to locate the parking lot behind the main structure and provide landscape screening in conjunction with an existing six (6) foot tall wooden fence to screen the property from the adjacent residential properties.

ADJACENT LAND USES AND ACCESS

The subject property is located east of the intersection of S. Goliad Street [SH-205] and St. Mary Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is St. Mary's Street, which is identified as a R2 (*residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a single-family home, which is identified as a Landmarked Property (*i.e. the Underwood House*). Adjacent to the Underwood House is another single-family home, which is also identified as a

Landmarked Property (*i.e. the Barnes House*). These areas are zoned Single-Family 7 (SF-7) and General Retail (GR) Districts.

South: Directly south of the subject property is a post-office followed by Boydstun Avenue, which is identified as a MC (*minor collector, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan and zoned General Retail (GR) District. Beyond this is a residential housing development, which is zoned Planned Development District 30 (PD-30) for Two-Family (2F) District land uses. Following this are several single-family homes that are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is a residential subdivision (*i.e. St. Mary's Place*) containing several homes. This area is zoned Planned Development District 21 (PD-21) for single-family attached and single-family detached land uses. Beyond this is S. Fannin Street, which is identified as a MC (*minor collector, two [2] lane, undivided roadway*) on the city's Master Thoroughfare Plan followed by several single-family homes that are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is a single-family home, a photography studio (*i.e. Lakepointe Photography*), and a swimming pool company (*i.e. Swim Tech*). Beyond this is S. Goliad Street [SH-205], which is identified as a P6D (principle arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan and a house of worship (*i.e. First Baptist Church*). These areas are zoned Residential-Office (RO) and General Retail (GR) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use (*i.e. an office*) is allowed by-right in a Residential-Office (RO) District and will not require any additional approvals. The submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Residential-Office (RO) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*22,279 SF; In Conformance*
Minimum Lot frontage	*60-Feet*	*~85-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*~262-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*25-Feet; In Conformance*
Minimum Rear Yard Setback	*30-Feet*	*30-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*10-Feet; In Conformance*
Maximum Building Height	*36-Feet*	*17-Feet; In Conformance*
Max Building/Lot Coverage	*40%*	*~5.48%; In Conformance*
Minimum Masonry Requirement	*80*	*100%; In Conformance*
Minimum Number of Parking Spaces	*5 Spaces*	*6 Spaces; In Conformance*
Minimum Stone Requirement	*20%*	*20%; In Conformance*
Minimum Landscaping Percentage	*25%*	*~60%; In Conformance*
Maximum Impervious Coverage	*75-80%*	*~42%; In Conformance*

TREESCAPE PLAN

The applicant has submitted a landscape plan showing that there are no protected trees being removed from the subject property.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive plan shows the subject property being located in the Downtown District and designated for ***Live/Work*** land uses. The Downtown District contains some of the City's oldest structures and maintains its small town atmosphere by utilizing strategies such as live/work arrangements, historic preservation, and the adaptive reuse of existing buildings. Given the proximity of the subject property to S. Goliad Street [SH-205] and the surrounding ***Commercial/Retail*** land uses, the proposed office building appears to be a natural transition from the high-intensity, non-residential land uses west of the subject property to the lower intensity land uses east of the subject property. Since the subject property is designated for ***Live/Work*** land uses, the existing structure utilized as a single-family home, an office, or both. Staff should note, the applicant's request to convert a single-family home into an office building conforms to the Future Land Use Plan and the strategies implemented in the Downtown District.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 4.02, *Residential-Office (RO) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), Residential-Office (RO) Districts "…recognize the existence of older residential areas where older homes can be converted into low-intensity office uses…" Additionally, the Residential-Office (RO) District "…provides low-intensity services such as offices, medical and professional services, and some limited retail businesses to residents in the adjacent neighborhoods…" Residential-Office (RO) Districts serve as a transition between high-intensity, non-residential uses or busy arterial roadways to lower intensity residential uses and should have access to major or secondary thoroughfares. With that being said, the applicant's request for approval of a site plan to convert an existing single-family home to an office building appears to be in conformance with the intent of the Residential-Office (RO) District. Currently, there is residential adjacency to the east, and the proposed office would serve as a transition between the higher intensity General Retail (GR) District land uses to the west of the subject property and the lower intensity residential uses to the east. The Unified Development Code (UDC) requires a six (6) foot masonry-screening wall be constructed for all non-residential property adjacent to residentially zoned or used property; however, the code does give the Planning and Zoning Commission the discretion to approve alternative landscape screening plans when warranted. In this case, the adjacent residential subdivision has an existing six (6) foot wood fence that extends along the entire adjacency. Based on this, the applicant has indicated a preference to use a thick vegetative screen utilizing trees and bushes in lieu of the required masonry-screening wall. Staff has requested an updated landscape plan reflecting these changes; however, the applicant has failed to provide the plan prior to the resubmission date. As a result, staff has added a condition of approval requiring that the applicant resubmit a landscape plan showing canopy trees planted on 20-foot centers and mature bushes planted in a staggered pattern along the eastern property line (*i.e. along the entire residential adjacency*). If the Planning and Zoning Commission chooses to approve this alternative screening method the applicant would be required to submit a landscape plan showing conformance to this requirement prior to submitting civil plans and/or a building permit.

ARCHITECTURAL REVIEW BOARD (ARB):

On January 29 2019, the Architectural Review Board (ARB) reviewed the building elevations and passed a motion to recommend approval of the site plan by a vote of 7-0.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request, then staff would propose the following conditions of approval:

(1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

(2) A landscape plan showing canopy trees planted on 20-foot centers and mature bushes planted in a staggered pattern along the eastern property line (*i.e. along the entire residential adjacency*) shall be required prior to the submittal of civil plans and/or a building permit; and,

(3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



City of Rockwall

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

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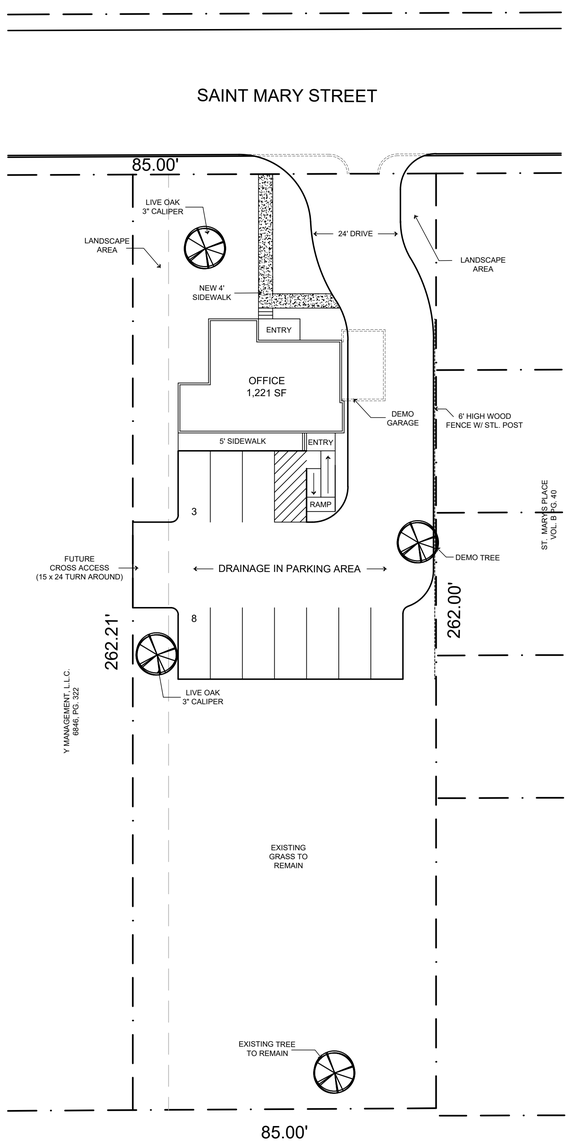

SITE DATA TABLE	
SITE AREA	0.51 ACRES (22,279 SF)
ZONING	COMMERCIAL OFFICE
PROPOSED USE	OFFICE
PROPOSED BUILDING AREA-TOTAL AREA:	1,221 SF
EXISTING BUILDING AREA-TOTAL AREA:	1,423 SF
LOT COVERAGE	5.48□
FLOOR TO AREA RATIO	0.0548 : 1
BUILDING HEIGHT	30 ft. MAX

PARKING TABLE	
PROPOSED PARKING-TOTAL PARKING:	1:300 □5 SPACES
PARKING RE□UIRED	5 (1 ADA)
PARKING PROVIDED	11 (1 ADA)

NOTE:

1. Photometric plan N/A. There will be no site lighting on this pro□ect.
2. This property will not be subdivided.

LANDSCAPE TABULATION

Gross Area	(0.51 acres)	□	22,279 S.F.
Re□uired Landscape Area -	10□ of 22,279 S.F.	□	2,228 S.F.
Provided Landscape Area -	13□ of 22,279 S.F.	□	2,833 S.F.

DESCRIPTION OF NEW LANDSCAPE AREA MATERIAL	□TY
Frontage 60 LF (NIC DRIVES) □1 tree - Live Oa□, 3" caliper (canopy)	1
Par□ing 1 tree per 80' radius - 1 tree - Live Oa□3" caliper	1
Total	2

□□□ S□□□ M□r□ S□r□□□

LEGAL DESCRIPTION AND OR ADDRESS:

H□W□B□□d□□□□ Add□□□□
R□□□□ □□, T□□□□
V□□□□ □ □□□□, P□□□ □□□ □□
D□□d R□□□rd□ □□R□□□□ □□C□□□□, T□□□□
□□□□ A□r□□

OWNER

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APPLICANT

Carroll Architects, INC
750 E. Interstate 30 □110
Roc□wall, TX 75087
Ph: 972-732-6085 Email: □c@carrollarch.com

CASE NUMBER
SP2019-002

NORTH

1 **SITE PLAN □LANDSCAPE PLAN**
SCALE: 1:20

0 20 40 80

ISSUE: OWNER REVIEW:
CITY SUBMITTAL 01-17-2018
REVISED SUBMITTAL 02-04-2019

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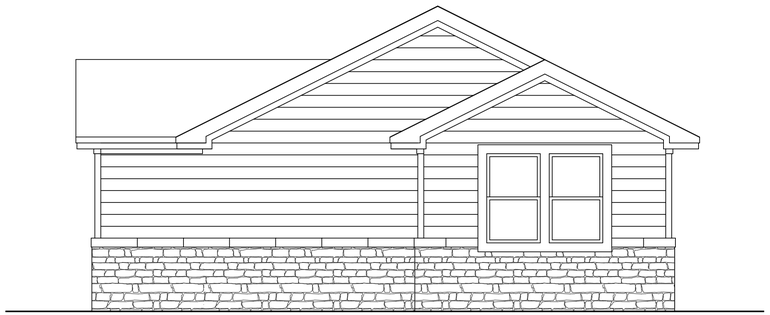
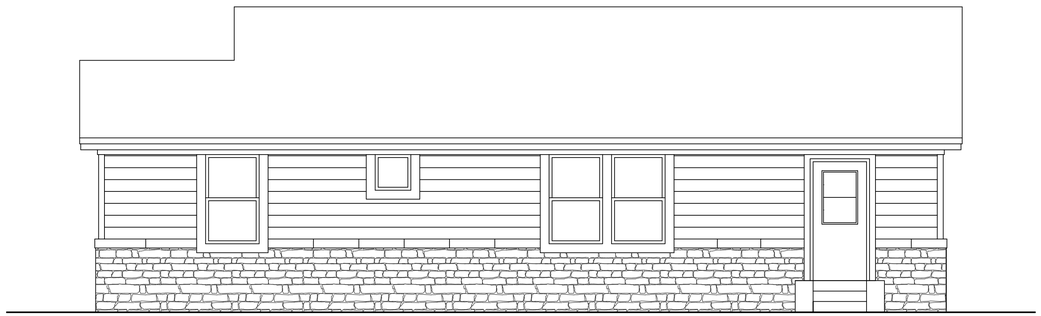
f: 972-732-8058

SITE PLAN/ LANDSCAPE PLAN

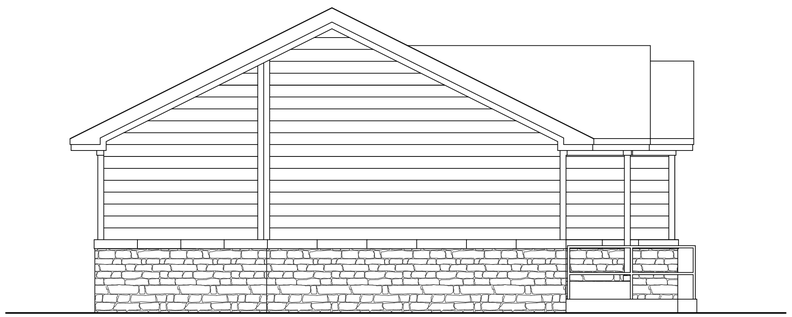
DATE: JULY 2018
SHEET NO: A100
PROJECT NO: 2018009
DRAWN BY:
CHECKED BY:



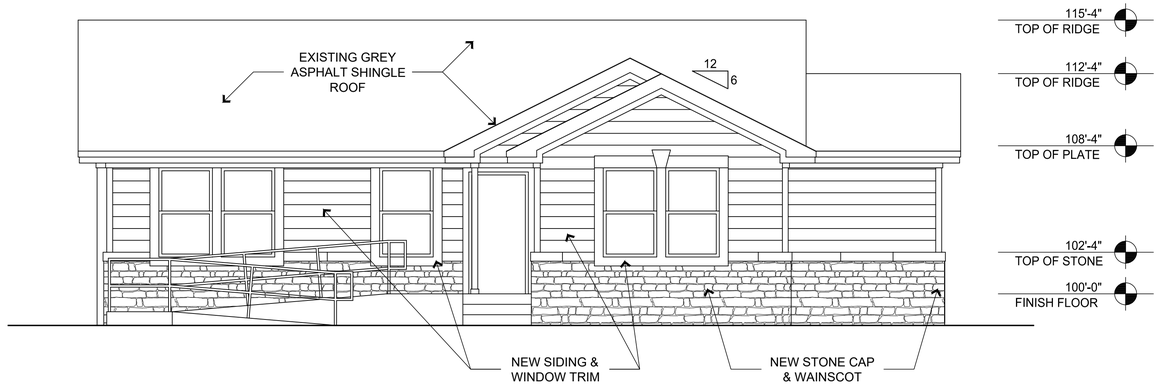
4 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 BACK ELEVATION
SCALE: 1/4"=1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



1 FRONT ELEVATION
SCALE: 1/4"=1'-0"

NOTE

- N
- N
- N

□□□ S□□□□M□r□□ S□r□□□

LEGAL DESCRIPTION AND OR ADDRESS:

H□W□ B□□d□□□□ Add□□□□
R□□□□ □□, T□□□□
V□□□□ □ □□□□, P□□□ □□□ □□
D□□d R□□□rd□ □□R□□□□ □□C□□□□, T□□□□
□□□□ A□r□□

OWNER

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CASE NUMBER
SP2019-002

ISSUE: OWNER REVIEW: 01-17-2018

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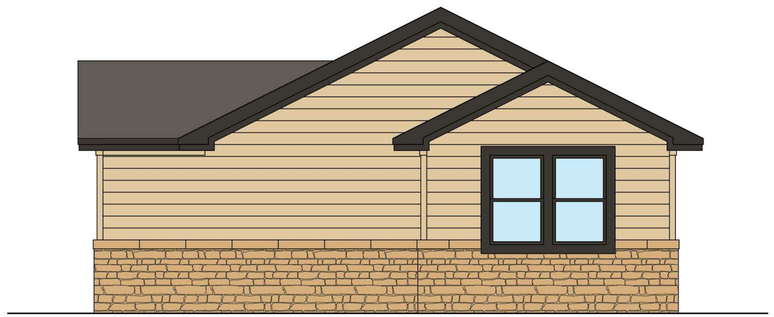
ELEVATIONS

DATE: JULY 2018
PROJECT NO: 2018009
DRAWN BY:
CHECKED BY:

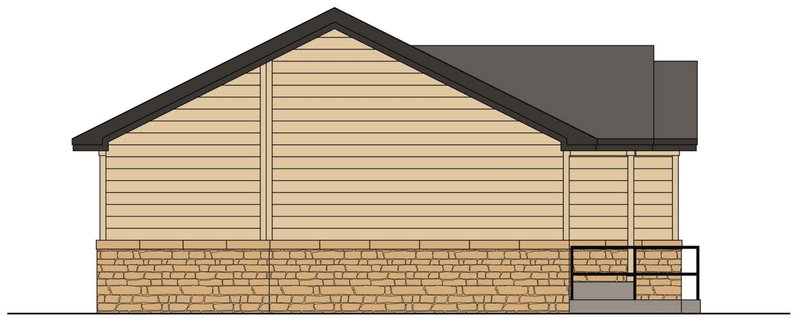
SHEET NO: A501



4 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 BACK ELEVATION
SCALE: 1/4"=1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



1 FRONT ELEVATION
SCALE: 1/4"=1'-0"

ISSUE:
OWNER REVIEW 7-13-2018

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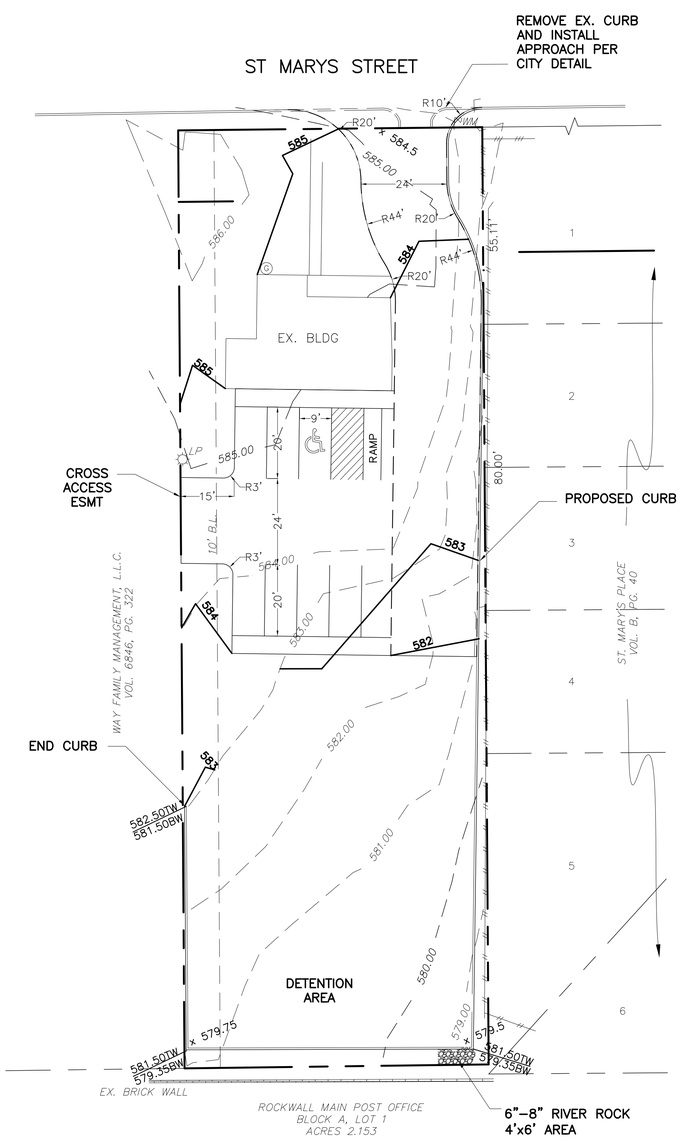
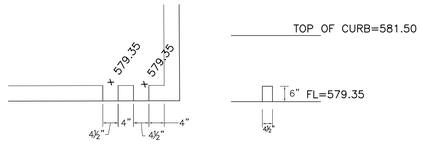




ORIFICE THRU CURB
NOT TO SCALE

** NOTICE TO CONTRACTORS **

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **RHODES SURVEYING** OF **GARLAND, TEXAS**. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

NO LOT TO LOT DRAINAGE ALLOWED WITHOUT PRIVATE DRAINAGE EASEMENT REOCRDED

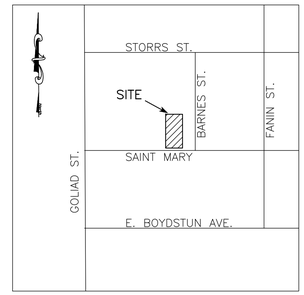
POST DEVELOPMENT RUNOFF DESIGN CALCULATIONS

Area No.		Design Storm Frequency (yrs)	AREA RUNOFF Time of Conc. (min)	Intensity In./hr "I"	Runoff Coeff. "C"	Area Ac.	Q (c.f.s.)	Remarks
1	2	3	4	5	6	7	8	9
1		100	10	9.8	0.9	0.51	4.50	

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.





LOCATION MAP
(NOT TO SCALE)

LEGEND

———	= PROPERTY LINE
460	= EXISTING CONTOURS
460	= PROPOSED CONTOURS
+ 463.00 TC or + 462.50	= PROPOSED SPOT GRADES tc = TOP OF CURB ep = EDGE OF PAVEMENT tw = TOP OF WALL bw = BOTTOM OF WALL (ALL SPOT GRADES ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED)
EX. SS	= EXISTING SANITARY SEWER LINE
EX. W	= EXISTING WATER LINE
FH	= EXISTING FIRE HYDRANT
WM	= EXISTING WATER METER
PP	= EXISTING POWER POLE
LP	= EXISTING LIGHT POLE
T	= EX. WATER VALVE
	= EXISTING STORM MANHOLE
G	= EXISTING GAS METER
FH	= PROPOSED FIRE HYDRANT
EXIST. or EX.	= EXISTING
PROP.	= PROPOSED
LS	= LANDSCAPE
RCP	= REINFORCED CONCRETE PIPE
min	= MINIMUM
max	= MAXIMUM

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF DALLAS TO BE USED FOR CONSTRUCTION.



CASE #: SP2019-002

SITE & GRADING PLAN

108 SAINT MARY STREET

City of Rockwall, Rockwall County, Texas 75087

owner

CHUCK VICKERS
CASENCHI@GMAIL.COM
214-793-9794

prepared by

MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

REG NO.: F-2567

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date:	scale:	sheet:
2/4/19	1" = 20'	C101

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	02/12/2019
APPLICANT:	Matt Moore; *Claymoore Engineering, Inc.*
CASE NUMBER:	SP2019-003.; *Site Plan for Multi-Tenant Office Complex*

SUMMARY

Discuss and consider a request by Matt Moore of ClayMoore Engineering, Inc. for the approval of a site plan for a multi-tenant office complex on a 7.52-acre portion of a larger 9.76-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and take any action necessary.

BACKGROUND

The subject property is located at the southeast quadrant of Ranch Trail and County Line Road, zoned Commercial (C) District, and is addressed as 407 Ranch Trail. The subject property was annexed in 2004 [*Ordinance No. 04-34*] and zoned Commercial (C) District in 2013 [*Case No. Z2013-020*]. At that time, the property owner's intent for the rezoning was to develop the property as an animal boarding/kennel facility; however, a site plan was never submitted and the facility was never constructed. Currently, the subject property along with several adjacent tracts in the surrounding area are vacant.

PURPOSE

The applicant is requesting approval of a site plan for a multi-tenant office/warehouse complex on the subject property. The proposed facility consists of 11 office buildings on approximately seven (7) acres. The proposed buildings will be approximately 4,999 SF, constructed of metal, utilize roll-up doors, and have a pitched roof design. The applicant is proposing to incorporate a seven (7) foot stone and brick wainscot on all building façades that are visible from the street. The remaining buildings will be internal to the complex, be constructed of metal, and will not be visible from the street. In order to provide some variation in the building facades, the applicant is proposing to utilize a contrasting roof and trim color, and utilize metal awnings on the façades visible from the street. Additionally, the applicant is proposing to provide landscape screening adjacent to the northern property line to screen the property from the adjacent residential land uses. According to the applicant, the intent of the development is to provide offices for multiple tenants such as plumbers, contractors, or other similar uses. Staff should note, outside storage is prohibited in the Commercial (C) District.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southeast quadrant of Ranch Trail and County Line Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is County Line Road, which is identified as an MC (*minor collector, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a single-family residential subdivision (*i.e. Lake Rockwall Estates*), zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. Following is a large tract of land that is zoned Agricultural (AG) District.

South: Directly south of the subject property is an office complex containing several metal buildings. Beyond this is a vacant tract of land that has an approved Specific Use Permit (SUP) for a mini-warehouse and additional several businesses that utilize metal buildings. These areas are zoned Commercial (C) District. South of these uses is Horizon Road [FM-3097], which is identified as a TxDOT4D (*Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. This roadway delineates the city limits of Rockwall and the beginning of the Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property is a large vacant tract of land, which is zoned Agricultural (AG) District followed by a single-family residential subdivision (i.e. the Oaks ay Buffalo Way). This subdivision is zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this are two (2) single-family homes and several vacant tracts of land that are zoned Agricultural (AG) and/or General Retail (GR) Districts. Following this is S. Goliad Street [SH-205], which is identified as a TxDOT6D (*Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan.

West: Directly west of the subject property is Ranch Trail, which is identified as an MC (*minor collector, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this are several businesses (*i.e. Sunbelt Equipment, Jerry Kisick Custom Homes, etc.*). Following this is a vacant tract of land and several businesses (*i.e. Horizon Auto Care, Dog Gone Pretty, Rockwall Customer Frame Shop*), which are zoned Commercial (C) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use (*i.e. a multi-tenant office complex*) is allowed by-right in a Commercial (C) District. Excluding the exceptions being requested, the submitted site plan, landscape plan, and photometric plan, generally conform to the technical requirements contained within the UDC for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*327,554 SF; In Conformance*
Minimum Lot Frontage	*60-Feet*	*~367-465-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	~455-838 SF; In Compliance
Minimum Front Yard Setback	*15-Feet*	15-Feet; In Compliance
Minimum Rear Yard Setback	*10-Feet*	*10-Feet; In Compliance*
Minimum Side Yard Setback	*10-Feet*	*10-Feet; In Compliance*
Maximum Building Height	*60-Feet*	*22-Feet; In Compliance*
Max Building/Lot Coverage	*60%*	*37%; In Conformance*
Minimum Masonry Requirement	*90%*	*0-35%; Not In Conformance*
Minimum Number of Parking Spaces	*209 Spaces*	*216 Spaces: In Conformance*
Minimum Stone Requirement	*20%*	*0-21%; Not In Conformance*
Minimum Landscaping Percentage	*15%*	*63%; In Conformance*
Maximum Impervious Coverage	*85-95%*	*37%; In Conformance*

TREESCAPE PLAN

The applicant has submitted a treescape plan showing that 38.5 caliper-inches of primary protected trees and 493 caliper-inches of secondary protected trees will be required to be removed to develop the subject property. According to Section 5, *Tree Mitigation Requirements*, of Article IX, *Tree Preservation*, of the Unified Development Code (UDC), primary protected trees require mitigation calculated on an inch-for-inch basis and secondary protected trees require mitigation of ½ the total caliper inches being removed. Based on the submitted treescape plan, the total mitigation balance for

both primary and secondary protected trees is 285 caliper-inches. Since the applicant is planting 150 caliper-inches within the proposed development, the remaining balance will be 135 caliper-inches (*i.e. 47% of the total mitigation*). The Unified Development Code allows up to 20% of the total tree mitigation to be paid to the City's tree fund. The Unified Development Code (UDC) gives the City Council the ability to approve alternative tree mitigation agreements, pending a recommendation from the Planning and Zoning Commission. Since the applicant is proposing to exceed the 20% maximum allowable tree mitigation paid to the City's tree fund (*i.e. proposing 47% of total mitigation balance*), an alternative tree mitigation plan will need to be approved by the City Council, pending a recommendation by the Planning and Zoning Commission.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *Southwest Residential District* and is situated within an area that is identified as a *Transitional Area*. According to the district, the *Transitional Area* is defined as, "…currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties…" In this case, the applicant is proposing a multi-tenant office facility that is composed of metal buildings. This use and the proposed metal buildings are similar to the existing buildings in the area, and the proposed improvements are similar to other buildings that have been approved along Ranch Trail since this area was annexed by the City in 2004.

CONFORMANCE WITH THE CITY'S CODES

Subsection 4.05, *Commercial (C) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), states that the Commercial (C) District is a district intended to provide commercial land uses such as retail, large shopping centers, and restaurants. Commercial (C) Districts are generally situated in close proximity to an arterial or major collector that is capable of carrying the traffic generated by the land uses in the district. In addition, these areas may require increased water, fire protection, and wastewater and drainage capacity. Since the Commercial (C) District is general in nature, development standards are less stringent as lower intensity districts such as Residential-Office (RO), Neighborhood Services (NS), and General Retail (GR) Districts. In this case, the applicant's proposal is adjacent to County Line Road -- *identified as a Minor Collector on the City's Master Thoroughfare Plan* --, and the office land use is not typically a high volume water/wastewater user. With regard to the land use, an office complex is permitted *by-right* in a Commercial (C) District.

According to Subsection 5.6, *Screening from Residential Uses*, of Section 5, *Mandatory Provisions*, of Article VIII, *Landscape Standards*, of the Unified Development Code (UDC), non-residential developments that are directly across the street from a residential development should incorporate a minimum ten (10) foot landscape buffer that incorporates trees on 50-foot centers. In this case, the applicant's plan does appear to meet the minimum requirements.

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

(1) *Construction Materials.*

(a) *Materials and Masonry Composition.* Subsection 4.01, *General Commercial District Standards*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) stipulates minimum masonry requirements (*i.e. 90% Primary Materials, 20% stone, and no more than 10% Secondary Materials*) for commercial buildings. In this case, the applicant's proposed development does not conform to the minimum masonry

requirements. Specifically, the building façades are mostly metal (*i.e. between 69-100% metal*), which is considered to be a secondary material. The building façades contain between 0-35% masonry and 0-21% stone. Since the façades exceed the maximum amount of secondary materials and are below the minimum masonry requirements, an exception to the material requirements needs to be approved by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(2) *Building Articulation.*

(a) *Horizontal Articulation.* Subsection 4.01, *General Commercial District Standards*, of Section 4, *Commercial District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) stipulates that the maximum wall length shall not exceed more than three (3) times the wall's height without a recess or projection of an architectural element. In this case the maximum wall length is approximately 66-feet; however, the proposed buildings have walls that are between 70 and 75 feet in length. Since this exceeds the maximum allowable length, an exception to the building articulation standards is required to be approved by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

These exceptions are discretionary decisions for the Planning and Zoning Commission and require approval by a simple majority vote. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

ARCHITECTURAL REVIEW BOARD (ARB):

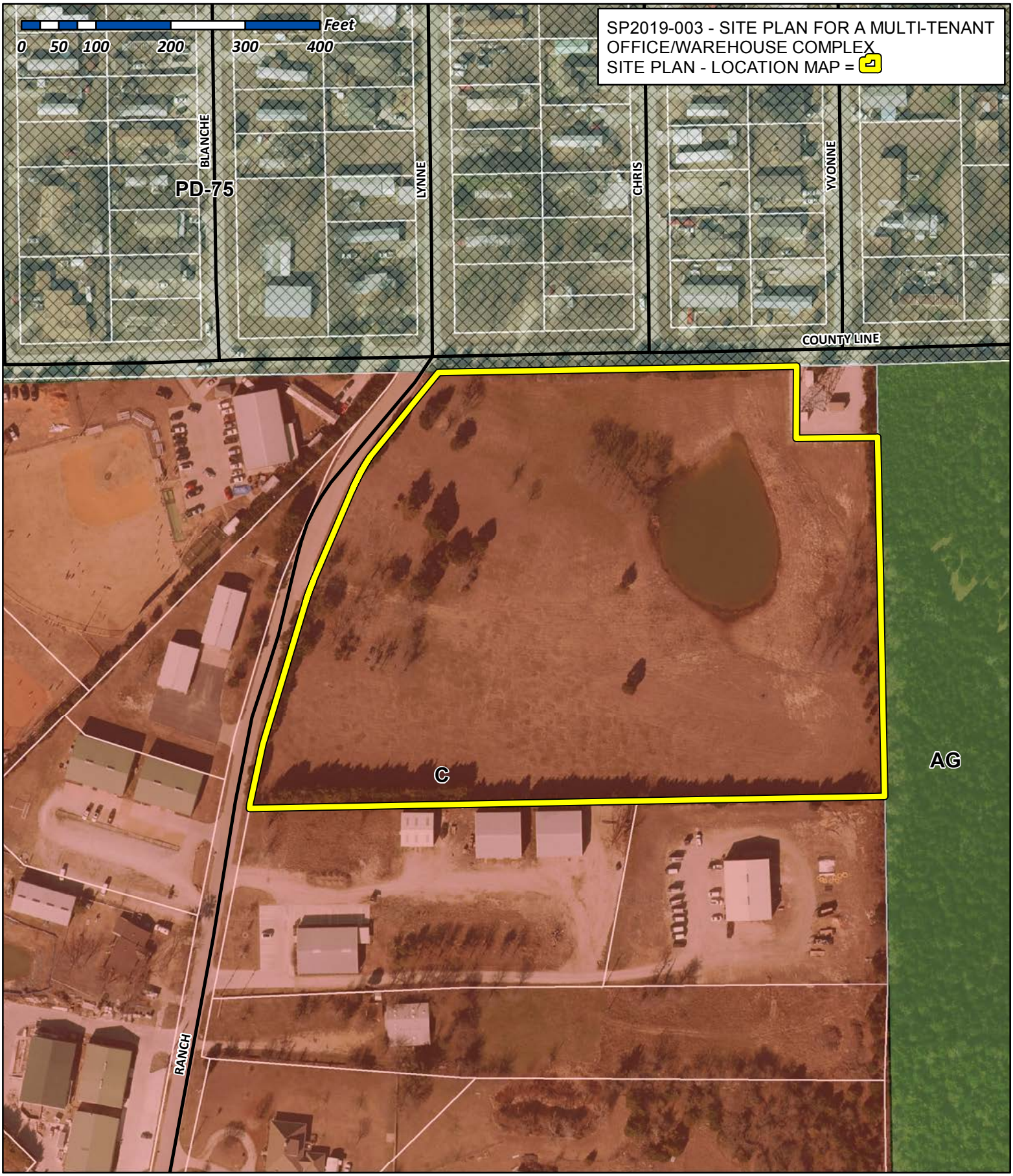
On January 29, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant provide additional articulation to the building facades, utilize a combination of materials on the facades, to provide a color contrasting roof on each building, and to incorporate elements such as awnings to provide some relief on the facades. The applicant has submitted revisions that appear to be in conformance with the request from the Architectural Review Board (ARB). The Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation to the Planning and Zoning Commission at the February 12, 2019 meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request, then staff would propose the following conditions of approval:

(1) All comments provided by the Planning, Engineering, and Fire Department must be addressed prior to the submittal of a building permit;

(2) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



City of Rockwall

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

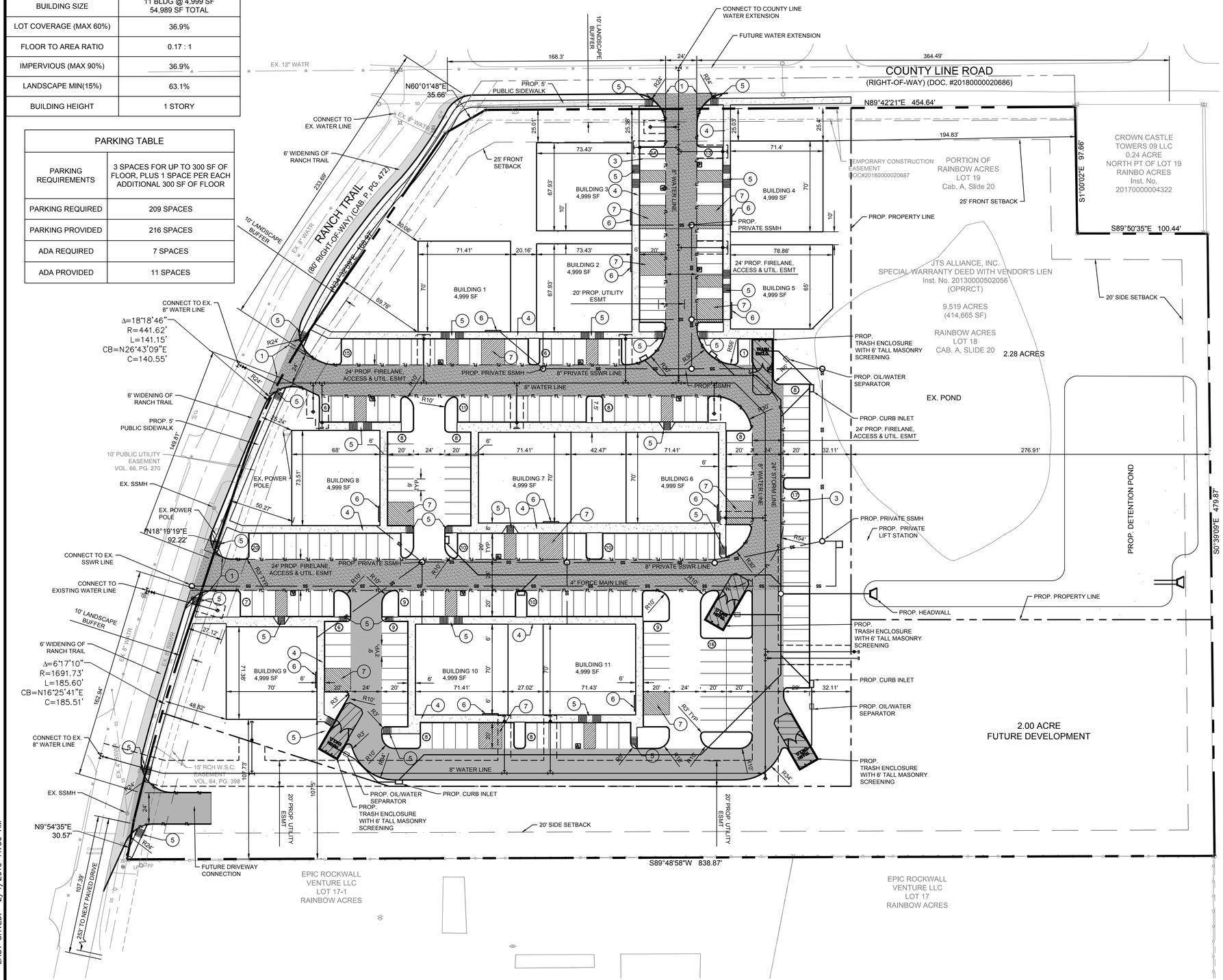
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

SITE DATA TABLE	
SITE AREA	7.52 AC | 327,554 SF
ZONING	C - COMMERCIAL
PROPOSED USE	COMMERICAL
BUILDING SIZE	11 BLDG @ 4,999 SF 54,989 SF TOTAL
LOT COVERAGE (MAX 60%)	36.9%
FLOOR TO AREA RATIO	0.17 : 1
IMPERVIOUS (MAX 90%)	36.9%
LANDSCAPE MIN(15%)	63.1%
BUILDING HEIGHT	1 STORY

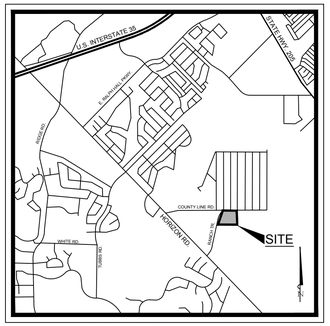
PARKING TABLE	
PARKING REQUIREMENTS	3 SPACES FOR UP TO 300 SF OF FLOOR, PLUS 1 SPACE PER EACH ADDITIONAL 300 SF OF FLOOR
PARKING REQUIRED	209 SPACES
PARKING PROVIDED	216 SPACES
ADA REQUIRED	7 SPACES
ADA PROVIDED	11 SPACES

NOTES;

1. DUMPSTERS SHALL HAVE AN OPAQUE, SELF-LATCHING GATE.
2. ROLL UP DOORS SHALL NOT BE VISIBLE FROM THE STREET.







VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
	STANDARD DUTY (5" CONCRETE)
	HEAVY DUTY (6" CONCRETE)
	DUMPSTER PAD (7" CONCRETE)
	PROPOSED SIDEWALK CONCRETE
	PROPOSED CONCRETE CURB AND GUTTER
FL FL	PROPOSED FIRE LANE
4	PARKING COUNT

CONSTRUCTION SCHEDULE	
1	15' VISIBILITY TRIANGLES
2	PAVEMENT STRIPING
3	PARKING STALL STRIPING, 4" WIDE
4	SIDEWALK, 5FT MIN. WIDTH
5	ADA ACCESSIBLE RAMP
6	APPROXIMATE LOCATION OF OVERHEAD DOOR
7	LOADING ZONE
	PROPOSED FIRE HYDRANT
	ADA PARKING SYMBOL

405 RANCH TRAIL
ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:

RAINBOW ACRES,
LOT 18 & S PT OF 19,
ACRES 9.76

OWNER:

JT ALLIANCE, INC.
16 MEADOWLAKE DRIVE
HEATH, TX 75032

APPLICANT:

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CASE NUMBER

SP2019-003

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1105 CHEEK SPARGER RD. SUITE #1
COLLEYVILLE, TX 76034
PHONE: 817.281.0572
WWW.CLAYMOORENG.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

LAYM RE EN INEERIN
ENGINEERING AND PLANNING CONSULTANTS

Engineer CLAY CRISTY
P.E. No. 109800 Date 02/04/2019

405 RANCH TRAIL
ROCKWALL, TEXAS 75032

No.	DATE	REVISION	BY

CITY SITE PLAN

DESIGN:	CWP
DRAWN:	CWP
CHECKED:	CLC
DATE:	02/04/2019

SHEET
SP-1

File No. 2019-001

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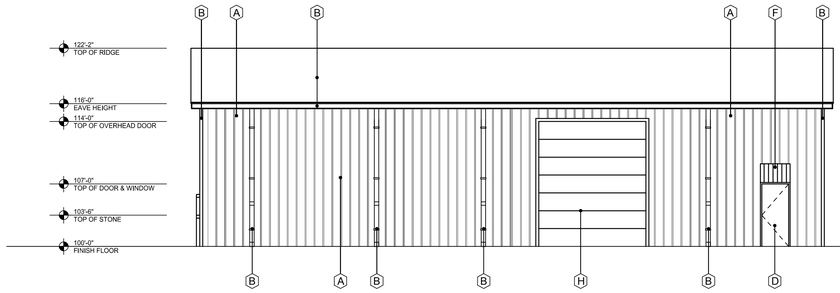
SITE DATA TABLE	
SITE AREA	7.52 ACRES (327,554 SF)
ZONING	C - COMMERCIAL
PROPOSED USE	COMMERCIAL
BUILDING SIZE	11 BUILDINGS @ 4,900 SF 54,989 SF TOTAL
LOT COVERAGE	36.9%
FLOOR TO AREA RATIO	0.17 : 1
BUILDING HEIGHT	1 STORY

EXTERIOR FINISH SCHEDULE

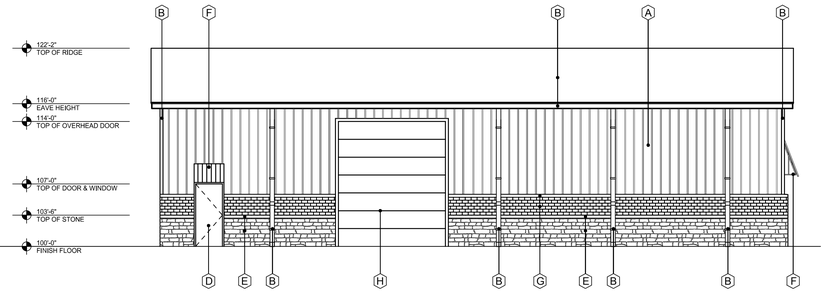
- (A) PREFINISHED METAL WALL PANELS; COLOR: STONE
- (B) ROOF, PREFINISHED GUTTER, DOWNSPOUTS, AND TRIM; COLOR: BURNISH SLATE
- (C) ALUM. STOREFRONT SYSTEM COLOR: MED. BRONZE - NOT USED
- (D) EXTERIOR HOLLOW METAL DOOR & FRAME. PAINT; COLOR: MATCH - A
- (E) STONE VENEER COLOR: BLANCO, SIZE, 8"-12" WITH 4" PRECAST CAP
- (F) PREFINISHED METAL AWNING BY METAL BUILDING CO. COLOR: BURNISH SLATE
- (G) BRICK VENEER COLOR: ACME, OXFORD PLACE
- (H) OVERHEAD DOOR -12x14 COLOR: MATCH - A



4 SOUTH ELEVATION

SCALE: 1/8"=1'-0"

MASONRY - 0%

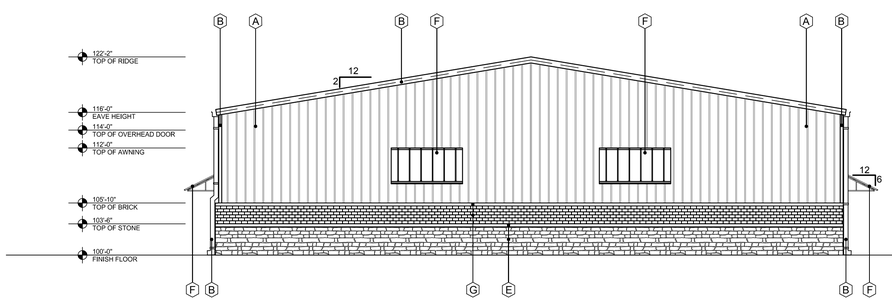


3 NORTH ELEVATION - STREET SIDE

SCALE: 3/16"=1'-0"

MASONRY -

BRICK: 12 %
STONE: 19 %
TOTAL: 31 %

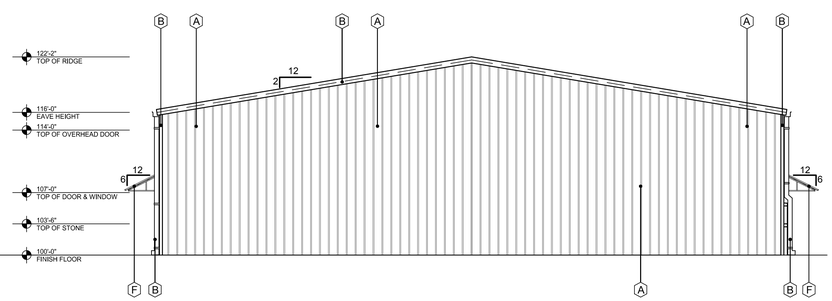


2 WEST ELEVATION - STREET SIDE

SCALE: 1/8"=1'-0"

MASONRY -

BRICK: 14 %
STONE: 21 %
TOTAL: 35 %



1 EAST ELEVATION

SCALE: 1/8"=1'-0"

MASONRY - 0%

RANCH TRAIL
ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:

RAINBOW ACRES,
LOT 18 & S PT OF 19,
9.76 ACRES

OWNER

JT Alliance, Inc.
16 Meadowlake Drive
Heath, TX 75032

APPLICANT

Carroll Architects, INC
750 E. Interstate 30 #110
Rockwall, TX 75087
Ph: 972-732-6085 Email: jc@carrollarch.com

CASE NUMBER
SP2019-003

ISSUE: OWNER REVIEW: 01-18-2018

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OFFICE/WAREHOUSE PROJECT
for
RANCH TRAIL DEVELOPMENT
407 RANCH TRAIL
ROCKWALL, TX 75032

RANCH TRAIL DEVELOPMENT
2 ESSEX COURT
HEATH, TX 75032

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

EXTERIOR ELEVATIONS

DATE: JAN 2019
SHEET NO: A501
PROJECT NO: 2019001
DRAWN BY:
CHECKED BY:

SITE DATA TABLE	
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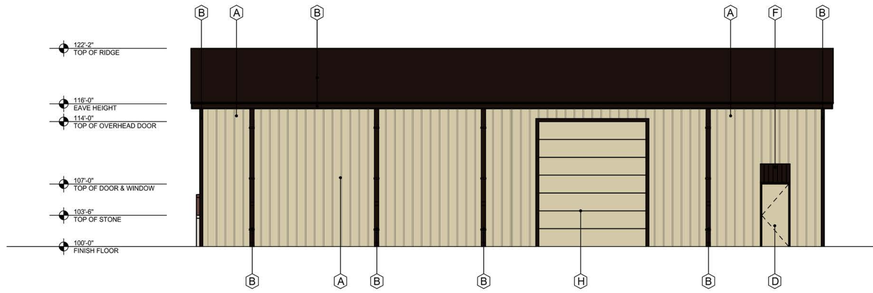
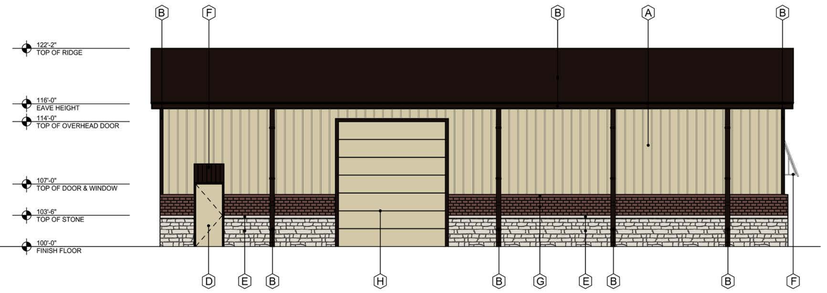
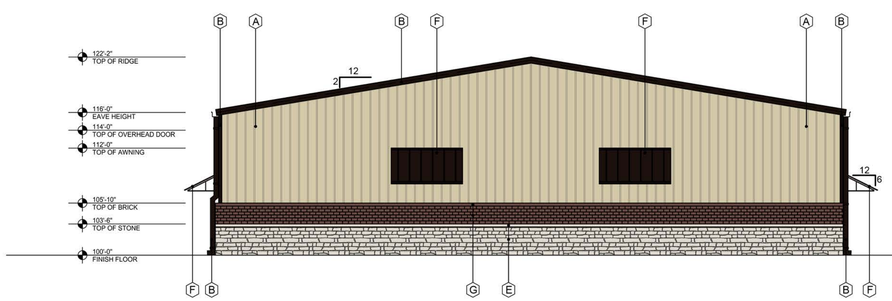


4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"
MASONRY - 0%



3 NORTH ELEVATION - STREET SIDE
SCALE: 3/16"=1'-0"
MASONRY -
BRICK: 12 %
STONE: 19 %
TOTAL: 31 %



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STONE: 21 %
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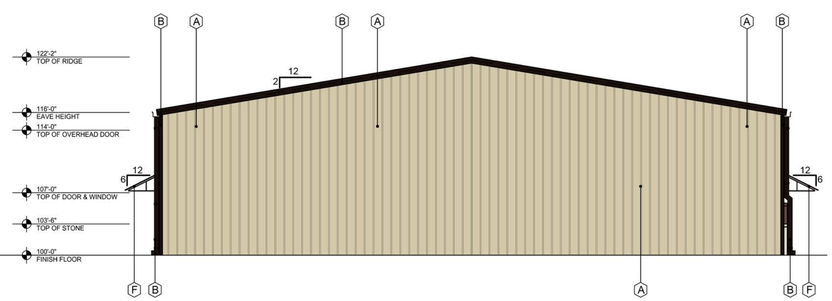

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RANCH TRAIL
ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:

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LOT 18 & S PT OF 19,
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OWNER
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OFFICE/WAREHOUSE PROJECT
for
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407 RANCH TRAIL
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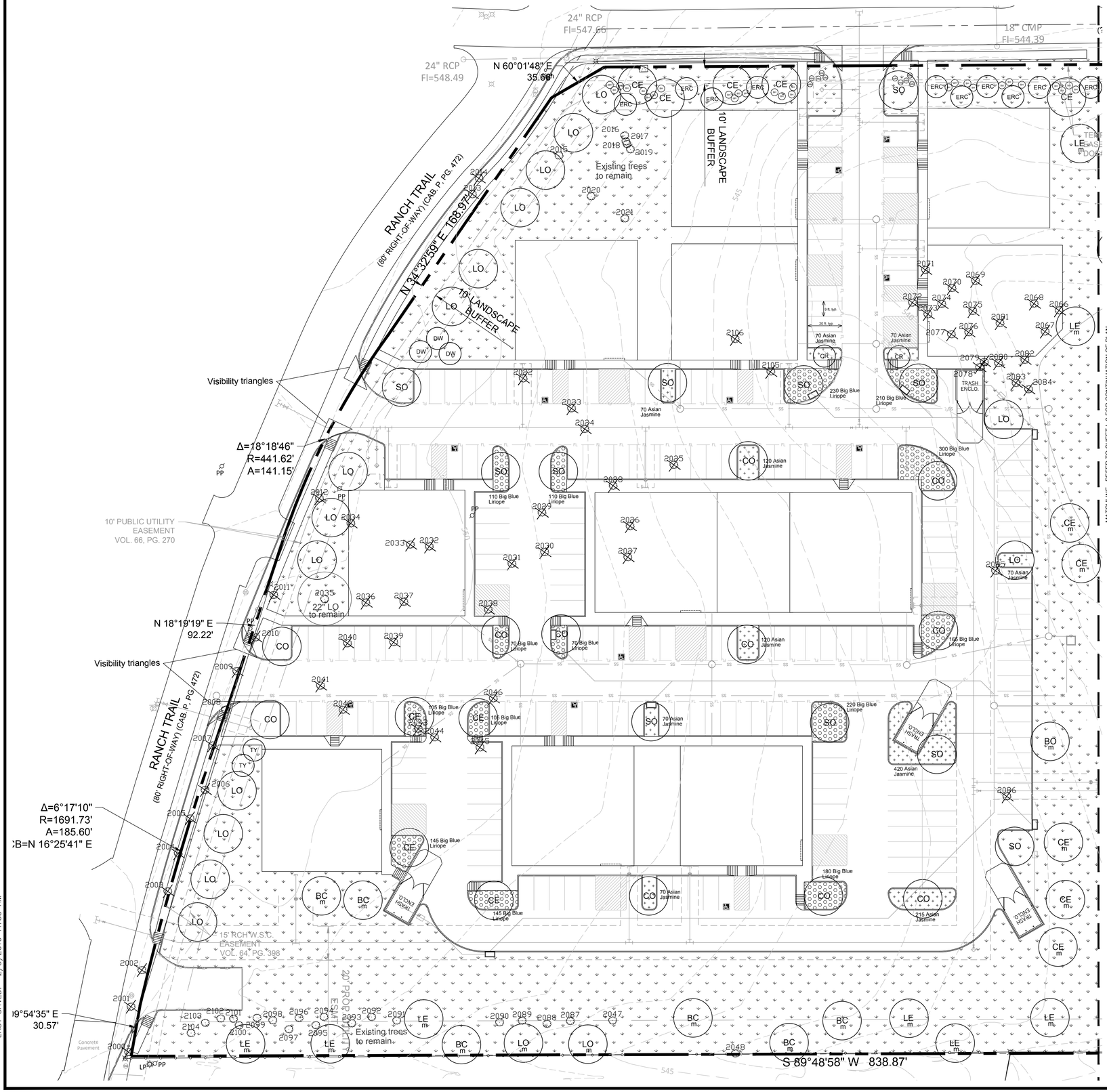
EXTERIOR ELEVATIONS

DATE: JAN 2019
SHEET NO: A501
PROJECT NO: 2019001
DRAWN BY:
CHECKED BY:



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TREE LEGEND

Canopy Trees

SO	Shumard Oak	BO	Bur Oak
LE	Bosque Elm	CO	Chinquapin Oak
LO	Live Oak	CE	Cedar Elm
BC	Bald Cypress		
+ m	Mitigation trees	2021	Existing trees to be removed

Ornamental Trees

CR	Crapemyrtle	TY	Tree Yaupon
DW	Desert Willow		

SHRUB LEGEND

DY	Dwarf Yaupon	TC	Turks Cap
DA	Dwarf Abelia	HD	Harbor Dwf. Nandina
BA	Barberry	GL	Giant Liriope
MF	Mexican Feather Grass	TX	Texas Sage
WM	Dwarf Wax Myrtle	PM	Pink Muhly
RY	Red Yucca	CS	Cherry Sage
DB	Dwarf Burford Holly	GC	Green Cloud Sage
NGL	New Gold Lantana	RO	Rosemary
CO	Coreopsis	AJ	Asian Jasmine
DIH	Dwarf Indian Hawthorne		

HATCH LEGEND

Asian Jasmine

Big Blue Liriope

Solid Sod Bermuda Grass

LANDSCAPE NOTES

1. The project will have an undergound automatic irrigation system to water all new plantings.
2. Install 4" layer of shredded hardwood mulch to all planting beds.
3. Install 4" steel edging between all shrub beds and grass areas.
4. Shrub beds to have 12 inches of prepared planting mix (75% import topsoil, 15% composted amendment, 10% washed sand)
5. Shredded hardwood mulch must contain long strands along with double shred finer material obtained from a local source.
6. Install 4 inches of clean topsoil in all areas of the site disturbed by grading and construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and a pH range between 5.5 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil makeup and organic percentage.
7. Solid sod all areas disturbed by construction activities.
8. No trees within 5' of utilities.
9. No parking space shall be more than 80 feet from a tree.

GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.

site integration studio
Landscape Architecture - Sustainable Site Planning - Natural Resource Design
John F. Murphy, ASLA
7529 Cross Gate Way
Tyler, TX 75703
john@siteint.com
scott@siteint.com
512.632.3822 - Tyler
512.589.9584 - Austin
www.siteint.com

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1105 CHERK SPANGER RD. SUITE #1
COLLEYVILLE, TX 76034
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

REGISTERED LANDSCAPE ARCHITECT JOHN F. MURPHY 973 STATE OF TEXAS
2/5/19

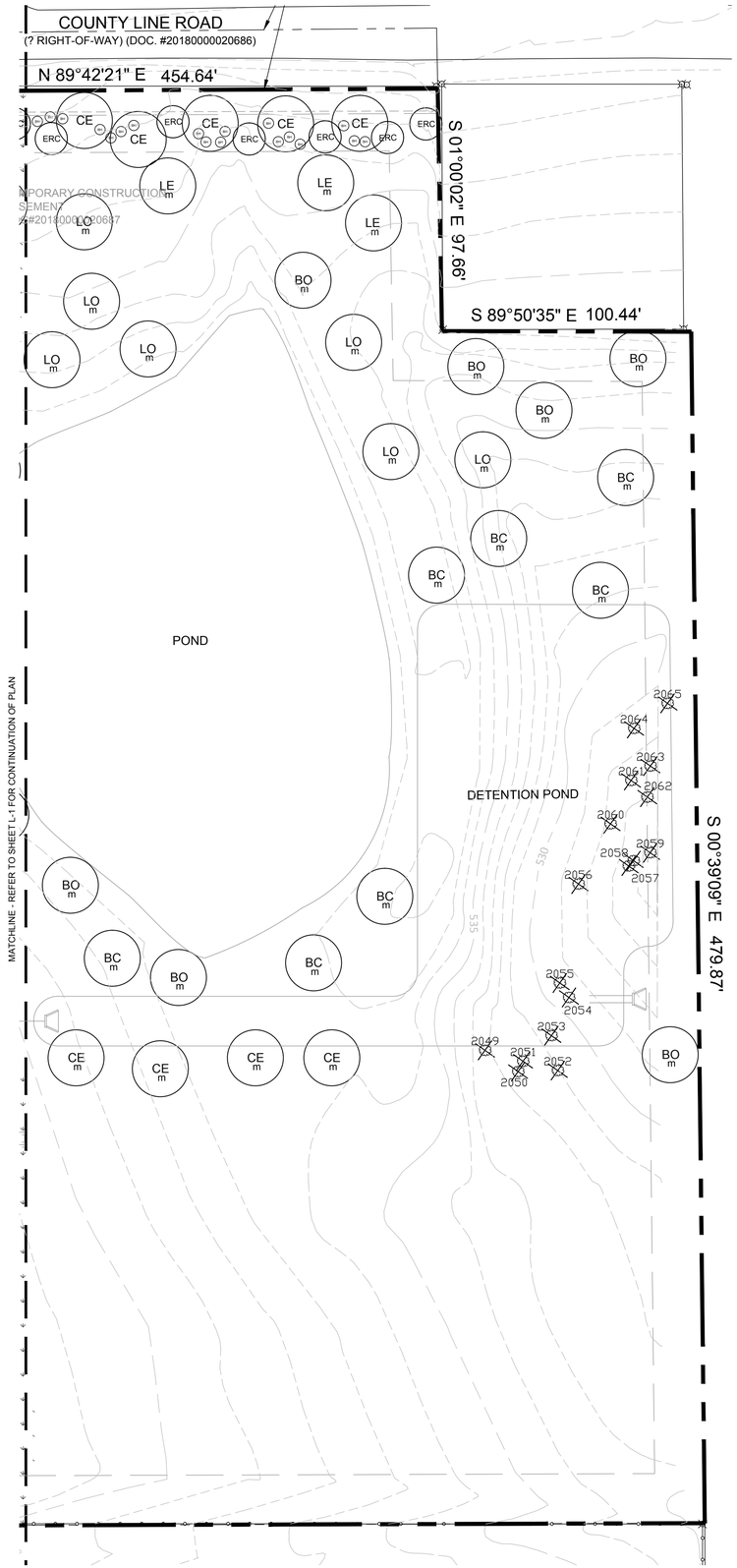
RANCH TRAIL
ROCKWALL, TEXAS

LANDSCAPE PLAN

DESIGN:	CWP
DRAWN:	CWP
CHECKED:	CLC
DATE:	02/05/2019

SHEET
L-1

File No. 2019-001



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Landscape Architecture - Sustainable Site Planning - Natural Resource Design

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TEXAS REGISTRATION #14199

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PHONE: 817.281.0572
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105 CHERK SPANGER RD. SUITE #1
COLLEYVILLE, TX 76034

REGISTERED LANDSCAPE ARCHITECT
JOHN F. MURPHY
973
STATE OF TEXAS
2/5/19

RANCH TRAIL
ROCKWALL, TEXAS

LANDSCAPE PLAN

DESIGN:	CWP
DRAWN:	CWP
CHECKED:	CLC
DATE:	02/05/2019

SHEET
L-2

File No. 2019-001

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PLANT LIST

CANOPY TREES				
11	LE	Lacebark Elm	Ulmus parviflora	3" cal. B&B 12' ht. 5' spread
24	LO	Live Oak	Quercus virginiana	3" cal. B&B 12' ht. 5' spread
11	CO	Chinquapin Oak	Quercus muhlenbergia	3" cal. B&B 12' ht. 5' spread
23	CE	Cedar Elm	Ulmus crassifolia	3" cal. B&B 12' ht. 5' spread
13	BC	Bald Cypress	Taxodium distichum	3" cal. B&B 12' ht. 5' spread
11	SO	Shumard Oak	Quercus shumardii	3" cal. B&B 12' ht. 5' spread
8	BO	Bur Oak	Quercus macrocarpa	3" cal. B&B 12' ht. 5' spread
ORNAMENTAL TREES				
2	TY	Tree Yaupon	Ilex vomitoria	30 gal. 8' ht. multi-trunk female
2	CR	Crapemyrtle	Lagerstroemia indica 'Tuscarora'	30 gal. 8' ht. 3 trunk 2 1/2" cal. min.
3	DW	Desert Willow	Chilopsis linearis 'Timeless Beauty'	30 gal. 6' ht. 2 1/2" cal. min.
16	ERC	Eastern Red Cedar	Juniperus virginiana	30 gal. 6' ht. 2 1/2" cal. min.
SHRUBS & GROUNDCOVERS				
45	BH	Burford Holly	Ilex cornuta burfordii	10 gal. as shown
10	WM	Dwarf Wax Myrtle	Myrica pusilla	5 gal. 36" oc
1,295	AJ	Asian Jasmine	Trachelospermum asiaticum	1 gal. 18" oc
2,165	BBL	Big Blue Liriope	Liriope muscari 'Big Blue'	1 gal. 18" oc

City of Rockwall, Texas
LANDSCAPE CALCULATIONS

		Required	Provided
Total Lot Area	414,665 SF		
Landscape Area 10%		41,467 SF	135,609 SF (32%)

Street Buffer Trees	1 Shade tree 3" cal. per 50 LF of frontage	Required	Provided
Ranch Trail	618.51 LF	13	13
County Line Road	454.64 LF	10	10

Parking Lot Landscape		Required	Provided
Parking Spaces 1 tree per 10 spaces	238	24	26

Tree Mitigation

Primary tree inches removed - 38.5"
Secondary tree inches removed - 493" / 2 = 246.5"
Total protected inches removed - 285"

Diseased trees, ROW trees, preserved trees, and secondary trees under 11" not included in mitigation total

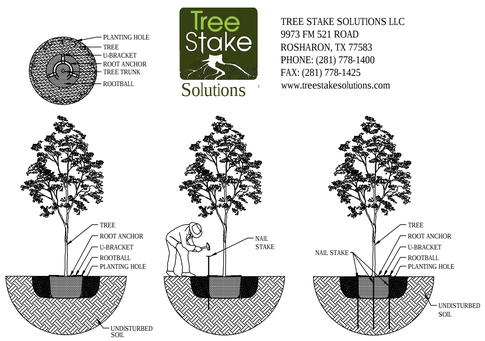
New mitigation inches provided - 150"
Remainder mitigation to be paid into tree fund - 135" (47.3%)

EXISTING TREE LIST

	Number	Size	Type
ROW	2000	8" 8"	Hackberry
ROW	2001	13"	Cedar
ROW	2002	7" 10" 10"	Cedar
ROW	2003	16"	Cedar
ROW	2004	17"	Cedar
ROW	2005	15"	Cedar
ROW	2006	12"	Cedar
ROW	2007	16"	Cedar
ROW	2008	26"	Cedar
ROW	2009	10" 13" 18"	Cedar
ROW	2010	10"	Cedar
	2011	8"	Oak
	2012	12"	Hackberry
ROW	2013	10"	Cedar
ROW	2014	14" 20"	Cedar
*	2015	15" 14"	Cedar-Hackberry
*	2016	10"	Hackberry
*	2017	10"	Hackberry
*	2018	10"	Hackberry
*	2019	10"	Hackberry
*	2020	7" 10"	Hackberry
*	2021	13"	Cedar
	2022	22"	Cedar
	2023	12" 16"	Cedar
	2024	16"	Cedar
	2025	15"	Cedar
	2026	12"	Hackberry
D	2027	12"	Hackberry
	2028	11"	Cedar
	2029	22"	Hackberry
D	2030	27"	Cedar
	2031	8"	Hackberry
D	2032	10"	Hackberry
D	2033	16"	Hackberry
	2034	8"	Hackberry
*	2035	22"	Live Oak
D	2036	23"	Mulberry
D	2037	17"	Mulberry
D	2038	32"	Mulberry
D	2039	17"	Mulberry
D	2040	15"	Mulberry
	2041	18"	Oak
	2042	8"	Cedar
	2043	14"	Mulberry
	2044	12"	Hackberry
	2045	8" 10" 10"	Hackberry
	2046	10"	Hackberry
*	2047	16"	Cedar
*	2048	12"	Cedar
	2049	10"	Hackberry
	2050	10"	Hackberry
	2051	10" 10"	Hackberry
	2052	12"	Hackberry
	2053	8"	Hackberry

Number	Size	Type
2054	8"	Hackberry
2055	10" 17"	Hackberry
2056	7" 9"	Ash
2057	11"	Hackberry
2058	8"	Hackberry
2059	8"	Hackberry
2060	8"	Hackberry
2061	7"	Hackberry
2062	8"	Hackberry
2063	8"	Hackberry
2064	10"	Hackberry
2065	8"	Hackberry
2066	16"	Hackberry
2067	8" 8" 10"	Hackberry
2068	16"	Hackberry
2069	8" 8"	Hackberry
2070	15"	Hackberry
2071	10" 12"	Hackberry
2072	13"	Hackberry
2073	7" 9"	Hackberry
2074	13"	Hackberry
2075	13"	Hackberry
2076	11"	Hackberry
2077	11"	Hackberry
2078	9"	Hackberry
2079	9"	Hackberry
2080	12"	Hackberry
2081	9"	Hackberry
2082	13"	Hackberry
2083	8"	Hackberry
2084	13"	Hackberry
2085	11"	Cedar
2086	13"	Cedar
* 2087	10"	Cedar
* 2088	10"	Cedar
* 2089	10"	Cedar
* 2090	10"	Cedar
* 2091	8"	Cedar
* 2092	12"	Cedar
* 2093	8" 12"	Cedar
* 2094	8"	Cedar
* 2095	10"	Cedar
2096	10"	Cedar
2097	10"	Cedar
2098	12"	Cedar
2099	10"	Cedar
2100	8"	Cedar
2101	10"	Cedar
2102	10"	Cedar
2103	8"	Cedar
2104	15"	Cedar
2105	10"	Hackberry
2106	10"	Hackberry

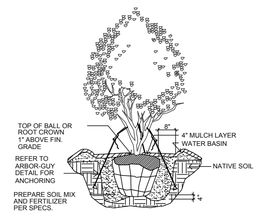
D = DISEASED TREE
ROW = TREE IN RIGHT OF WAY
* = PRESERVED TREE



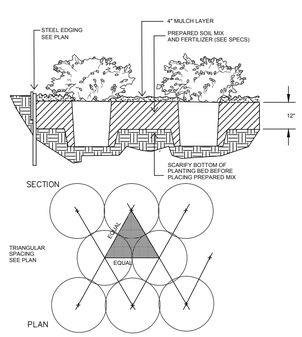
TREE STAKE SOLUTIONS LLC
9973 FM 521 ROAD
ROSHARON, TX 77583
PHONE: (281) 778-1400
FAX: (281) 778-1425
www.treestakesolutions.com

EM	E	E	EM	E	E
5 BG	5 GALLON OR 10" ROOTBALL	#4 X 24"	100 BG	95/100 GALLON OR 36" ROOTBALL	#5 X 48"
15 BG	10/15 GALLON OR 17" ROOTBALL	#4 X 36"	150 BG	150 GALLON OR 42" ROOTBALL	#5 X 60"
30 BG	20/30 GALLON OR 22" ROOTBALL	#4 X 36"	200 BG	200 GALLON OR 48" ROOTBALL	#5 X 72"
45/65 BG	45/65 GALLON OR 27-30" ROOTBALL	#4 X 48"	300 BG	300 GALLON OR 58" ROOTBALL	#5 X 72"

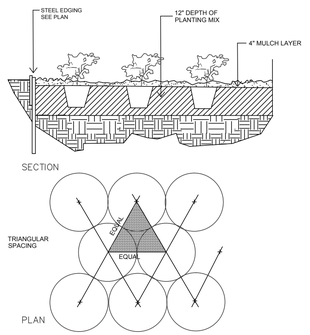
1 CANOPY TREE PLANTING
SCALE: NONE



2 MULTI-TRUNK PLANTING
SCALE: NONE



3 SHRUB PLANTING
SCALE: NONE



4 GROUNDCOVER PLANTING
SCALE: NONE

PLOTTED BY: SCOTTFULWILER
PLOT DATE: 2/5/2019 11:37 AM
LOCATION: C:\USERS\SCOTTFULWILER\DOCUMENTS\AUTOCAD_LRD\RANCH TRAIL\RANCH TRAIL_LS.DWG
LAST SAVED: 2/5/2019 11:33 AM

site integration studio
Landscape Architecture - Sustainable Site Planning - Natural Resource Design
John F. Murphy, ASLA
7529 Cross Gate Way
Tyler, TX 75703
john@siteint.com
scott@siteint.com
512.632.3822 - Tyler
512.589.9584 - Austin
www.siteint.com

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1105 CHERK SPANGER RD. SUITE #1
COLLEYVILLE, TX 76034
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

REGISTERED LANDSCAPE ARCHITECT
JOHN F. MURPHY
973
STATE OF TEXAS
2/5/19

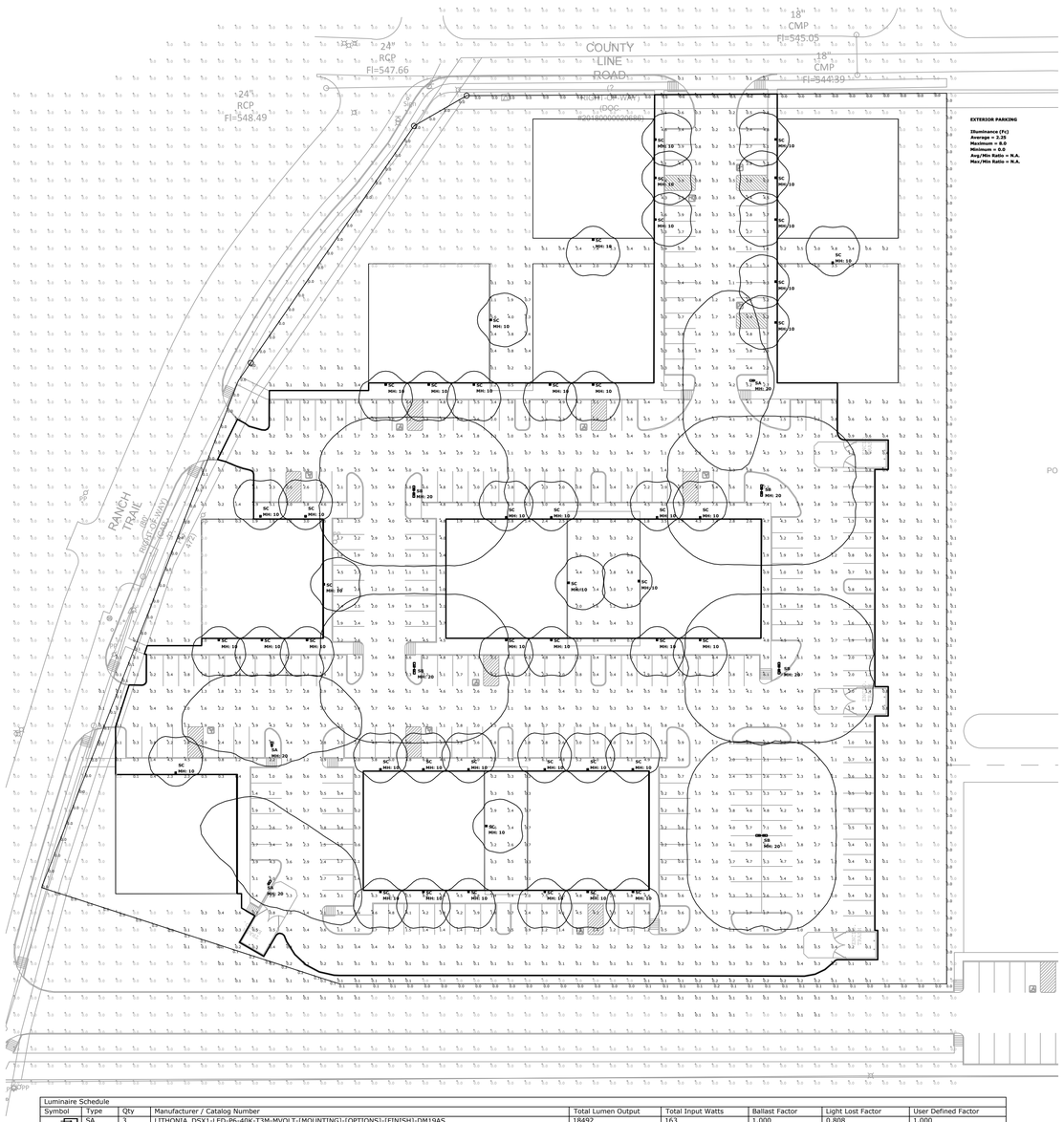
RANCH TRAIL
ROCKWALL, TEXAS

LANDSCAPE DETAILS

DESIGN:	CWP
DRAWN:	CWP
CHECKED:	CLC
DATE:	02/05/2019

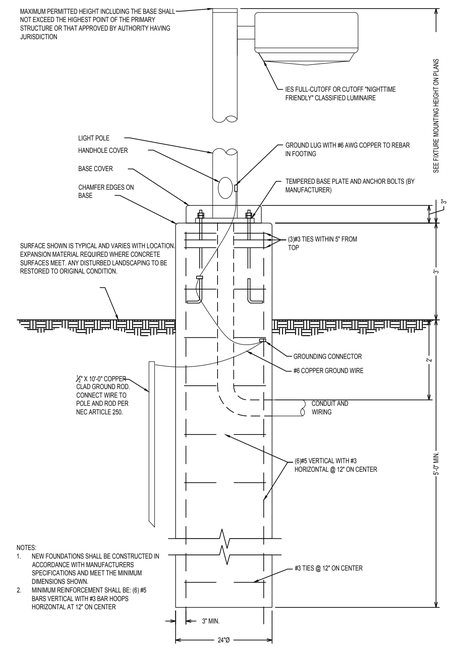
SHEET
L-3

File No. 2019-001



Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
	SA	3	LITHONIA_DSX1-LED-P6-40K-T3M-MVOLT-[MOUNTING]-[OPTIONS]-[FINISH]-DM19AS	18492	163	1.000	0.808	1.000
	SB	5	LITHONIA_DSX1-LED-P6-40K-T3M-MVOLT-[MOUNTING]-[OPTIONS]-[FINISH]-DM28AS	36984	326	1.000	0.808	1.000
	SC	46	LITHONIA_KAXW LED-P1-40K-R4-MVOLT-[OPTIONS]-[FINISH]	3644	29	1.000	0.808	1.000

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
CalcPts_1	N.A	Fc	0.03	0.2	0.0	N.A.
CalcPts_2	N.A	Fc	0.05	0.2	0.0	N.A.
SITE_Planar	0	Fc	0.77	8.0	0.0	N.A.
EXTERIOR PARKING		Fc	2.25	8.0	0.0	N.A.



1 TYPICAL LIGHT POLE AND BASE
NOT TO SCALE

SITE PHOTOMETRIC NOTES

1. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL CONDITIONS AND IS ALSO RESPONSIBLE FOR REPORTING ANY CONFLICTS TO THE ENGINEER PRIOR TO THE START OF WORK.

2. THE PHOTOMETRIC ZONE IS CALCULATED AT 3 FEET ABOVE FINISH GRADE LEVEL AND SPACED EVERY 10FTx10FT

3. THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER, THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. VISUAL LIGHTING SOFTWARE WAS USED TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION OR CONTRIBUTION FROM OTHER (NEW/EXISTING) LIGHT SOURCES IN ADJACENT PROPERTIES.

ELECTRICAL LIGHTING AND POWER NOTES

1. ALL WORK SHALL MEET CURRENTLY ADOPTED IBC, IECC AND NEC CODE REQUIREMENTS AS WELL AS ANY CITY ADOPTED AMENDMENTS.
2. LOADING AND BREAKER LAYOUT SHOWN IS BASED ON BEST AVAILABLE DATA. SPECIALTY, MEDICAL OR IT EQUIPMENT AND APPLIANCES, ETC MAY NEED SEPARATE CIRCUITS. INSTALLING ELECTRICIAN TO VERIFY ACTUAL EQUIPMENT WATTAGES AND SUPPLY CORRECT EQUIPMENT AS NEEDED.
3. ALL RECEPTACLES SHALL BE GFCI PROTECTED IF REQUIRED BY NEC OR AHJ.
4. ALL EXTERIOR RECEPTACLES TO BE GFCI PROTECTED WITH WEATHERPROOF IN-USE COVERS.
5. ALL RECEPTACLES IN AREAS GENERALLY OCCUPIED BY CHILDREN INCLUDING CLASSROOMS, PATIENT EXAM ROOMS, WAITING ROOMS, RESTROOMS, HALLWAYS AND GYMS TO BE TAMPER-RESISTANT.
6. ELECTRICAL CONTRACTOR TO PROVIDE JUNCTION BOX FOR BUILDING SIGNAGE AND PHOTOCELL WITH TIME CLOCK NEXT TO BREAKER PANEL.
7. ALL LIGHTING AND CONTROLS SHALL CONFORM TO CURRENT IECC SECTION C405.2
8. EMERGENCY ELECTRICAL SYSTEM AS LOCATED ON THIS PLAN SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND AN INITIAL ILLUMINATION OF AN AVERAGE 1 FOOTCANDLE. EMERGENCY POWER SYSTEM TO BE IN COMPLIANCE WITH IBC SECTION 1006.
9. ALUMINUM CONDUCTORS GREATER THAN 2/0 (APPROX 200 AMPS) CAN BE USED FOR THE INDIVIDUAL SERVICE.
10. OWNER MAY CHANGE EQUIPMENT MANUFACTURER BUT SHALL KEEP MINIMUM SPECIFICATIONS, UNLESS NOTED OTHERWISE.
11. CONTRACTOR TO CONTACT UNDERSIGNED ENGINEER WITH ANY DESIGN PLAN CHANGES.

MEP GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO INTERNATIONAL, STATE AND LOCAL CODES AND ORDINANCES CURRENTLY ADOPTED BY THE AUTHORITY HAVING JURISDICTION (AHJ).
2. CONTRACTORS TO CONFIRM ALL SPECIFICATIONS HEREIN WITH ACTUAL EQUIPMENT IN FIELD PRIOR TO INSTALLATION.
3. REVIEW PLAN SHEET "MEP0 - MEP NOTES" PRIOR TO PERMITTING, BIDDING AND CONSTRUCTION.
4. THE INTENT OF THE DRAWINGS HEREIN IS TO REPRESENT A COMPLETE WORKING SYSTEM. ALL BIDDERS SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL COMPONENTS NECESSARY TO PROVIDE A COMPLETE WORKING SYSTEM WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.
5. SEE CIVIL AND ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL FIXTURES AND STRUCTURES.
6. SEE ARCHITECTURAL FINISH OUT SCHEDULES FOR SPECIFIC MODELS, COLORS AND DESIGN NOT DEFINED HEREIN.
7. WITH OWNER APPROVAL, CONTRACTOR MAY CHANGE SPECIFIED EQUIPMENT BUT SHALL KEEP MINIMUM UNIT SPECIFICATIONS.
8. CONTRACTOR TO CONTACT AME ENGINEERING, INC. AT 817-653-4122 PRIOR TO ANY SIGNIFICANT DESIGN REVISIONS.
9. DETAILS LABELED "TYPICAL" ON THE DRAWINGS SHALL APPLY TO ALL SITUATION OCCURRING ON THE PROJECT THAT ARE OR SIMILAR TO THOSE SPECIFICALLY DETAILED. THE APPLICABILITY OF THE DETAIL TO ITS LOCATION ON THE DRAWINGS CAN BE DETERMINED BY THE TITLE OF DETAIL. SUCH DETAILS SHALL APPLY WHETHER OR NOT THEY ARE REFERENCED AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE DETERMINED BY THE ENGINEER OF RECORD.

RANCH TRAIL
ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:

RAINBOW ACRES,
LOT 18 & S PT OF 19,
9.76 ACRES

OWNER

JT Alliance, Inc.
16 Meadowlake Drive
Heath, TX 75032

APPLICANT

Carroll Architects, INC
750 E. Interstate 30 #110
Rockwall, TX 75087
Ph: 972-732-6085 Email: jc@carrollarch.com

CASE NUMBER
2018XXX

ISSUE: OWNER REVIEW: 01-18-2018

COPYRIGHT NOTICE:
These drawings and specifications are copyrighted and subject to copyright protection as an "architectural work" under sec. 102 of the copyright act, 17 u.s.c. Section 102. Copyright protection includes, without limitation, the overall form as well as the arrangement and composition of spaces and elements of the design. Unauthorized use and/or modification of these drawings and specifications may result in cessation of construction, ...

The seal appearing on this document was authorized by Jessica J. Kilgore, P.E. 106106 on JANUARY 18, 2019.

AME Engineering, Inc.
TEXAS FIRM F-16469
mail@ameengineer.com | ofc 817-653-4122 | fax 817-754-6615
3825 W Green Oaks Blvd Suite 200, Arlington TX 76016-2700

OFFICE/WAREHOUSE PROJECT
for
RANCH TRAIL DEVELOPMENT
407 RANCH TRAIL
ROCKWALL, TX 75032

RANCH TRAIL DEVELOPMENT
2 ESSEX COURT
HEATH, TX 75032

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
e: jc@carrollarch.com
f: 972-732-8058

DATE: JAN 2019
SHEET NO:
PROJECT NO: 2019001
DRAWN BY:
CHECKED BY:

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 26, 2019
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. Approval of Minutes for the *January 15, 2019* Planning and Zoning Commission meeting.

APPOINTMENTS

2. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

DISCUSSION ITEMS

3. Z2019-003 **(Korey)**
Hold a public hearing to discuss and consider a request by Jeff Bresee of SET Engineers on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for a *Private Sports Arena, Stadium or Track* on a 35.295-acre parcel of land identified 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 take any action necessary.

4. P2019-008 **(Korey)**
Hold a public hearing to discuss and consider a request by Kevin Osornio on behalf of Jeaniffer Osornio for the approval of a replat for Lots 1-4, Block A, N. E. & J.O. Addition being a 0.46-acre parcel of land identified as Lot 2, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Overlay (SOV) District, addressed as 705 Peters Colony, and take any action necessary.

5. SP2019-004 **(David)**
Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for a warehouse/manufacturing facility on a 11.3736-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

6. SP2019-005 **(David)**
Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of CDT Rockwall/2017 LLC for the approval of a site plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.85-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

7. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ Z2018-056: Zoning Change (AG to LI) for Friendship Baptist Church (*2nd Reading*) [*Approved*]
- ✓ Z2018-058: SUP for a Craft Winery and Commercial/Amusement Outdoors (*2nd Reading*) [*Approved*]
- ✓ Z2019-001: Text Amendment to Article IV, Permissible Uses, UDC (*1st Reading*) [*Approved*]

ADJOURNMENT

WORK SESSION

8. A work session will be held in the City Council meeting room immediately following the adjournment of the February 26, 2019 Planning and Zoning Commission Work Session meeting to discuss the implementation of a zoning tool as directed by the City Council.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 22nd day of February 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
February 26, 2019
5:00 PM

CALL TO ORDER

ACTION ITEMS

1. **SP2019-004** (David)
   Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for a warehouse/manufacturing facility on a 11.3736-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 22nd day of February 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 15, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, Eric Chodun, Annie Fishman, Tracey Logan, and John Womble. Absent from the meeting was Commissioner Mark Moeller. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the November 27, 2018 Planning and Zoning Commission meeting.

2. Approval of Minutes for the December 11, 2018 Planning and Zoning Commission meeting.

3. P2018-047

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH West Pods, LTD for the approval of a preliminary plat for Breezy Hill, Phase XII containing 35 single-family residential lots on 44.525-acres of land identified as a portion of Tract 7-1 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located west of the intersection of John King Boulevard and Cozy View Drive, and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Chodun seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

III. APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

Chairman Lyons indicated agenda item #8 would be moved up on the agenda.

IV. PUBLIC HEARING ITEMS

5. Z2018-055

Hold a public hearing to discuss and consider a request by Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Specific Use Permit (SUP) for a *Mini-Warehouse* facility on a 2.595-acre tract of land being a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located southwest of the intersection of W. Yellow Jacket Lane and Ridge Road [*FM-740*], and take any action necessary.

Senior Planner, Korey Brooks, gave a brief explanation and background of the request. The applicant is requesting approval of a Specific Use Permit to allow a mini-warehouse and the proposed mini-warehouse will be three stories, 126,600 square feet, and contain 800 climate-controlled units. According to the applicant, the mini-warehouse will be constructed to resemble an office building, and is intended to blend in with the surrounding buildings. The facility will be accessible from 6 AM to 10 PM. The majority of the units will be accessed from internal corridors

and any exterior doors will be limited to the rear building elevation. The applicant has also stated that the existing tree line will be preserved to provide a natural buffer from the residential properties to the northwest.

Mr. Brooks further indicated that when looking at the requirements contained in the Unified Development Code, it is important to note that these requirements were drafted with the intent of regulating campus style mini-warehouse facilities. Campus style mini-warehouse facilities typically incorporate multiple buildings that are generally one story in height, and have non-climate controlled storage units accessible from the exterior of the building. Due to the mini-warehouse requirements, the applicant is seeking variances to the number of units per acre, the maximum number of stories, the pitched roof requirement, and to allow direct access from Ridge Road. The facility proposed by the applicant is a compact design, which allows more units in a smaller footprint. Although the proposed building is three stories, the proposed building is 34-feet in height, which conforms to the maximum height requirement of 36-feet. Additionally, only two stories will be visible from Ridge Road. The proposed facility is intended to have the appearance of an office building with all units being climate controlled and accessible from the interior of the building. Specifically, the proposed structure is three stories in height in which only two stories are visible from Ridge Road and utilizes a flat roof design with a parapet more typical of an office or commercial development. Since these do not meet the mini-warehouse requirements, variances are required. The proposed driveway shown on the concept plan will require permission from TxDOT as well as a traffic impact analysis at the time of site plan. In addition, the applicant is proposing to limit the hours of operation from 6:00 AM to 10 PM, which is consistent to a non-residential land use. The mini-warehouse land use is considered to be a lower-intensity land use that does not generate high volumes of traffic, 15-20 visitors per day according to the applicant). With that being said, the three requirements not in compliance with the Unified Development Code do not appear to negatively impact the surrounding developments. Additionally, the proposed design of the facility provides for easier redevelopment opportunities than the traditional campus style mini-warehouse facilities should the use transition in the future. Approval of the applicant's request is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. Should this request be approved, the applicant will be required to submit a site plan, landscape plan, photometric plan, and building elevations to the Architectural Review Board and the Planning and Zoning Commission.

Mr. Brooks went on to note that on December 28, 2018, staff sent 77 notices to property owners and residents within 500-feet of the subject property and notified the Lakeside Village and Turtle Cove Homeowner's Associations which are the only HOA's/Neighborhood Associations within 1,500-feet of the subject property. Staff received two notices against this case.

Mr. Brooks advised the Commission the applicant was present and available for questions.

Commissioner Welch asked if the units would be available to be accessed by someone renting one after 10 o'clock when the facility closes. Mr. Brooks indicated they would not be accessible after closing hours.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Maxwell Fisher
900 Jackson Street
Dallas, TX

Mr. Fisher came forward and indicated he represents The Jenkins Organization. He provided a lengthy power point presentation which detailed the request. He provided renderings of what the proposed facility will look like and stressed what they are proposing is not your typical storage facility but instead will look like an office building.

Commissioner Logan asked for clarification as to what was "buried" concept that was mentioned in the power point was that referring to it being at a lower elevation or a basement. Mr. Fisher explained that technically it would be a basement. If you were to be at the left corner in the first floor, it is underground in the self-storage building making that front left corner measure 16 feet in height.

Chairman Lyons asked if anyone wished to speak to come forward and do so.

Bob Walker
309 Featherstone
Rockwall, TX

Mr. Walker came forward came forward and commented that with the renderings that are being proposed it appears to be a nice looking upscale building and with the location safety should not be a concern. He also commented that another plus is that they will not have any outside storage such as boats and such. He generally shared being in favor of the request.

Sergio Bento
2002 S. Lakeshore Drive
Rockwall, TX

Mr. Bento came forward and shared his strong opposition for the request. He commented that the he believes he will see this building and the lights at his property regardless of the railroad between them. He shared that he was a member of a five member team for the City of Arlington Economic Development through the Arlington Chamber of Commerce. He spoke of his past experience pertaining to the old Cowboy stadium in Arlington and the impact it had on the city. He urged the Commission to maintain Rockwall as the "wow" city it is and not become what some surrounding cities have become.

Clark Staggs
1601 Seascape
Rockwall, TX

Mr. Staggs came forward and generally expressed being in favor of the request. He shared that with the topography of the site he feels it would be a good use.

Suelane Calloway
517 Sellers Court
Rockwall, TX

Ms. Calloway came forward and commented that although the renderings that are being proposed look impressive it is not the right location for such a facility. She generally expressed being in opposition of the request.

Mike Portele
1944 S. Lakeshore Drive
Rockwall, TX

Mr. Portele came forward and generally expressed not being in favor of the request and shared the same concerns his neighbor Mr. Bento shared concerning being able to see the building and lights from his property.

Chairman Lyons asked the applicant to come forward for rebuttal.

Mr. Fisher came forward and shared that the concept plan for building renderings they are providing will be what they will build with the approval of the Architectural Review Board. With regards to the traffic they don't feel that will be an issue what they for see is an average of 15-30 trips per day which would not generate much traffic. In regards to economic development although the development will not be creating many jobs however it is an efficient use with only taking up 2.6 acres and will create a huge tax number. Mr. Fisher further noted that the site line that they did shows trees and the berm will be sufficient separation. He indicated he was available for questions.

Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Welch asked in regards to the fencing which originally was to be rod iron. Mr. Fisher indicated that typically because there are storage units in the back they will provide rod iron fencing along the back of the building.

Commissioner Moeller generally expressed being in favor of the request. He commented that the renderings provided show a good looking building not a typical storage facility should the words "storage" be removed it would look like an office building with.

Chairman Lyons generally expressed being in favor of the request commenting that the Architectural Review Board would ensure the renderings provided would be what would be delivered.

Commissioner Chodun expressed concern with the amount of storage buildings already within the City. Commissioner Logan shared the same concerns Commissioner Chodun expressed.

Commissioner Chodun made a motion to deny Z2018-055. Commissioner Logan seconded the motion which passed by a vote of 5-2 with Chairman Lyons and Commissioner Moeller dissenting.

6. Z2018-056

Hold a public hearing to discuss and consider a request by Tom Jones on behalf of Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

Senior Planner, Korey Brooks, advised the Commission that the applicant has requested to postpone the case. On December 1th the applicant requested a change of zoning on the subject property from Agricultural to Commercial. At the same time the Comprehensive Plan was being approved and the Comprehensive Plan designates that property as Technology or Light Industrial and in order to zone in conformance with the Comprehensive Plan the applicant has requested to postpone in order to allow staff to re-notify the change in zoning from Agricultural to Light Industrial as Light Industrial allows a church by right. Mr. Brooks noted that new notifications were sent out and no action would be necessary from the Commission.

7. Z2018-057

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Planned Development District 59 (PD-59), located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

Senior Planner, Korey Brooks, provided an explanation and background of the request. The applicant is requesting the approval of an amendment to Planned Development District 59 to incorporate the subject property and designate it for Residential-Office District land uses. On October 18, 2004, the City Council passed Ordinance No. 04-59, establishing Planned Development District 59 as the Park Place Subdivision. In its current configuration, Park Place consists of the following Phases: [1] Phase 1, which is zoned for Neighborhood Services District land uses; [2] Phase 2, which is zoned for Single-Family 7 District land uses; and [3] Phase 3, which is zoned for Single-Family 7 and Residential-Office District land uses. The applicant is proposing to establish Phase 4 by incorporating the subject property for Residential-Office District land uses and removing the Residential-Office District land uses from Phase 3 which Phase 3 will only allow SF-7 land uses. A concept plan has been submitted showing that the new Phase will be adjacent to the western boundary of Phase 3 and will consist of five additional lots accessible via Park Place Boulevard and one of the lots currently exists in Phase 3. The applicant has submitted a concept plan and development standards for the existing and proposed Phases of the Park Place Subdivision. The characteristics and development standards for each phase. Phases 2 & 3 are existing and both phases allow single-family land uses; however, Phase 3 also allows Residential-Office District, either live/work, land uses. The applicant is proposing to remove the Residential-Office District land uses from Phase 3, and transition it to Phase 4 which means that Phase 3 will be subject to the Single-Family 7 District land uses. The proposed Phase 4 will contain approximately five residential-office units and will be designed to a residential scale in which the buildings will be designed to look like the existing homes within Park Place. Since the phase will have residential adjacency, the applicant is proposing to prohibit certain uses within

Phase 4 such as assisted living facility, landfill, transit passenger facility and allow other uses such as general store larger than 2,000 square feet, hair salon, office building more than 5,000 square feet with a Specific Use Permit. This phase will be subject to the Residential-Office District land uses with the exception of the uses outlined in the draft ordinance. The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan designates the subject property for Medium-Density Residential land uses, which is characterized as developments containing greater than 2½ units-per-acre, but not higher than three units-per-acre unless an increased amenity is provided, in which event 3½ units-per-acre can be allowed. Should this request be approved, the designation would need to be changed to Live/Work land uses, which is characterized as low-intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties. Although this does not conform to the Future Land Use Plan, given the subject property's current zoning of Heavy Commercial District, this request will bring the property closer to conformance with the Future Land Use Plan and the change of designation has been made a condition of approval.

Mr. Brooks further noted that in looking at the applicant's request, the live/work units provide a transition from the single-family residential land uses east of the subject property to the light industrial and heavy commercial land uses to the west of the subject property. The incorporation of the subject property as residential-office units seems to be appropriate given its proximity to the adjacent railroad, does not appear to negatively affect the adjacent properties, and will not preclude the properties from being single-family units. The request is discretionary to the City Council, pending a recommendation from the Planning and Zoning Commission.

Mr. Brooks advised the Commission that the applicant was present and available for questions.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Bill Bricker
505 West Way Drive
Rockwall, TX

Mr. Bricker came forward and provided additional comments pertaining to the request. He shared that they feel the proposed request and what is being proposed is the best fit and respectfully asked for approval from the Commission.

Chairman Lyons asked if anyone wished to speak to come forward and do so.

Todd Abbott
619 Renfro
Rockwall, TX

Mr. Abbott came forward and asked if the zoning in area 3 allowed for Residential Office currently. Mr. Brooks indicated it currently allows for Single Family 7 or Residential Office. Mr. Abbott indicated he was not aware of that and is against any RO in Park Place but with knowing it is allowed now, he generally expressed being in favor of the request as it is being presented as it is the "lesser of two evils".

Debbi Remington
607 Renfro Street
Rockwall, TX

Ms. Remington came forward and expressed not being in favor of any Residential Office feels it should all stay single family. She expressed concern with the amount of traffic it will generate and affect their street she generally expressed not being in favor of the request.

Chairman Lyons asked if anyone else wished to speak to come forward and do so there not being anyone indicating such Chairman Lyons closed the public hearing and asked the applicant to come forward for rebuttal. He added that all necessary steps have been made to ensure the development is properly designed for flood control and water coming off the property will remain as it was.

Mr. Bricker came forward and addressed the comment Mr. Abbott made, he indicated that if no change is made Commercial can be developed he feels they are improving the area with the proposed plan.

Chairman Lyons brought the item back to the Commission for discussion or action.

Commissioner Moeller made a motion to approve Z2018-057 with staff recommendations. Commissioner Logan seconded the motion which passed by a vote of 7-0.

Chairman Lyons called a recess at 7:37 p.m.

Chairman Lyons called the meeting back to order at 7:48 p.m.

8. Z2018-058

Hold a public hearing to discuss and consider a request by Tim McCallum of He Wines She Dines, LLC on behalf of Buffalo Creek Business Park, LTD for the approval of a Specific Use Permit (SUP) for a *Craft Winery* and *Commercial Amusement/Recreation (Outdoor)* on a 7.2-acre tract of land identified as Tracts 20-01 & 20-7 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 203 County Line Road, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant submitted a request for a Specific Use Permit to allow a Craft Winery and Commercial Amusement/Recreation Outdoor facility to be located within a Commercial District. Currently, the subject property is being operated as a warehouse and shipping facility for the applicant's wine club with no retail sales. The applicant has indicated that they would like the opportunity to expand this use to a Craft Winery for the purpose of allowing wine to be mixed, produced and sold on-site. With this request, the applicant has submitted a floor plan showing the proposed Craft Winery layout, which will be situated in a 1,250 square foot building. Of this area, 500 square feet of the building, 40% of total square feet will be dedicated for the retail sales and tasting component of the on-site manufactured product. The remaining 750 square feet will be used for wine display racks, an overhead storage area, blending tanks, and wine barrels. Additionally, the applicant has provided a concept plan for the Commercial Amusement/Recreation outdoor venue, which will be located outdoors in front of the facility. The applicant has indicated that this area will be used on a limited and infrequent basis. In addition, Mr. McCallum has submitted a letter indicating that the use of the outdoor venue will only take place on a scheduled basis, Thursday through Monday ,nights, weekends, and occasionally on Mondays and holidays. The outdoor venue will include a seating area, space for food vendors, and space for live music such as an acoustic guitar.

Mr. Gonzales indicated that according to the Unified Development Code, both the Craft Winery and Commercial Amusement/Recreation Outdoor land uses require approval of a Specific Use Permit in a Commercial District. Additionally, the UDC, defines a Craft Winery as being a small scale manufacturing and retail operation that is subject to the following conditions: (1) the total building area being the area under roof is less than 12,000 square feet, and (2) the total floor area dedicated to the direct sale of the on-site manufactured product does not exceed a maximum of 40% of the total floor area. In addition the applicant's letter outlining the proposed business plan, a concept plan depicts the outdoor venue, a floor plan for the Craft Winery, and a draft ordinance containing regulations for the proposed land uses. The applicant's request does appear to be in conformance with these requirements; however, the approval of a Specific Use Permit is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Mr. Gonzales further noted that on January 2, 2019, staff mailed 63 notices to property owners and residents within 500-feet of the subject property and did not send a neighborhood notification as there were no Home Owners Associations participating in the Neighborhood Notification Program within 1500-feet of the subject property. Staff received one email notice in opposition of the request.

Mr. Gonzales advised the Commission the applicant was present and available for questions as well as staff.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Tim McCallum
5140 Standing Oak
Rockwall, TX

Mr. McCallum came forward and shared a brief explanation and background of the request. He shared that they operated at the subject property for approximately two years and have a winery license, federal production license and a federal import license which allows them to import wines. He and his wife began the He Wines She Dines as a food/winery blog several years ago after their son and daughter graduated high school, they traveled tasting different wines and places to eat and blogging about it and fairly quickly were being followed by thousands of followers. After receiving feedback from the blog they decided to start a wine club and then learned they would need a Federal Winery License and a State Winery License which they obtained and then began working with producers around the world. Mr. McCallum went on to share that by right currently they have the ability to have a tasting room to sell wines by the bottle or glass and with a special event permit can host events with food trucks four times a year. They would like to have more flexibility than that and therefore that is why they are bringing their request for the SUP forward.

Commissioner Logan asked what the total amount of people they would expect to attend events. Mr. McCallum shared that the space is approximately 500 square feet which would fit 20-30 people and they're not looking to host big events.

Commissioner Fishman asked for additional detail on the hours of operation. Mr. McCallum indicated the hours would be from 11am through midnight no later. Also, they are not open to the public unless they host a special event.

Chairman Lyons asked if anyone wished to speak to come forward and do so there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Chodun expressed concern with the location, generally is not in favor feels granting the Special Even Permits with an allotted time frame is better suited because there is some control.

Commissioner Fishman asked if there would be expiration be put on the Specific Use Permit. Mr. Gonzales indicated a time limit would not be associated with the SUP however expiration should he cease to do business it would expire after one year.

Commissioner Welch expressed generally being in favor of the request.

(Commissioner Moeller arrived at the meeting at 6:23 p.m.)

Commissioner Womble asked should this business move out would the SUP be transferable to the next person or does it expire with their business. Mr. Gonzales indicated it goes with the land, should Mr. McCallum sell the business to someone else and continue the same use the SUP would be attached to the land and therefore continue.

Chairman Lyons indicated agreeing with the concerns Commissioner Chodun expressed and generally is not in favor of the request.

Commissioner Moeller and Logan generally expressed being in favor of the request.

General discussion took place between the Commission in regards to the hours of operation and the location.

Commissioner Welch made a motion to approve Z2018-058 with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 5-2 with Chairman Lyons and Commissioner Chodun dissenting.

9. Z2018-059

Hold a public hearing to discuss and consider a request by Heather Cullins for the approval of a zoning change from a Single-Family Estate 2.0 (SFE-2.0) District to Single Family Estate 1.5 (SFE-1.5) District

on a 3.03-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 1085 Dalton Road, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The applicant is requesting a change in zoning from a Single-Family Estate 2.0 District to a Single-Family Estate 1.5 District for the purpose of subdividing the subject property. The subject property was annexed in 1983 and was part of a larger tract of land. In 2018, the previous property owner requested to rezone the subject property from an Agricultural District to a Single-Family Estate 2.0 District and platted the tract of land. As part of this case, the previous property owner stated the purpose of platting the property was to create two lots to construct a single-family home on Lot 1. The applicant purchased the subject property, Lot 1, in 2018 for the purpose of constructing a single-family home. According to the applicant, after purchasing the subject property, another property was discovered and the plan to construct a single-family home on the subject property was abandoned. The applicant as also stated there have been inquiries about purchasing the subject property; however, the size of the lot was too large, and potential buyers only wanted half or a portion of the lot. Based on this, the applicant is requesting to re-zone the subject property with the intent of subdividing the tract of land into two 1½-acre lots. Currently, floodplain traverses the property and should any improvements impact the floodplain, a flood study could be required. According to the Unified Development Code, the Single-Family Estate 1.5 District is the "…proper zoning classification for rural, estate lots that are a minimum of 1½-acres. Since the subject property is 3.03-acres, it conforms to the requirements of the Single-Family Estate 1.5 District development standards. The Future Land Use Plan designates the subject property for Low Density Residential land uses, which is defined as developments with two units per acre or less. The applicant's request is in conformance with this designation and will not require any changes to the Future Land Use Map. Approval of the zoning change is discretionary for the City Council, pending a recommendation by the Planning and Zoning Commission.

Mr. Brooks further noted that on December 28, 2018, staff mailed 68 notices to property owners and residents within 500-feet of the subject property and also notified the Promenade Harbor and the Shores/Ray Hubbard Homeowner's Association. In addition staff also advertised the public hearings in the Rockwall Harold Banner. Staff received one email against the request.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Kenneth Cullins
3114 Stoney Hollow
Rockwall, TX

Mr. Cullins came forward and indicated Mr. Brooks summarized the request well. He added that they had full intention of building on the property however while they were under contract another property came on the market that they felt better suited their needs. He provided a picture that showed that there would be no encroachment to the flood plain as they have done their due diligence in regards to that.

Chairman Lyons asked if anyone wished to speak to come forward and do so.

David Hodgdon
1085 Dalton Road
Rockwall, TX

Mr. Hodgdon came forward and shared that he owns the property south and west of the subject property and sold this property to the Cullin's. He generally expressed his strong opposition to the request of the applicants request to rezone and for the property to be subdivided into two separate lots.

David Hodgdon Jr.
1085 Dalton Road
Rockwall, TX

Mr. Hodgdon Jr. came forward and expressed being in opposition of the request he feels it will cause flooding problems to whoever builds there. He urged the Commission to not approve the request.

Chairman Lyons closed the public hearing and asked the applicant to come forward for rebuttal.

Commissioner Chodun asked Engineering staff concerning the flooding comment that was brought up. City Engineer, Amy Williams, indicated that per the approved flood study by the City's consultants in 2006 and the brand new study that was done in 2018 that is the high and dry area. The bottom of the slabs of the houses built will have to be two feet above the elevations that are in all of those zones. Therefore there will be plenty of room for two high and dry houses to be built.

Mr. Cullins came forward for rebuttal and indicated an engineer they have been working with as well as an architect were present and would be adding additional comments.

Thomas Caffarel
Cardinal Strategies
2309 Shorehaven Circle
Lewisville, TX

Mr. Caffarel came forward and shared he was retained by the Cullin's to do an evaluation for flood purposes, and just as Engineering staff indicated, they are in a high and dry area and that is based on a fully developed watershed condition per the City criteria.

Petra Phillips
1604 St. Claire
Rockwall, TX

Ms. Phillips came forward and indicated good size homes could be built on the two lots approximately 3,500 foot house, give or take, on each lot would easily fit with plenty of greenspace surrounding it not including the floodplain.

Chairman Lyons brought the item back to the Commission for discussion or motion.

Commissioner Welch made a motion to approve Z2018-059 with staff recommendations. Commissioner Moeller seconded the motion which passed by a vote of 7-0.

V. ACTION ITEMS

10. SP2018-042
Discuss and consider a request by Jeff Carol of Carol Architects, Inc. on behalf of Terry Morgan of Z06 Properties, LLC for the approval of a site plan for an office/warehouse building on a 5.690-acre tract of land identified as Lot 3, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery Boulevard and Innovation Drive, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background of the request. On February 19, 2001, the City Council approved a site plan for a proposed 52,370 square foot warehouse/manufacturing facility on the subject property. On December 21, 2018, the applicant submitted an application requesting the approval of an amended site plan for the purpose of expanding the facility by incorporating an additional 35,980 square foot to the east side of the building. The purpose of the expansion is to add additional office/warehouse space which will increase the overall square footage of the building to 88,350 square. According to the Unified Development Code, a manufacturing/office facility is permitted by-right in a Light Industrial District. The subject property has two existing points of ingress and egress, one along Innovation Drive and one along Discovery Boulevard. Based on the site plan, the development will connect to the existing drives by extending a 24-foot drive aisle which is also a Fire Lane, Public Access and Utility Easement along the eastern side of the subject property. The proposed development will incorporate an additional 95 parking spaces with the expansion, and will bring the total parking count up to 193 parking spaces which meets the requirements for parking. Mr. Gonzales indicated

that with the exception of the variances being requested the submitted site plan, landscape plan, treescape plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial District. Mr. Gonzales then went over the variances that are being requested to the building materials and the articulation. The Architectural Board recommended approval of the site plan with modifications to the south building. Additionally he applicant has submitted a letter indicating all trees being removed from the site are primarily Cedar trees that are less than 11-caliper inches DBH, and are considered non-protected trees; however one Oak tree measuring four caliper inches will be removed. The applicant will satisfy the mitigation balance by providing eight 3½-inch caliper trees, 28-inches to the site.

Mr. Gonzales advised the Commission that the exceptions being requested are discretionary decisions for the Planning and Zoning Commission and only require approval by a simple majority vote. He indicated that the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Jeff Carol
750 E. IH-30
Rockwall, TX

Mr. Carroll came forward and shared that they will follow the Architectural Review Boards recommendations and indicated he was available for questions.

Chairman Lyons brought the item back to the Commission for discussion or action.

Commissioner Chodun made a motion to approve SP2018-042 with both staff's and the Architectural Review Boards recommendations. Commissioner Womble seconded the motion which passed by a vote of 7-0.

11. SP2018-043
Discuss and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a site plan for a 375-unit condominium building on a 6.2-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background pertaining to the request. On June 17, 2013, the City Council approved Ordinance No. 13-16, which allocated 399 urban residential units (condominiums) to a concept plan that showed two condominium buildings being constructed on the subject property one adjacent to Lakefront Trail consisting of 349-units and one adjacent to the Harbor Fountain consisting of 50-units. This approval was later amended on December 18, 2017, when the City Council approved Ordinance No. 17-64. The new amendment allocated an additional 51-units to the previously entitled 399-units, bringing the total number of entitled units to 450 urban residential units. This PD Development Plan establishes provisions for the construction of two condominium buildings. In conformance to this PD Development Plan, the applicant has submitted a site plan requesting approval for a 375-unit condominium development that will be adjacent to Lakefront Trail. This will be the first of two buildings and, based on the conditions of Ordinance No. 17-64, will be required to obtain a building permit by June 1, 2019. Should the site plan be approved, the development will still be required to have civil engineering plans and a final plat approved prior to the issuance of a building permit. Should a building permit not be issued by June 1, 2019, staff will provide a report to the Planning and Zoning Commission and City Council indicating the progress of the development, and after review the Planning and Zoning Commission and City Council may, after proper notice, initiate public hearings for the revocation of the additional 26 urban residential units.

Mr. Gonzales further noted that the proposed five story condominium building will be located within the Harbor Residential Subdistrict and will be comprised of a total of 335,224 square feet. Off-street parking for future residents will be provided via a parking garage that is integrated into the design of the building, and is accessible from Lakefront Trail and the IH-30 Frontage Road. The on-site parking garage will provide a total of 548 parking spaces. The development will also

include 34 public parking spaces along Lakefront Trail, bringing the total number of parking spaces to 584. This exceeds the required 563 parking spaces by 21 parking spaces. Additionally, the applicant is showing a two level public parking garage consisting of 180 parking spaces. The public parking garage will be located along Lakefront Trail, southeast of and adjacent to the 50-foot pedestrian walkway. The applicant has indicated that this parking garage will be constructed prior to the condominium building. The proposed pedestrian walkway, located in between the public parking garage and the condominium building, will incorporate all of the streetscape elements required by PD-32, and provide an upgraded pavestone paver, decorative trees with up-lighting, assorted plantings, pedestrian benches, and pedestrian scaled lighting features. In addition, the plan shows that units facing onto the walkway will have stoops allowing direct access to the pedestrian path. The pedestrian walkway is intended to provide access to the Harbor Fountain and the potential future public park site from the 180 space public parking garage being constructed with this project.

Mr. Gonzales went on to share that according to Planned Development District 32 the subject property is located within the Harbor Residential Subdistrict, which allows Urban Residential, Condominium Units Only, as a by-right land use. Based on the submitted site plan package, site plan, landscape/streetscape plan, treescape plan, photometric plan, and building elevations, the proposed case is in conformance with the requirements stipulated by Ordinance No. 17-22, Resolution No. 10-40, and the UDC with the exception of the waiver being requested. Mr. Gonzales provided information in regards to the waiver request. Additionally, The Treescape Plan submitted by the applicant indicates a total of 724 caliper inches will be removed from the subject property as a result of this development. As a note, primary protected trees are any tree that has a diameter of four inch caliper DBH or greater, with the exception of Bois d'Arc, Willow, Cottonwood, Locust, and Chinaberry. Hackberry and Cedar trees that have a DBH of 11 caliper inches through 25 caliper inches are considered to be secondary protected trees and are mitigated at a rate of ½ inch per one inch DBH. Hackberry and Cedar trees less than 11 caliper inches are considered to be non-protected trees. This site has a majority of Hackberry trees less than 11-inches DBH that are not protected. Additionally, the applicant is removing five trees that are greater than 25 caliper inches, [1] 32-inch Sycamore; Tree No. 32, [2] 30-inch Elm; Tree No. 34, [3] 26-inch Pecan; Tree No. 36, [4] 32-inch Elm;– Tree No. 41, and [5] 32-inch Elm; Tree No. 44. These trees are considered to be feature trees and are mitigated for twice the number of inches being removed. The total mitigation balance due for this project is 437-inches. Based on the Landscape Plan, the applicant intends to offset the mitigation balance by providing 527-inches to the site and this will satisfy the mitigation required for the development. Additionally, a Traffic Impact Analysis is required for all development projects in the Harbor District. On December 5, 2018, Kimley-Horn and Associates, Inc. submitted a TIA on behalf of the applicant. On January 4, 2019 the City's traffic consultant provided comments back to the applicant. A revised TIA addressing the City's comments is required for the approval of this case, and this has been added to the conditions of approval.

Mr. Gonzales advised the Commission that the Architectural Review Board met and recommended approval. He indicated the applicant was present and available for questions.

Chairman Lyons asked the applicant to come forward.

James Ziggler
6205 Wichita Trail
Flower Mound, TX

Mr. Ziggler came forward and indicated Mr. Gonzales covered the request well. He indicated he was available for questions and asked for the Commission's consideration for approval.

Chairman Lyons brought the item back to the Commission for discussion or action.

Commissioner Welch asked if there would be any retail at the bottom or would it all be residential that would be condos. Mr. Ziggler indicated it would be all residential and would be condos.

Commissioner Chodun asked the size that they would range from. Mr. Gonzales indicated they would be approximately 590 square feet to 1,300 square feet.

Commissioner Womble asked if there would be an additional parking garage. Mr. Ziggler indicated that off to the end of the property there is existing surface parking that has been dedicated for the

Harbor retail when that it was built and they would be replacing that. They will be building a two level garage by the Cinemark expansion.

Commissioner Moeller asked if the public garage would be built first. Mr. Ziggler indicated that it would be being built first.

Commissioner Welch made a motion to approve SP2018-043 with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 7-0.

VI. DISCUSSION ITEMS

12. Director's report of post City Council meeting outcomes for development cases.

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 8:30 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

City of Rockwall

Project Plan Review History

Project Number	Z2019-003	**Owner**	ROCKWALL, I S D	**Applied**	2/15/2019 LM
Project Name	901 W. Yellowjacket Ln.	**Applicant**	SET ENGINEERS	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	
901 YELLOWJACKET RD	,	**Zoning**

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HERITAGE BPG ADDITION	2	A	2	4823-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	2/15/2019	2/22/2019				
ENGINEERING	Amy Williams	2/15/2019	2/22/2019				
FIRE	Ariana Hargrove	2/15/2019	2/22/2019	2/21/2019	6	APPROVED	
PLANNING	Korey Brooks	2/15/2019	2/22/2019	2/21/2019	6	COMMENTS	Comments

Z2019-003 SUP FOR ROCKWALL HIGH SCHOOL

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This a request by Jeff Bresee of SET Engineers on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for a Private Sports Arena, Stadium or Track on a 35.295-acre parcel of land identified 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.

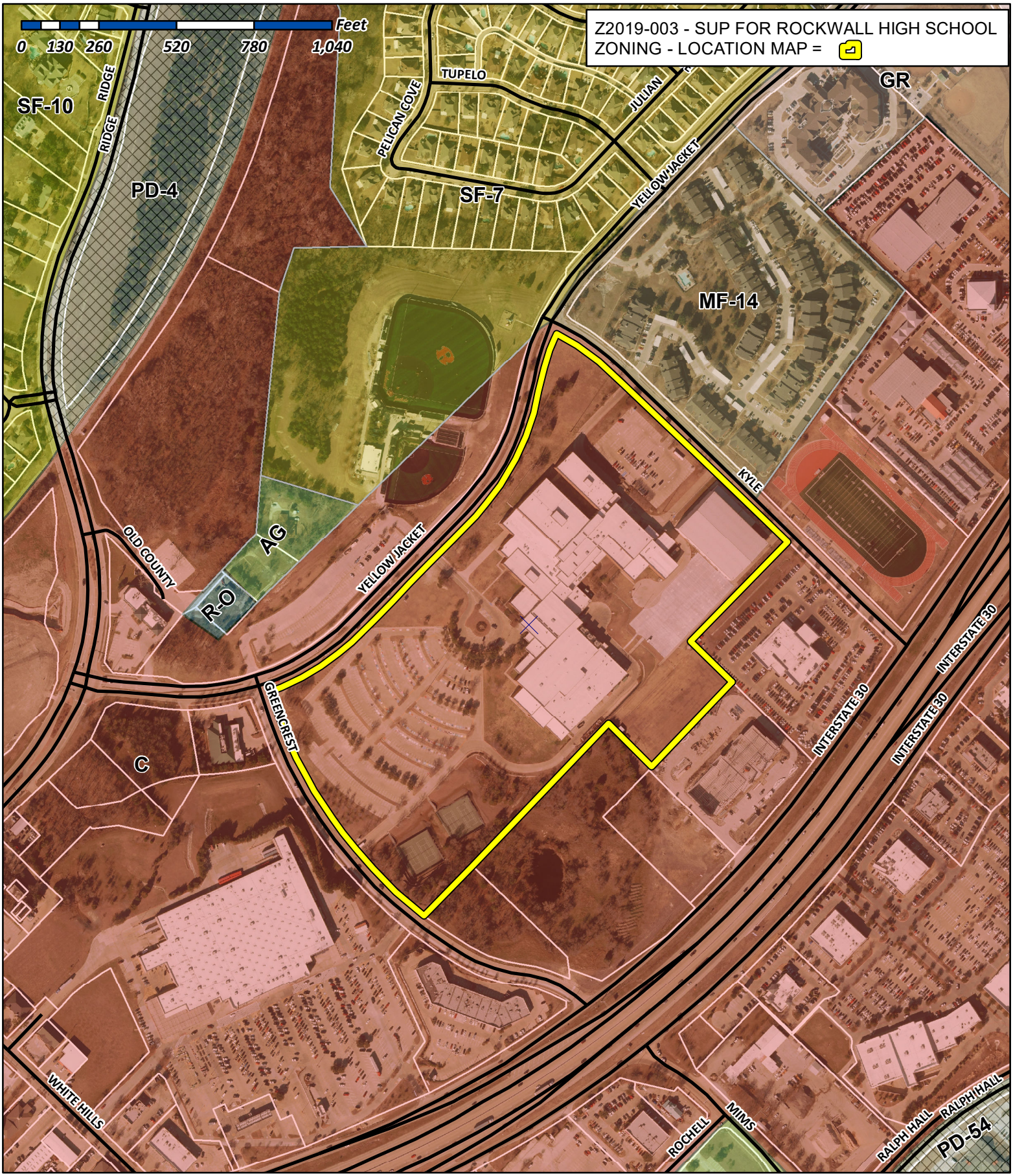
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2019-003) in the lower right hand corner of all pages on future submittals.

M.4 Please review the attached draft ordinance prior to the March 12, 2019 Planning & Zoning Commission meeting.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by March 5, 2019. The Planning and Zoning Worksession for this case is February 26, 2019. The Planning and Zoning Meeting for this case is March 12, 2019.

I.6 The projected City Council meeting date and subsequent approval for this request is March 18, 2019 and April 1, 2019.



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.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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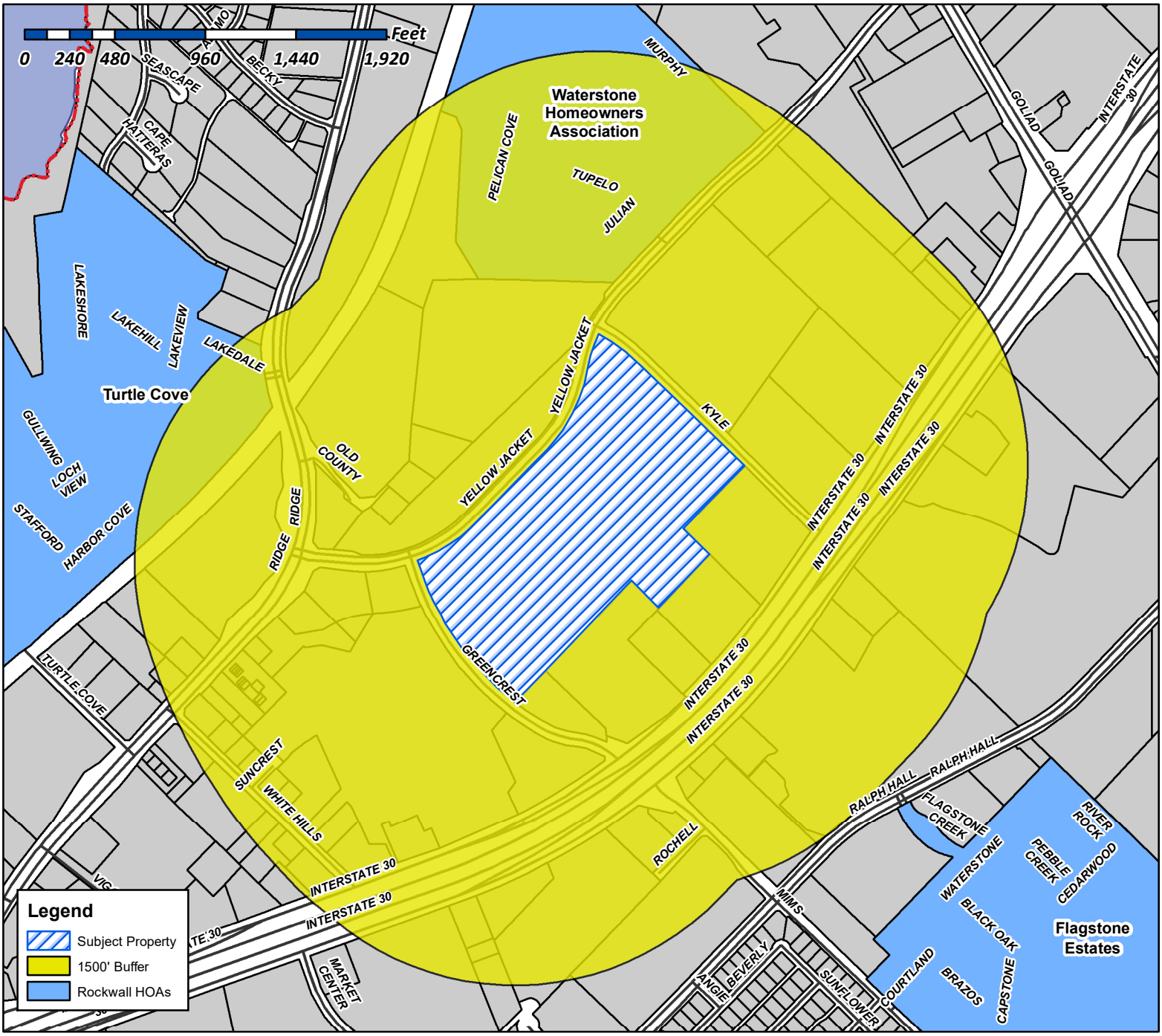
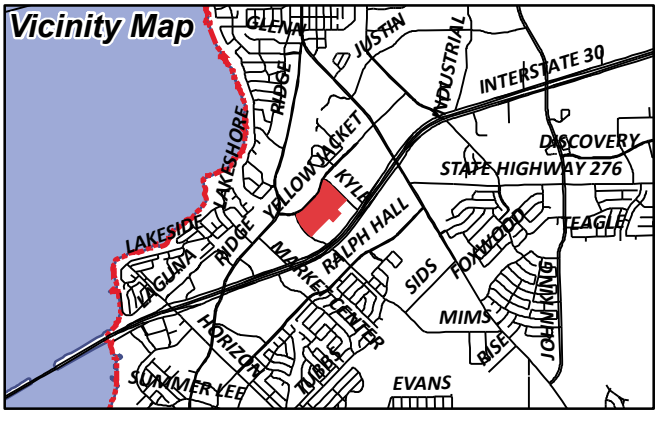


Case Number: Z2019-003
Case Name: SUP for Rockwall High School
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 901 W. Yellowjacket Lane



Date Created: *2/19/2019*

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

Brooks, Korey

From: Morales, Laura
Sent: Friday, February 22, 2019 1:35 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: HOA Map.pdf; PUBLIC NOTICE.PDF

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***February 22, 2019***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 3/12/2019 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Tuesday, 3/18/2019 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2019-003 Hold a public hearing to discuss and consider a request by Jeff Bresee of SET Engineers on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for a *Private Sports Arena, Stadium or Track* on a 35.295-acre parcel of land identified 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 take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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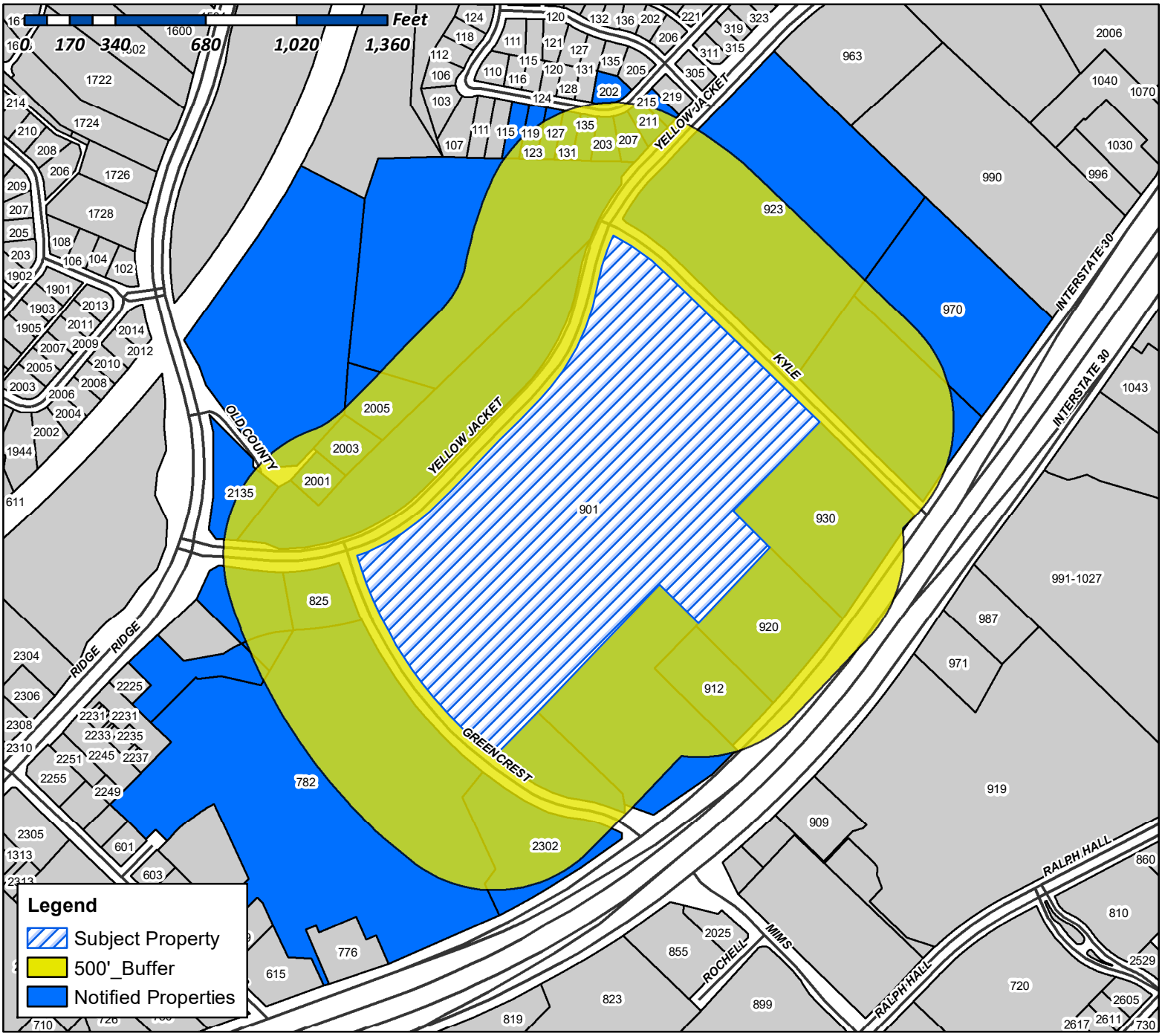

Case Number: Z2019-003
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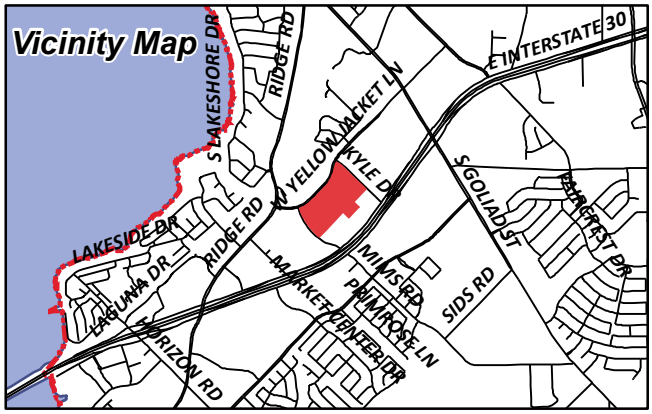


Date Created: *2/15/2019*
For Questions on this Case Call (972) 771-7745

MIKULSKI ANTONY AND MICHELLE
119 JULIAN DR
ROCKWALL, TX 75087

WOODWARD LAURA
123 JULIAN DR
ROCKWALL, TX 75087

RYAN BRIAN
127 JULIAN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
131 JULIAN DR
ROCKWALL, TX 75032

GIPSON CAMERON
135 JULIAN DRIVE
ROCKWALL, TX 75087

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

JLIU ASSET MANAGEMENT LTD
1711 E BELTLINE RD
COPPELL, TX 75019

CURRENT RESIDENT
2001 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2003 RIDGE RD
ROCKWALL, TX 75032

FAHERTY FRANK
2005 RIDGE RD
ROCKWALL, TX 75087

SHIPP DONALD W & MAUREEN
202 JULIAN DR
ROCKWALL, TX 75087

ANDREWS GRACE L
203 JULIAN DR
ROCKWALL, TX 75087

SINGH RITU W AND
207 JULIAN DRIVE
ROCKWALL, TX 75087

PROCK CHARLES
209 RUSSELL DR
ROCKWALL, TX 75032

WHITTAKER SANDRA
211 JULIAN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2135 RIDGE RD
ROCKWALL, TX 75032

HARPER EMILY ERIN
215 JULIAN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2302 GREENCREST BLVD
ROCKWALL, TX 75032

MOUNTAINPRIZE INC
3225 CUMBERLAND BLVD SUITE 100
ATLANTA, GA 30339

ROCKWALL-PINE PROPERTIES LLC
400 PERIMETER CENTER TERRACE 0
ATLANTA, GA 30346

IN YUNG H &
512 SUNSTONE DR
IRVING, TX 75060

SYVRUD JAMES P & MARY JEAN
519 E INTERSTATE 30
ROCKWALL, TX 75087

IX MC 923 YELLOW JACKET LANE LP
591 W PUTNAM AVE
GREENWICH, CT 06830

GAMEZ SUSAN AND
602 LAURENCE
HEATH, TX 75032

ROADHOUSE ENTERPRISES INC
6040 DUTCHMANS LANE
LOUSIVILLE, KY 40205

CURRENT RESIDENT
782 I30
ROCKWALL, TX 75032

ROCKWALL DIRT CO LTD
800 GESSNER RD 0
HOUSTON, TX 77024

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

CURRENT RESIDENT
825 YELLOW JACKET LN
ROCKWALL, TX 75032

CURRENT RESIDENT
901 YELLOWJACKET RD
ROCKWALL, TX 75032

CURRENT RESIDENT
912 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
920 I-30
ROCKWALL, TX 75032

CURRENT RESIDENT
923 YELLOW JACKET LN
ROCKWALL, TX 75032

TARBELL AUTOMOTIVE INC
930 E I-30
ROCKWALL, TX 75087

CURRENT RESIDENT
970 E I30
ROCKWALL, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

ROCKWALL ASC REAL ESTATE LLC
PO BOX 1208
ROCKWALL, TX 75087

WAL-MART REAL ESTATE
PO BOX 8050
BENTONVILLE, AR 72712

ROCKWALL RENTAL PROPERTIES LP
PO BOX B
TERRELL, TX 75160

February 13, 2019

David Gonzales, AICP
City of Rockwall Texas
385 S. Goliad Street

Re: Rockwall High School Multipurpose Synthetic Turf Field – Field Netting & Lights

Dear Mr. Gonzales:

Rockwall ISD desires to convert their existing natural grass multipurpose field at Rockwall High School (field that lies immediately North of Rooms-To-Go) into a synthetic turf field. As this field is surrounded by commercial properties on three sides, in order to protect vehicles and/or patrons at these businesses, the school desires to construct a 40-foot tall fence/netting combination (10-foot black coated vinyl chain link fence topped with 30-foot black netting) around the perimeter of the field. This will also enable the fields to be more functional for their intended purpose (project is part of RISD's bond program to provide a practice facility for the softball and baseball teams (although the field will be used for football, soccer, discus and lacrosse practice as well) and it will prevent balls from leaving the field area.

In addition to the netting system, the District desires to install lights atop each of the netting poles that align the North and South sides of the field. As the field will be used by many of the school's sports teams for practice as well intermural teams, PE and other uses, it is desired that the field be made useable during night hours (limited of course by city ordinance).

In adding the lights, the District is seeking variance to the ordinance limiting light spillage to 0.2 lumens or less beyond the line 1-foot outside of the District's property lines. The deign of the proposed lights (for which we have included a photometric plan) is to provide the minimum level of light needed for the practice of school sports (design is not to the level typical for stadiums and other competition facilities). As the surrounding properties are commercial entities that also light their grounds, the District feels that the proposed lighting design will not adversely affect the neighboring properties.

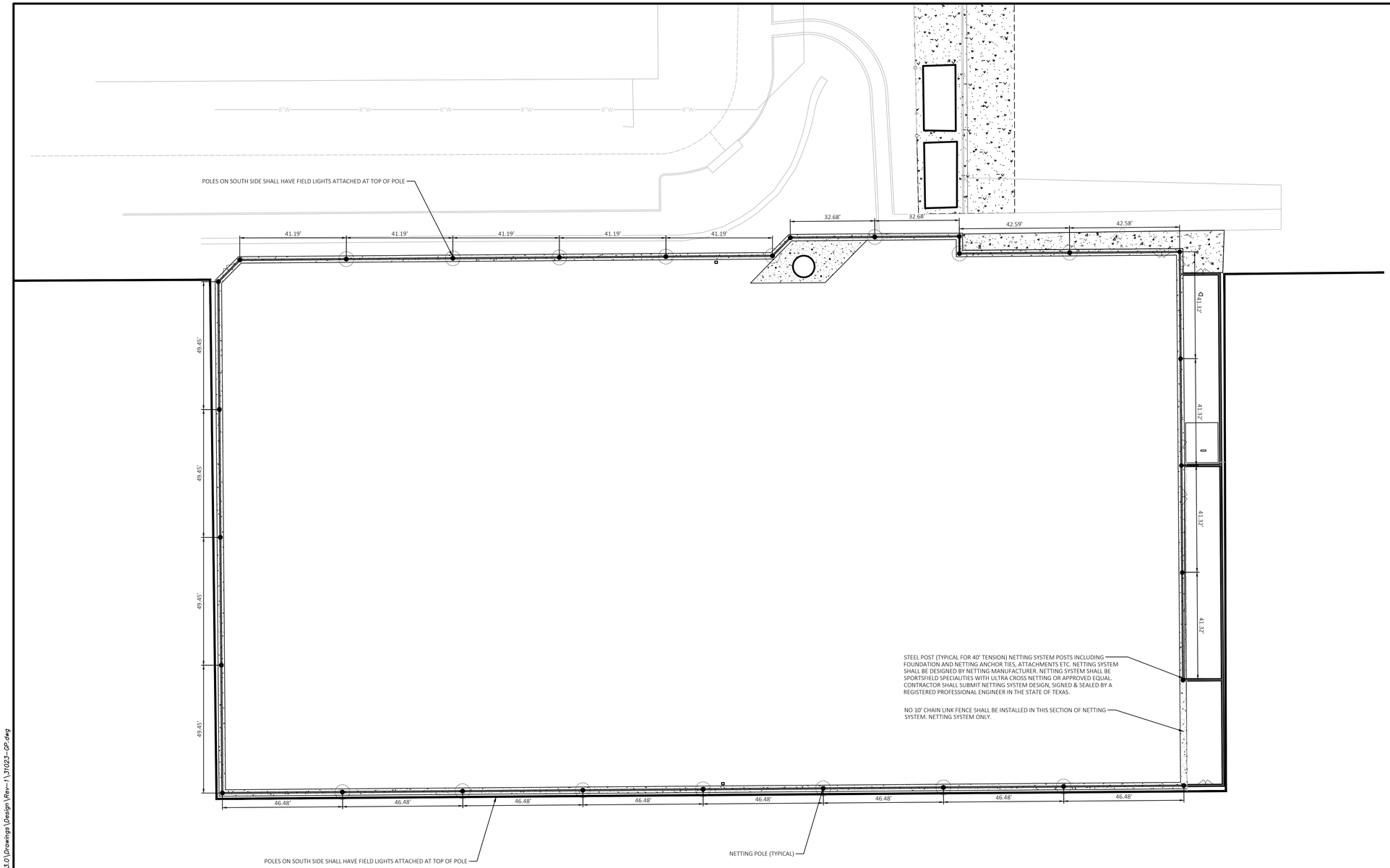
I have included cut sheet information for the netting system and the lights. Please let me know if you need anything further or have any questions.

Sincerely,

SET Engineer, Inc.

Jeff Bresee, P.E.

207 Moss Court, Mansfield, TX 76063
817-507-8305 · 866-927-7495 FAX · www.setengineers.com



Know what's **below.**
Call before you dig.

0 20' 30' 40'
SCALE IN FEET

LEGEND

EXISTING

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

SET Engineers, Inc.
Experts in Outdoor Sports Design & Construction Management
Licensed Civil Engineers • Planners • Designers
817-507-8305 Phone 682-518-9825 FAX

31023	2/14/19	JJB	TKM	SAW	SAW
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES.	DRW

F-7524

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LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
3108 S.W. REGENCY PARKWAY, SUITE 2
Bentonville, AR 72712
(479)273-9472
FAX (479)273-0844

ROCKWALL HIGH SCHOOL

901 W YELLOWJACKET LANE
ROCKWALL, TEXAS

40- FOOT NETTING POST LOCATIONS

REV DATE 2/14/19 REV-0

SHEET NO. 2 OF 3

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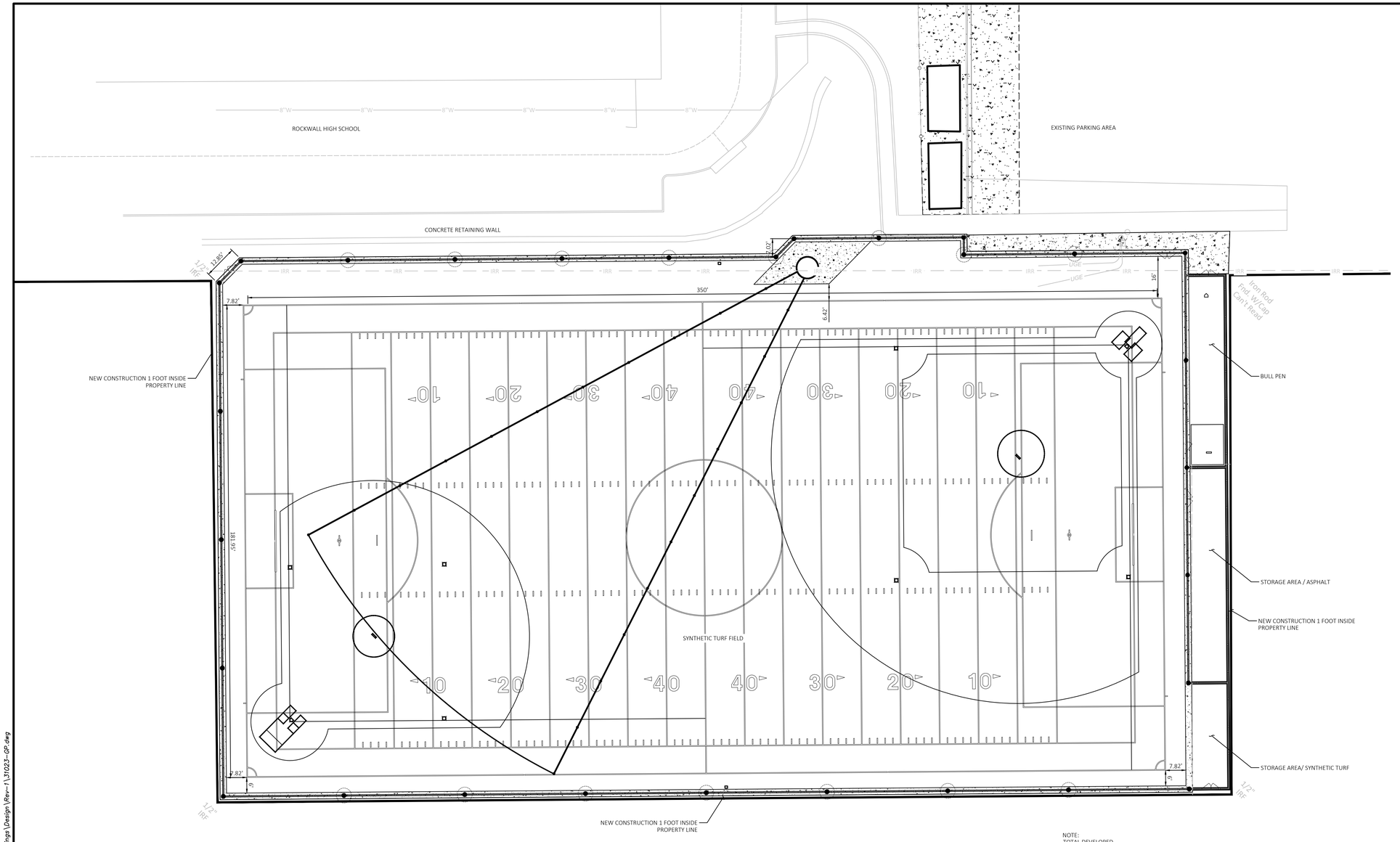

NOTE:
TOTAL DEVELOPED AREA= 1.870 ACRES

Know what's below. Call before you dig.

0 20' 30' 40'
SCALE IN FEET

LEGEND

EXISTING

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

FIELD EQUIPMENTS TO BE PROVIDED BY CONTRACTOR

- SYNTHETIC TURF BASE. SPORTS FIELD SPECIALITIES TURF BASE OR EQUAL 6 BASES TOTAL.
- SYNTHETIC TURF HOME PLATE. SPORTS FIELD SPECIALITIES TURF BASE OR EQUAL 2 PLATES TOTAL.
- SYNTHETIC TURF PITCHERS PLATE. SPORTS FIELD SPECIALITIES TURF BASE OR EQUAL 2 PLATES TOTAL.
- PORTABLE FOOTBALL GOAL POST. AAE SPORTS, ROLLAWAY H GOAL POST (HS), OR EQUAL. TWO GOAL POSTS TOTAL.
- PORTABLE SOCCER GOAL POST KWIK GOAL EVO II. SOCCER GOAL WITH WHEELS OR EQUAL 2 GOALS TOTAL.

F-7524

SET Engineers, Inc.
Experts in Outdoor Sports Design & Construction Management
Licensed Civil Engineers • Planners • Designers
817-507-8305 Phone 682-518-9825 FAX

31023	2/14/19	JJB	TKM	SAW	SAW
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Bentonville, AR 72712
(479)273-9472
FAX (479)273-0844

ROCKWALL HIGH SCHOOL

901 W YELLOWJACKET LANE
ROCKWALL TEXAS

SITE PLAN

REV. DATE 2/14/19 REV-0

SHEET NO. 1 OF 3

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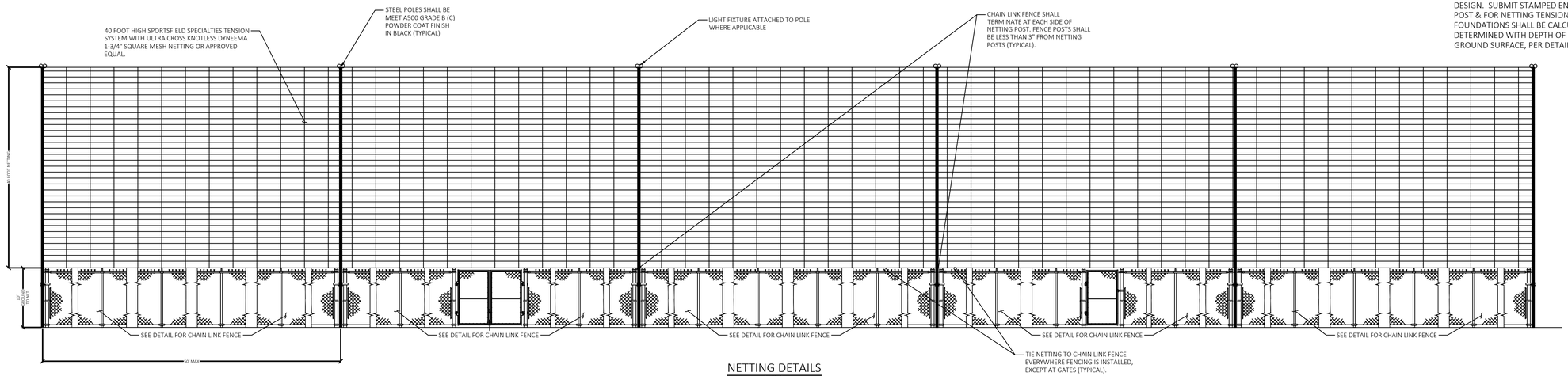
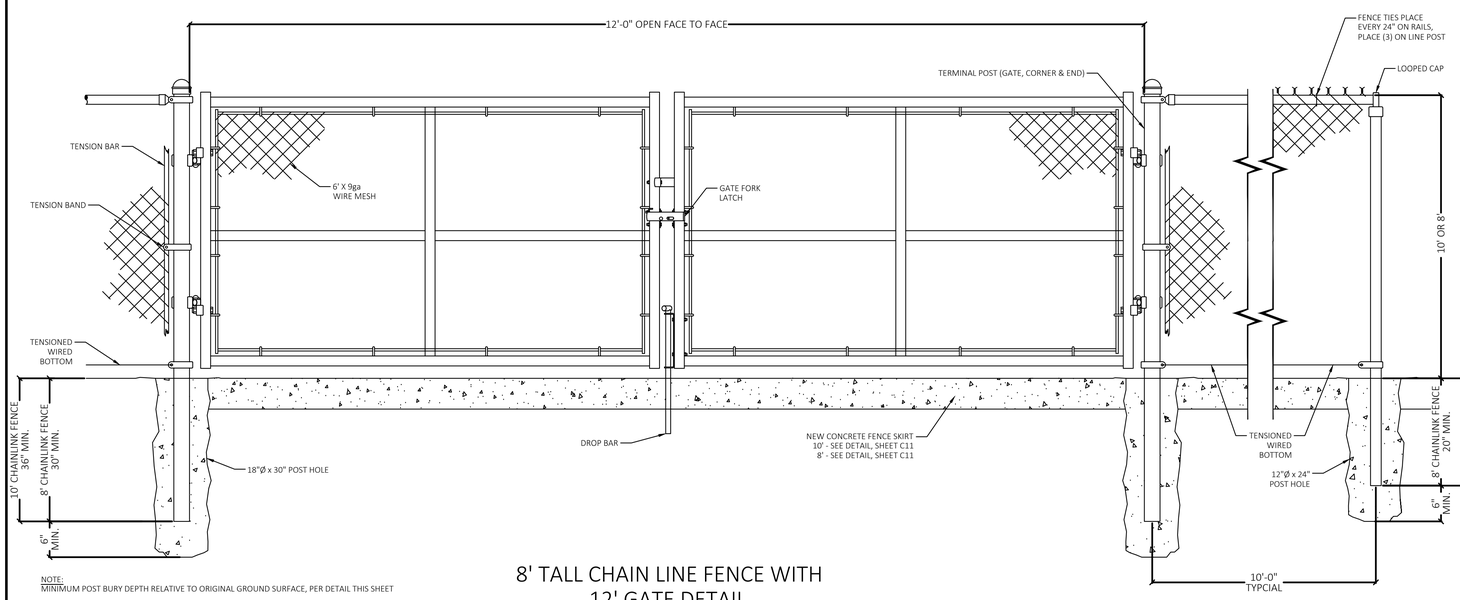
NOTE:
TENSION NETTING SYSTEM SHALL BE INCLUDE MANUFACTURER'S ENGINEERING DESIGN. SUBMIT STAMPED ENGINEERING DETAIL DRAWINGS FOR ALL TENSION POST & FOR NETTING TENSION CABLES & TIE DOWNS. DEPTH OF POLE FOUNDATIONS SHALL BE CALCULATED AND OVERALL LENGTH OF POLES SHALL BE DETERMINED WITH DEPTH OF BURIAL BEING FROM ORIGINAL/PRECONSTRUCTION GROUND SURFACE, PER DETAIL THIS SHEET

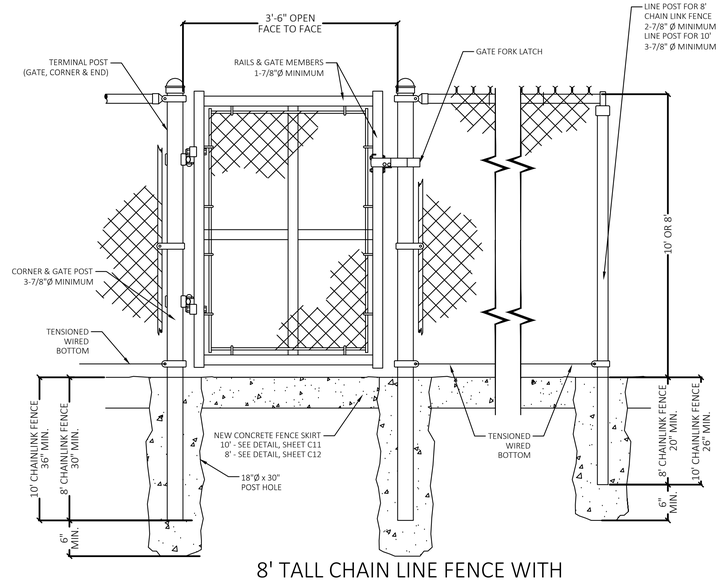


NETTING DETAILS
N.T.S.

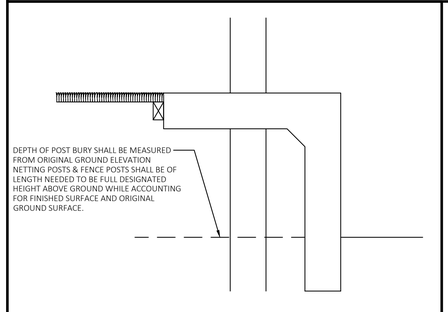


NOTE:
MINIMUM POST BURY DEPTH RELATIVE TO ORIGINAL GROUND SURFACE, PER DETAIL THIS SHEET

8' TALL CHAIN LINE FENCE WITH 12' GATE DETAIL
N.T.S.



8' TALL CHAIN LINE FENCE WITH 3'-6" GATE DETAIL
N.T.S.



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31023	12/18/18	JJB	TKM	SAW	SAW
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW

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ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
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Bentonville, AR 72712
(479)273-9472
FAX (479)273-0844

ROCKWALL HIGH SCHOOL
901 W YELLOWJACKET LANE
ROCKWALL TEXAS

DETAILS SHEET 3

REV. DATE	SHEET NO.
2/14/19 REV-0	3 OF 3

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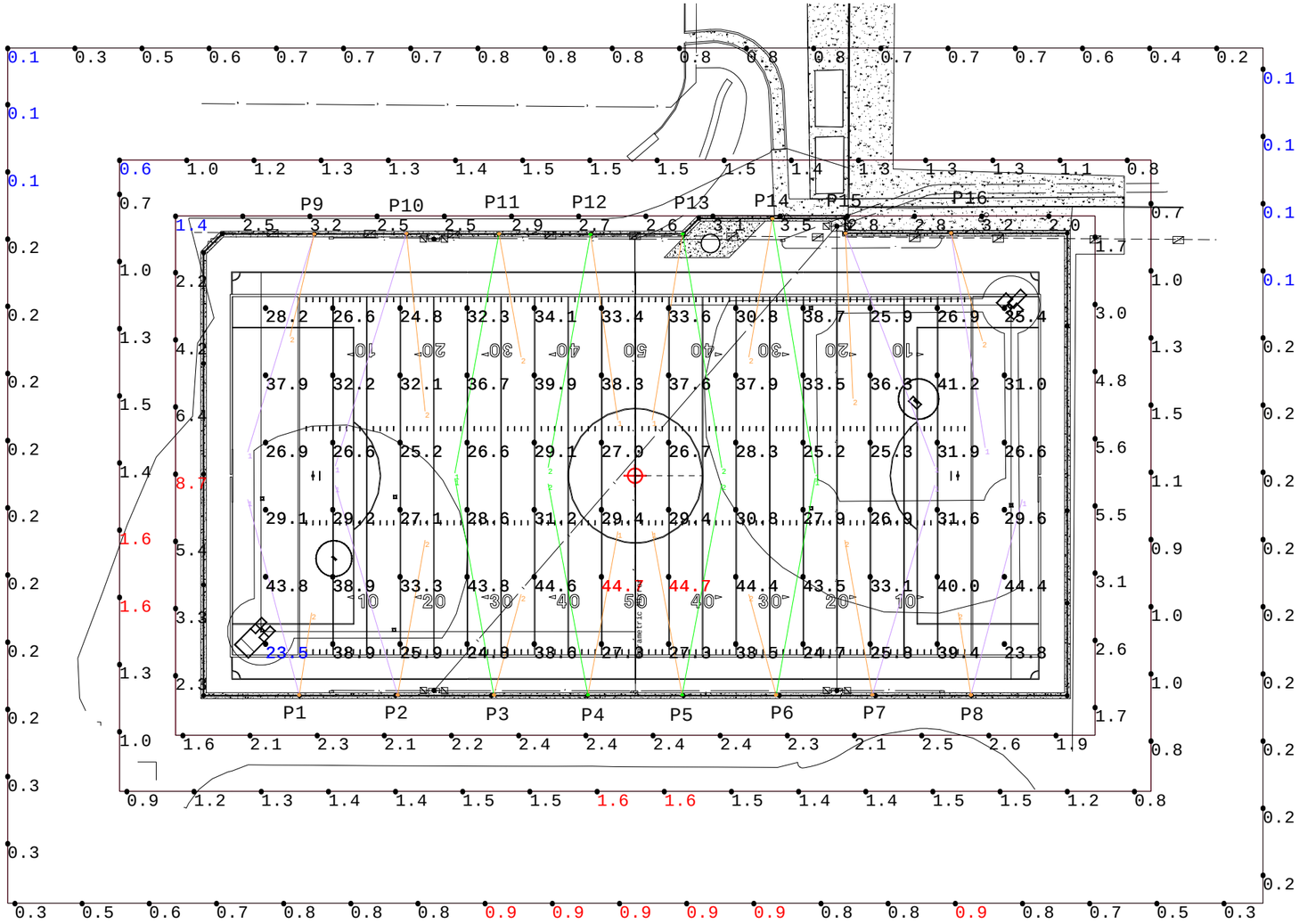
JOB # 31023 DRAWING: 31023-CS.dwg LAST SAVED BY: SALAM LOCATION: P:\31000\31023.01\Drawings\Design\Rev-0\31023-CS.dwg



Pole Summary
Scene: GAME

Poles	# Lums	MH
P01	2	40
P02	2	40
P03	2	40
P04	2	40
P05	2	40
P06	2	40
P07	2	40
P08	2	40
P09	2	40
P10	2	40
P11	2	40
P12	2	40
P13	2	40
P14	2	40
P15	2	40
P16	2	40

Pole Wattage Summary
Scene: GAME

Label	Total Watts
P01	1538
P02	1538
P03	1538
P04	1538
P05	1538
P06	1538
P07	1538
P08	1538
P09	1538
P10	1538
P11	1538
P12	1538
P13	1538
P14	1538
P15	1538
P16	1538
TOTAL	24608

Luminaire Schedule
Scene: GAME

Symbol	Qty	Label	LLF	Lum. Watts	Arrangement
	8	AF-750-3-57	0.950	769	SINGLE
	8	AF-750-4-57	0.950	769	SINGLE
	16	AF-750-5-57	0.950	769	SINGLE

Calculation Summary
Scene: GAME

Label	Area Size	Units	Avg	Max	Min	Max/Min	# Pts	PtSpcLr	PtSpcTb	CV	UG
FOOTBALL	360'x160'	Fc	32.21	44.7	23.5	1.90	72	30	30	0.19	1.87
SOCCER		Fc	32.21	44.7	23.5	1.90	72	30	30	0.19	1.87
SPILL @100'		Fc	0.48	0.9	0.1	9.00	63	30	N.A.	0.60	N.A.
SPILL @25'		Fc	3.01	8.7	1.4	6.21	43	30	N.A.	0.47	N.A.
SPILL @50'		Fc	1.25	1.6	0.6	2.67	50	30	N.A.	0.22	N.A.

TECHLINE SPORTS LIGHTING
WWW.SPORTLIGHTING.COM
1.800.500.3161

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

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS.SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

DRAWN BY: JC
Date:2/12/2019
SCALE: NTS
Page 1 of 1
19-8660.AGI

EATON
ephesus

TECHLINE SPORTS LIGHTING

Your Eaton's Ephesus Lighting Authorized Reseller

All-Field 750

Introducing the latest in LED sports lighting innovation



The All-Field 750 is the most versatile LED fixture available for your sporting venue.

Versatile mounting bracket is designed for ease of installation in new or retrofit applications

Weather-tight design ensures durability even in harsh environments

Solid-state design (no moving parts) provides maintenance free operation

Ability to monitor health and status of each light

Low electromagnetic interference (EMI) noise generation eliminates interference with surrounding electrical systems

Wireless control options provide flexibility for operational usage and fan experience enhancements

Custom engineered optics direct light precisely where needed while minimizing glare.

Easy RETROFIT to your existing sports lighting system

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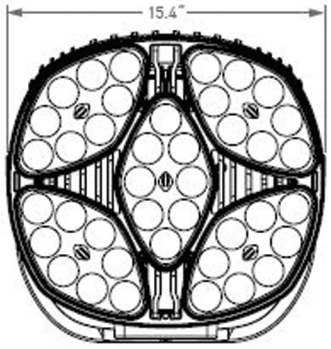
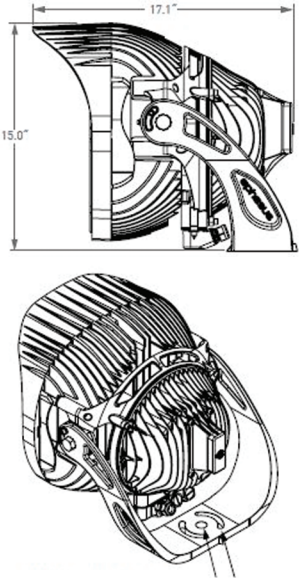
TECHLINE SPORTS LIGHTING

Your Eaton's Ephesus Lighting Authorized Reseller

All-Field 750

Techline Sports Lighting introduces the All-Field 750 Sport LED fixture, the ideal solution for any setting including little league, municipal parks, high school, college and semi-professional outdoor sports venues. The All-Field 750 is the leading choice for all outdoor applications including football, soccer, tennis, baseball, softball, lacrosse, and field hockey. Maintenance free operation and precisely delivered HDTV quality light make the All-Field 750 the perfect choice for any application and provide an excellent return on investment.





PERFORMANCE SPECIFICATIONS

	All Field 750
Lumen Output[1]	>83,000 Lumens
System Watts	750 watts
Input Voltage (High)	277VAC - 480VAC
Input Voltage (Low)	120VAC - 240VAC
CCT	5700K
L70 Hours	>160,000 hours at 25° C
Operating Temp Range	-40°C to 55°C
Surge	6kV
IP Rating	IP66
NEMA Rating	NEMA 4X
Effective Projected Area	1.4 ft^2
Approximate Weight[2]	45 lbs. (20.45 kgs)

The All-Field 750 Sport LED is available with wireless or wired control to provide operational, monitoring and entertainment capabilities. Entertainment options include individual LED cluster control and 0-10V dimming. Fixture connectivity options are available from standard wired DMX to wireless Air-Mesh technology. Cellular, WiFi, or Bluetooth link enables telemetry to monitor health and status of each sport LED fixture.

ORDERING OPTIONS

MODEL	WATTAGE	OPTICS	VOLTAGE	CONTROLS
AF	750	NEMA 2	VH - HIGH VOLTAGE	NC - NO CONTROLS
	550	NEMA 3	VL - LOW VOLTAGE	AM - AIR MESH
	400	NEMA 4		
		NEMA 5	SPILL CONTROL OPTION - EYELID	

1. The specifications listed were obtained under optimal testing conditions. Changes in options, features and conditions may result in slightly different perfomance specifications among fixtures.

2. Weight may vary depending on mounting bracket selection.

Clean power is required to ensure proper function and lifetime of LED fixtures. Prior to installation, an analysis should be performed to verify site power meets these requirements:

- High frequency voltage should be below -40dB or .01V between 3KH and 100KHz
- High frequency current should be below -50dB or .019A between 3KHz and 100KHz

Surge protection alone is not adequate. Techline Sports Lighting will not be liable for damage to fixtures due to poor power quality. Contact Techline Sports Lighting for more information.

Rockwall High School 40’ UltraCross® Dyneema Pole-to-Pole Tension Netting

Prepared for**: Paragon Sports Constructors, LLC**

Prepared by: **Sportsfield Specialties, Inc.**

Submitted by: **JJ Darling**
Southwest Regional Sales Manager

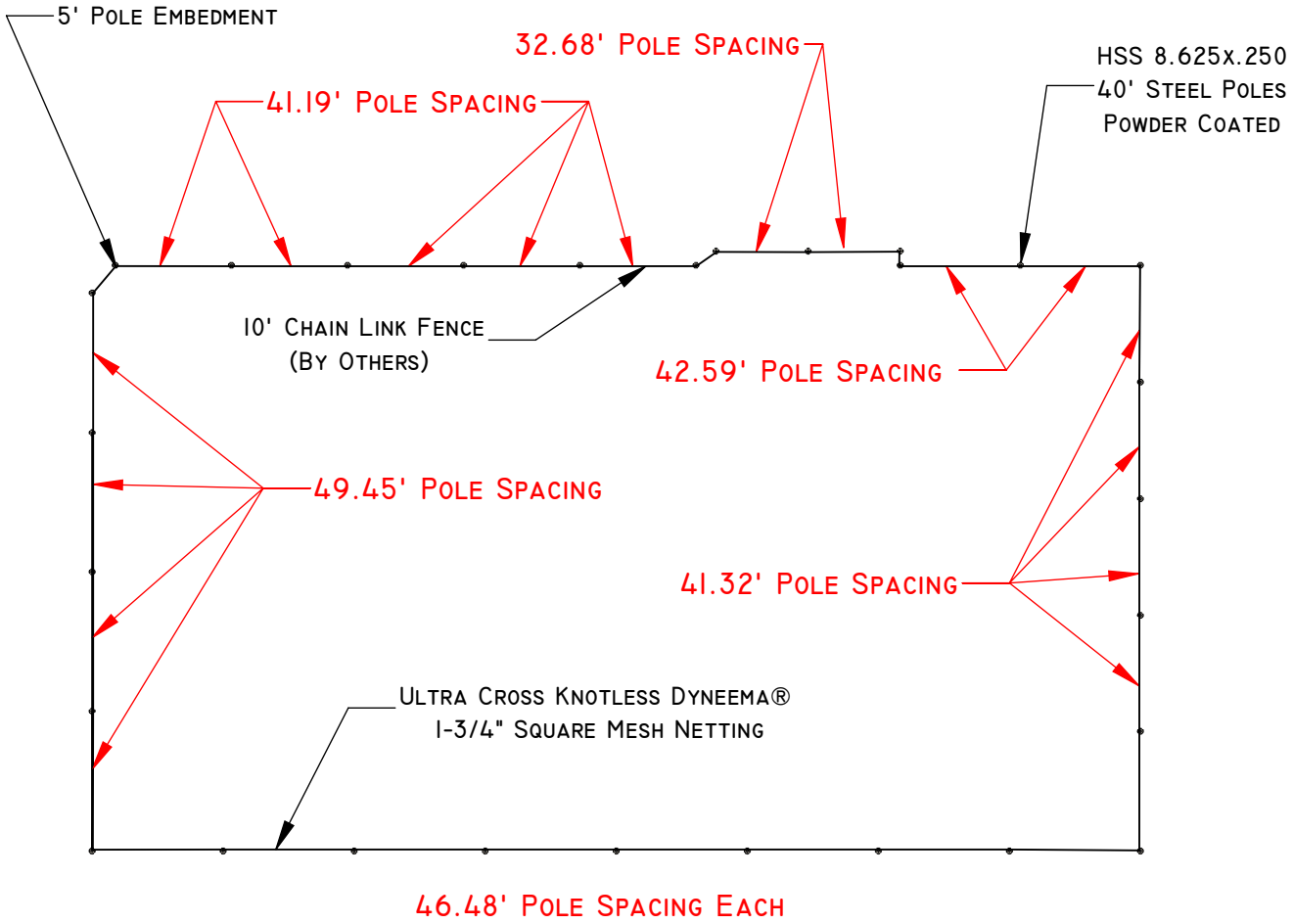
Excellence from Design to Installation

January 31, 2019

SPORTSFIELD SPECIALTIES
WWW.SPORTSFIELDSPECIALTIES.COM

Excellence from Design to Installation
41155 State Highway 10, PO Box 231, Delhi, NY 13753 CALL: 888-975-3343 FAX: 607-746-8481

SSI TENSION NETTING SYSTEM POLES ARE DESIGNED TO STRENGTH, NOT DEFLECTION.
AS A RESULT, SOME DEFLECTION WILL OCCUR DURING INSTALLATION AND SHOULD BE CONSIDERED NORMAL.
DEFLECTION MAY ALSO BE EVIDENT IN CALM CONDITIONS, PARTICULARLY ON THE OUTER MOST POLES OF A GIVEN TENSION NETTING SYSTEM.



46.48' POLE SPACING EACH

Ball Safety Tension Netting System Product Layout Submittal Disclaimer:

This ball safety tension netting system layout document is intended for the sole use of illustrative product submittal review purposes and should not be construed as a product installation document. All final ball safety tension netting system layouts, field dimensions and/or measurements should be both confirmed on the project plans and/or specifications and approved by the project designer of record prior to the start of the product installation.

Sportsfield Specialties, Inc. dba Promats Athletics cannot be held liable for any use of this ball safety tension netting system layout document that deviates and/or differs from the above stated illustrative product submittal review process and furthermore, Sportsfield Specialties, Inc. dba Promats Athletics cannot be held accountable for these actions.

Sportsfield Specialties, Inc. dba Promats Athletics protective netting systems are designed and intended as a complete netting system. In the event your facility purchases an extension to an existing protective netting system, Sportsfield Specialties, Inc. dba Promats Athletics does not make any representations or warranty relating to the overall design of the combined facility and/or the connection points to and the cables that are part of the existing netting system. Owner's decision to proceed with an extension in lieu of a complete new netting system will be at Owner's sole risk and without liability to Sportsfield Specialties, Inc. dba Promats Athletics and Owner shall indemnify and hold harmless Sportsfield Specialties, Inc. dba Promats Athletics from all claims, damages, losses and expenses arising out of or resulting therefrom.

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ROCKWALL HIGHSCHOOL PERIMETER NETTING
NETTING LAYOUT SUBMITTAL

NOT TO SCALE

SPORTSFIELD SPECIALTIES INC 2112019

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WWW.SPORTSFIELDSPECIALTIES.COM

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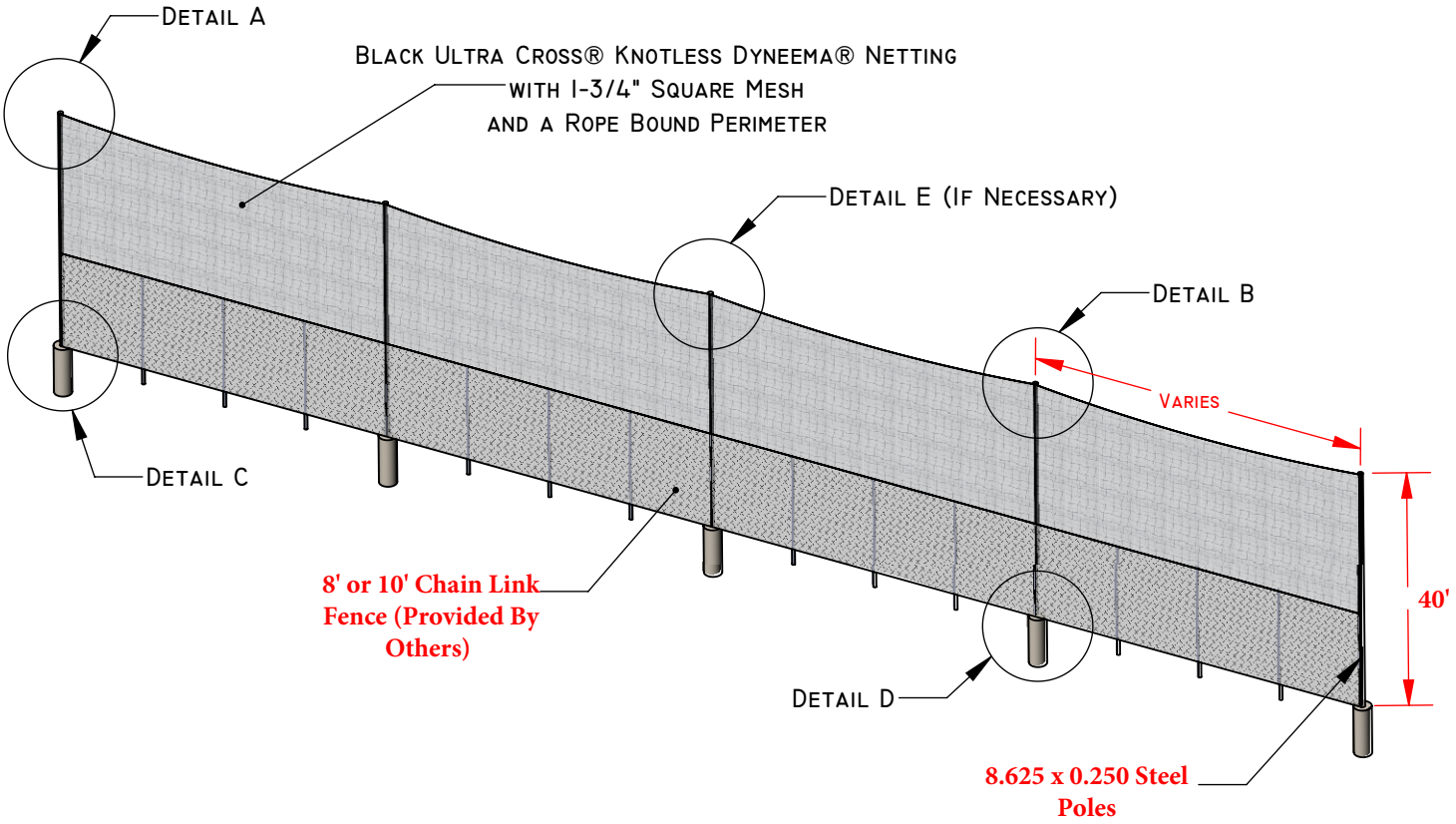
STANDARD BLACK POWDER COATED FINISH



FOUNDATION REQUIREMENTS BASED ON LOCAL CODES AND SOIL CONDITIONS

ALL CUSTOM TENSION NETTING SYSTEM SIZES AND LAYOUTS REQUIRE DESIGN AND PROFESSIONAL ENGINEERING

SSI TENSION NETTING SYSTEM POLES ARE DESIGNED TO STRENGTH, NOT DEFLECTION. AS A RESULT SOME DEFLECTION WILL OCCUR DURING INSTALLATION AND SHOULD BE CONSIDERED NORMAL. DEFLECTION MAY ALSO BE EVIDENT IN CALM CONDITIONS, PARTICULARLY ON THE OUTER MOST POLES OF A GIVEN TENSION NETTING SYSTEM.

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Rockwall HS UltraCross Tension Netting

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- Length, Height and Configuration as Required
- Ultra Cross Knotless Dyneema® Netting
- Dyneema® Ultra-High Molecular Weight Polyethylene (UHMWPE) SK-75 Black Fiber Construction
- 4 Ply, 1.2 mm (0.0472") Diameter Twine
- 95% Open Mesh Area (See-Through Visibility)
- 58,445 psi Minimum Breaking Strength
- 30% Maximum Elongation at Break
- 1-3/4" (44 mm) Square Mesh Size, 0.009 lbs. per Square Foot
- 4 Strand, Braided, Continuous Monofilament Dyneema® Fiber
- Sewn Perimeter Black Multi-Filament Polypropylene Solid Braid Rope Bound Border - 1/4" Diameter, 530 lb. Minimum Breaking Strength
- Urethane Black Bonded Finish (Other Color Choices Available)
- Strong Resistance to Ultraviolet (UV) Light Degradation
- Excellent Resistance to Chemicals and Water Absorption

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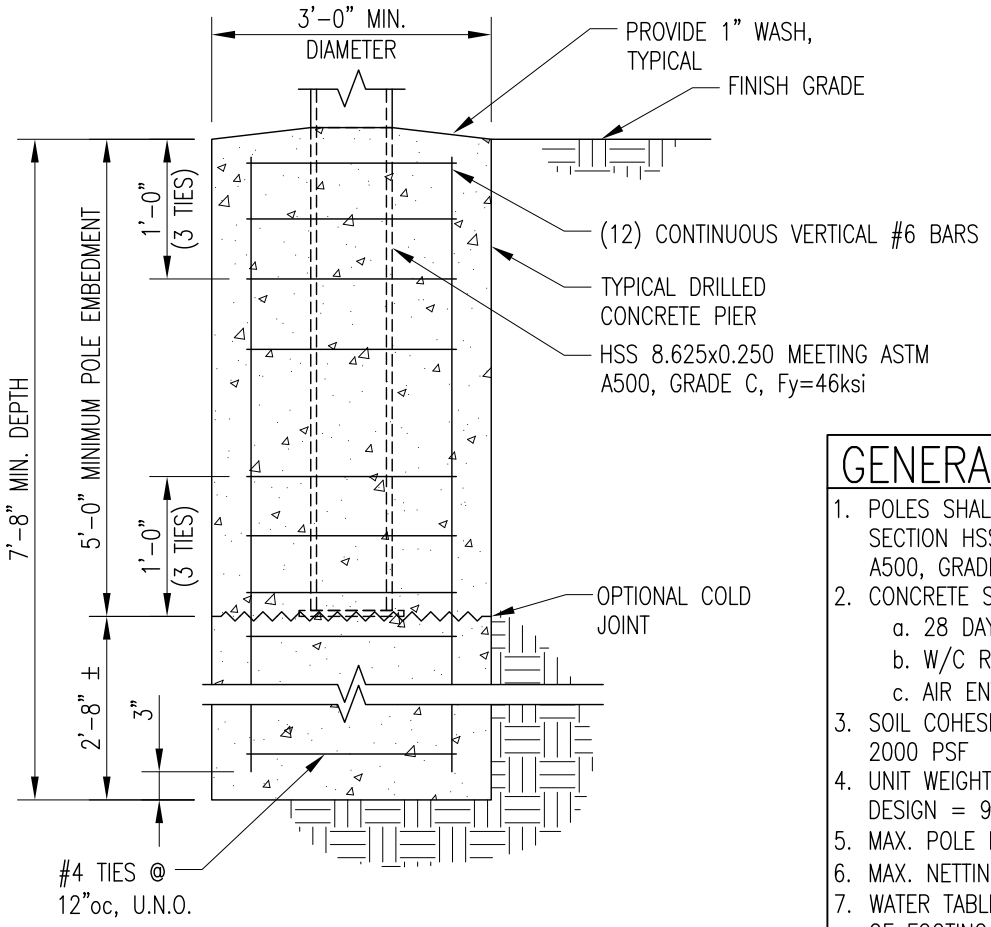
BSSNUC
ULTRA CROSS KNOTLESS DYNEEMA® NETTING - 1-3/4" SQUARE MESH

NOT TO SCALE



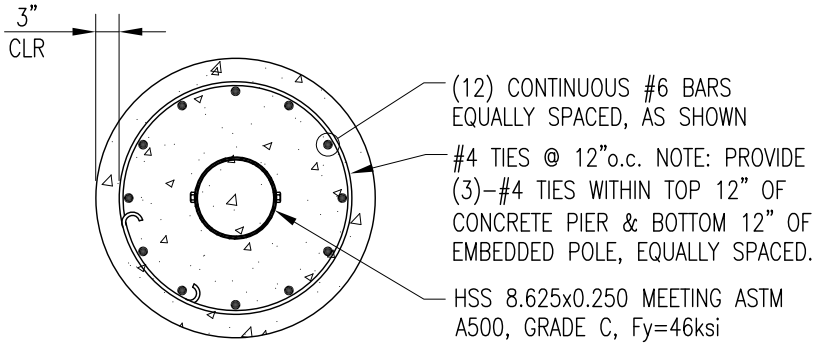
FOUNDATION DESIGN IS APPLICABLE FOR BOTH DIRECT EMBEDMENT AND SLEEVED POLES

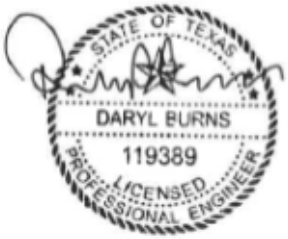
SYSTEM NOTES:

1. FOOTING FOR USE WITH ULTRACROSS 1¾" NETTING & #9 x 1¾" CHAIN LINK FENCE
2. MINIMUM CABLE SAGS 40'-0" SPAN = 12" MIN.
3. DESIGN WIND SPEED FOR BARE POLE = 105mph
4. EXPOSURE CATEGORY B

GENERAL NOTES:

1. POLES SHALL BE HOLLOW STRUCTURAL SECTION HSS 8.625x0.250 AND MEET ASTM A500, GRADE C, Fy=46ksi
2. CONCRETE SHALL MEET THE FOLLOWING:
   a. 28 DAY STRENGTH = 4,000psi (MIN.)
   b. W/C RATIO = 0.46
   c. AIR ENTRAINMENT = 5.5 +/- 1%
3. SOIL COHESION VALUE USED FOR DESIGN = 2000 PSF
4. UNIT WEIGHT OF SOIL FOR FOUNDATION DESIGN = 93 PCF
5. MAX. POLE HEIGHT = 40'-0"
6. MAX. NETTING HEIGHT = 32'-0" (8' FENCE)
7. WATER TABLE ASSUMED TO BE BELOW BOTTOM OF FOOTING FOR DESIGN.
8. IF FOOTING IS NOT AUGURED, COMPACT SOIL SURROUNDING FOOTING TO 95% MODIFIED PROCTOR.





2/6/19

1 / SK-01 — 40' NETTING FOOTING DETAILS

SCALE: NONE

ENGINEERS, ARCHITECTS, & LAND SURVEYORS
860 Hooper Road
Endwell, New York 13760
Tel: 607.231.6600
Fax: 607.231.6651
Email: mail@deltaengineers.com
Web: www.deltaengineers.com

Project Name: ROCKWALL HS POLE-TO-POLE TENSION NETTING SYSTEM
ROCKWALL TEXAS

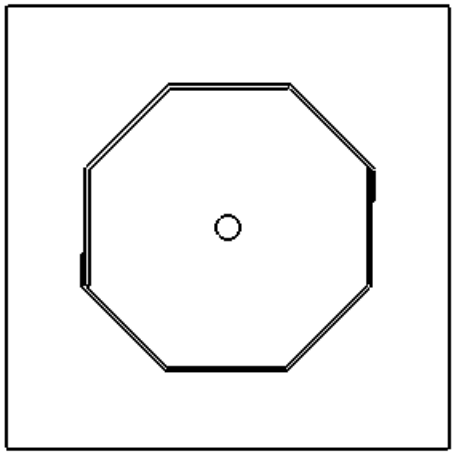
Scale: AS SHOWN
Project No.: 2019.202.010
Date: FEBRUARY 5, 2019

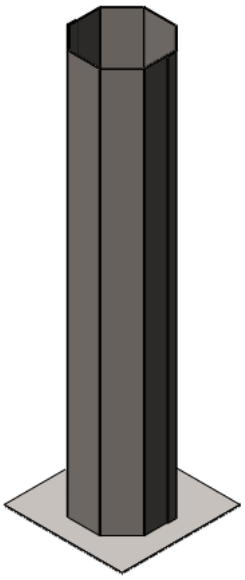
WARNING: THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER, LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT OR LICENSED SURVEYOR FOR A LICENSED SURVEYOR, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS 'A' MISDEMEANOR.

Drawing Title: 40' NETTING FOOTING DETAILS

Drawing No.: SK-01

Ground Sleeve Install





1. Mark the locations of the ground sleeves on the field. Being sure to match the center distance to the desired system.

2. Excavate holes for foundations and set the concrete forms.

3. Center the ground sleeve in the form and secure it in a plumb and level position. The top of the ground sleeve should be set according to the site plans (Generally level with Finish Grade).

4. Pour concrete foundation to the top of the sleeve. Allow concrete to adequately cure.

5. Caulk all around the top of the ground sleeve, using backer rod where needed to prevent the caulk from falling into the ground sleeve.

2. Assembling Hardware

a) Start by laying out the cables to ensure the proper lengths are present for each run. Cut the cable as necessary based on each run, adding a 6” turn back at each end of the cable.

b) Start the horizontal tensioned cables (5/16” DIA) by assembling a 5/8” x 12” turnbuckle to an eye bolt at one end (Figure 1). The wire will pass through the poles at which the cable run does not terminate (Figure 2). At the poles where the cable run terminates, attach the cable with turn back and rope clips directly to the eye bolt at opposite end (Figure 3).

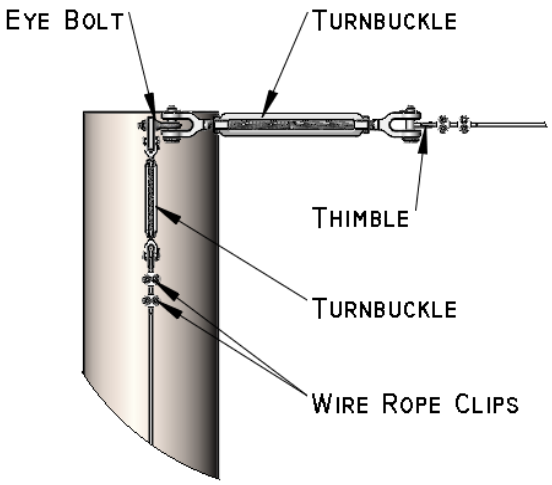


Figure 1

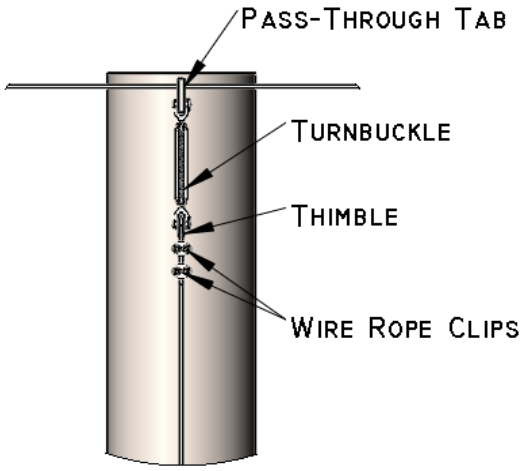


Figure 2

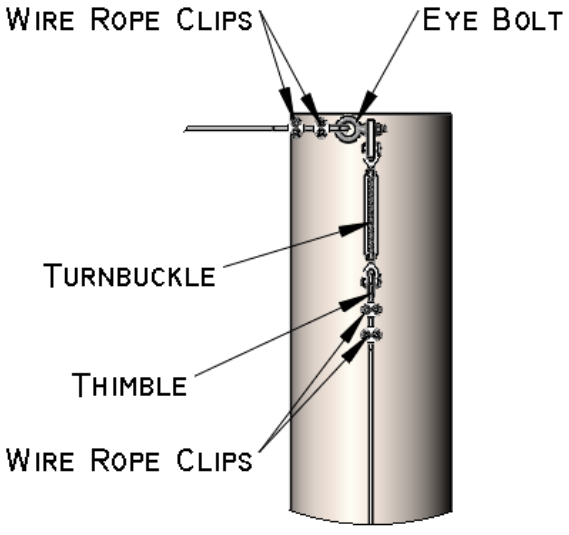


Figure 3

c) The horizontal cables can be finished with the bottom (1/4" DIA) cable. This cable is assembled the same way as the tensioned cables. Start the cable by attaching to an eye bolt at one end (Figure 4). The cable will pass through a series of eye bolts (recommended 5' spacing) or equivalent guides, then through the poles at which the cable run does not terminate (Figure 5). At the end pole where the cable run terminates, attach the cable (with turn back and rope clips) directly to the eye bolt (Figure 6).

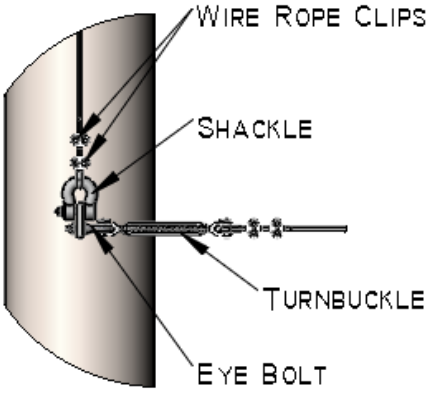


Figure 4

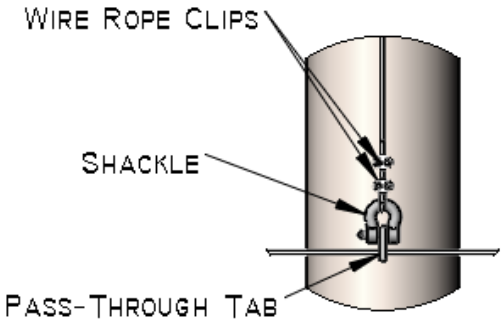


Figure 5

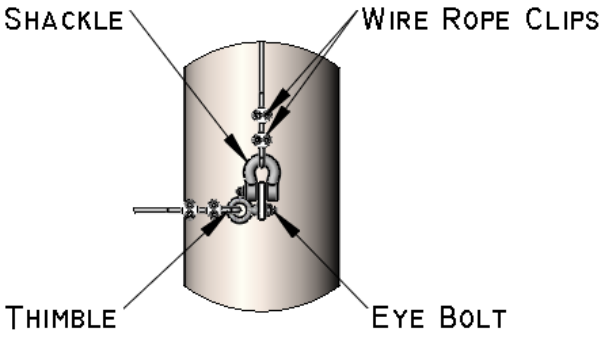


Figure 6

d) Vertical cables (1/4" DIA) can be done the same way as the tensioned cables, with a 1/2" x 9" turnbuckle at the top of the pole (Figure 7) and a heavy-duty shackle at the bottom of the pole (Figure 9). Make sure to thread the vertical cables through the guide tube (Figure 8).

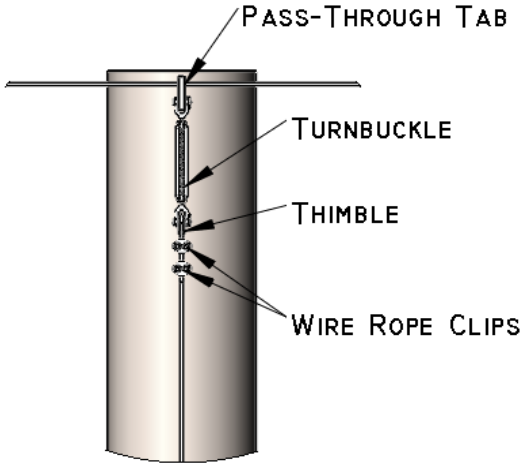


Figure 7

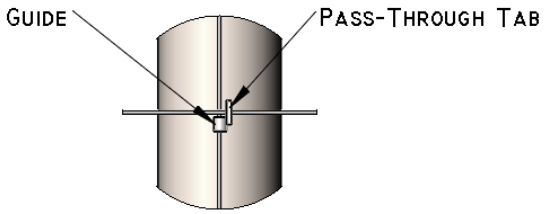


Figure 8

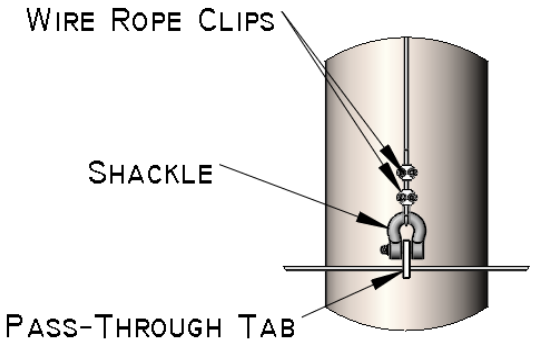


Figure 9

e) Once all of the cables have been mounted on the poles, tension the horizontal and vertical cables with the turnbuckles. Do not tighten turnbuckles so much that the poles themselves deflect.

f) Now the nets can be hung from the assembled cables. Using the zip-ties, pull the net to the top, each side cable, the remaining horizontal cables and then the bottom cable. Finally, the net can be secured to the cables using the supplied braided rope, looping through each square of the net binding and around the cable (Figure 10). For Ultra Cross netting systems, it's important to leave excess material along the net perimeter (i.e. no short tag ends and a minimum of one extra square) so that the net intersection doesn't fail prematurely.



Figure 10

SSI tension netting system poles are designed to strength, not deflection. As a result, some deflection will occur during installation and should be considered normal. Deflection may also be evident in calm conditions, particularly on the outer most poles of a given tension netting system.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

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 for 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 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 arena, stadium, or track* shall generally conform to the concept and photometric plans and 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.

DRAFT ORDINANCE 02.26.19

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *March 18, 2019*

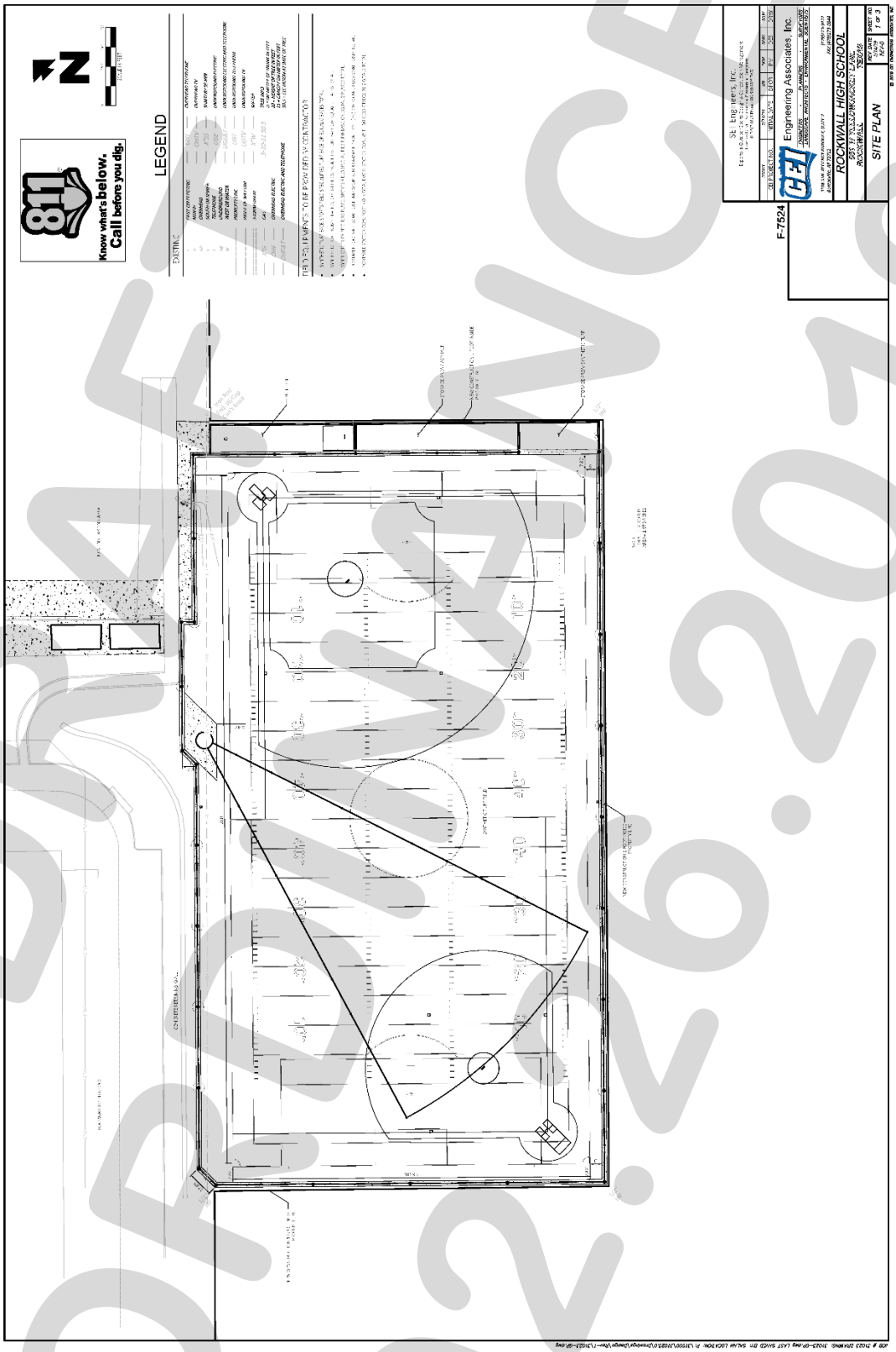
2nd Reading: *April 1, 2019*

DRAFT ORDINANCE 02.26.2019

Exhibit 'A':
Plat

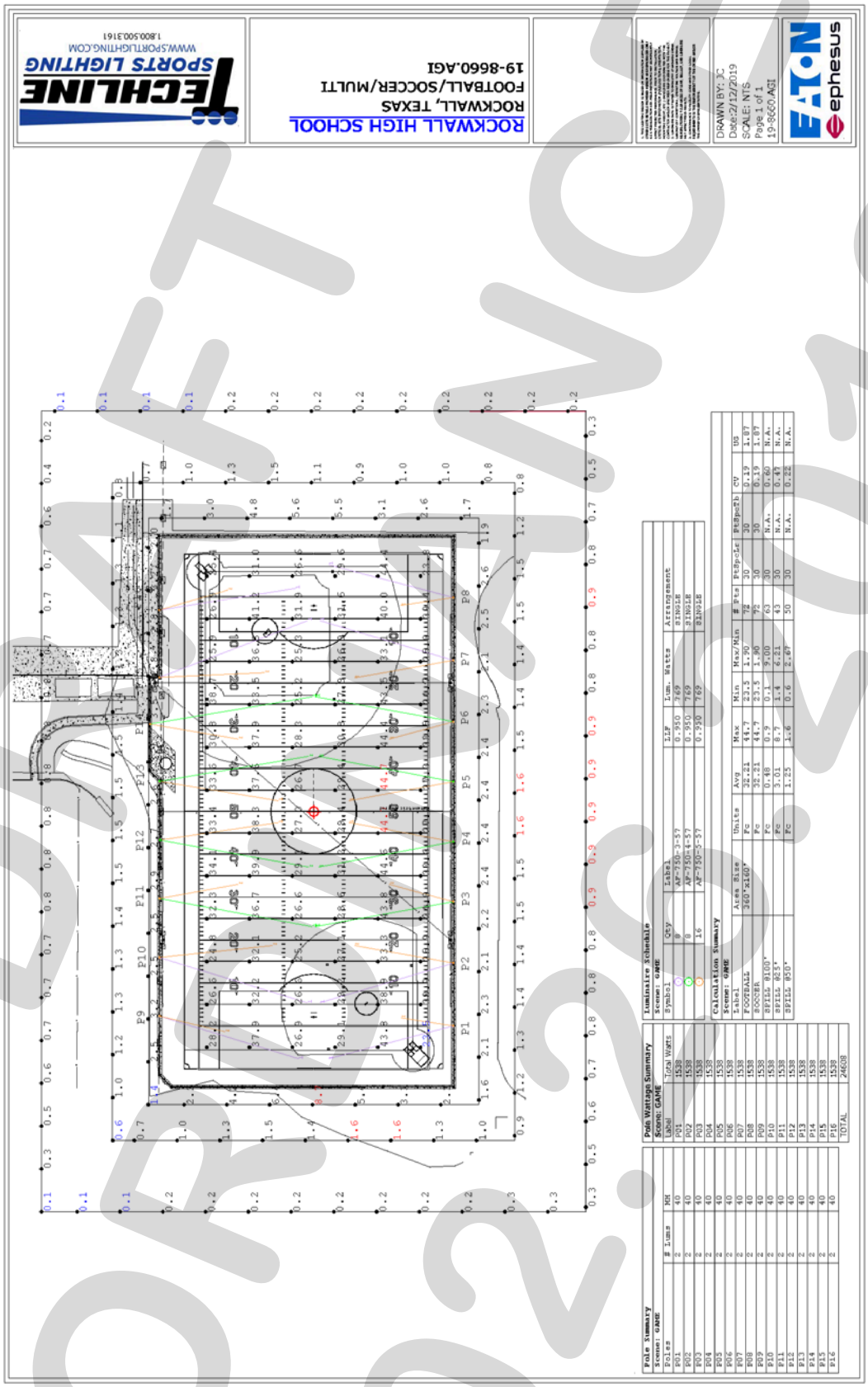
DRAFT
ORDINANCE
02.26.2019

Exhibit 'B':
Concept Plan



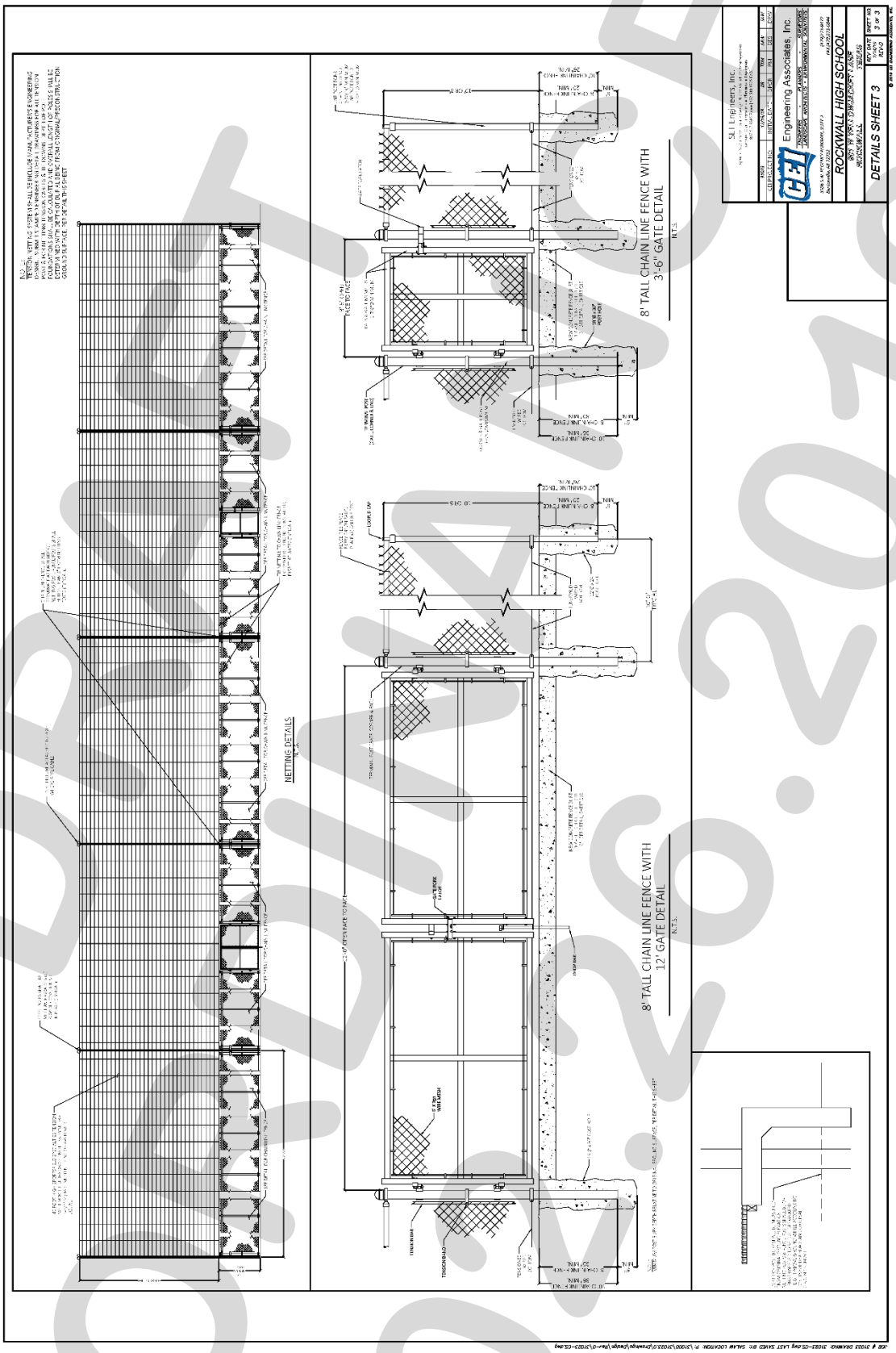
DRAFT
02.26.2019

Exhibit 'C':
Photometric Plan



DRAFT ORDINANCE 02.03.2020

Exhibit 'D':
Concept Elevations



DRAFT
02.26.2019

City of Rockwall

Project Plan Review History

Project Number	P2019-008	**Owner**	SLATER, RODNEY E	**Applied**	2/15/2019 LM
Project Name	Lots 1-4, Block A, N.E. & J.O. Addition	**Applicant**	KEVIN OSORNIO	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
705 PETERS COLONY	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROBBINS ADDITION	2	A	2	4900-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	2/15/2019	2/22/2019	2/20/2019	5	APPROVED	
ENGINEERING	Sarah Hager	2/15/2019	2/22/2019	2/22/2019	7	COMMENTS	

(2/22/2019 9:41 AM SH)
- Add note 4 to the first page, "4. Property owner shall maintain, repair, and replace all drainage and detention easements."
- Must include 20' Utility Esmt. 15' on north prop. 5' on south prop.
- Must built 24' width of Lamar Street from Ross to Cul-De-Sac with approved fire truck turnaround.
- Must construct 8" water line with an approved hydrant. Must loop line across property to Peter's Colony.
- Impact Fees to be paid for extra taps.

FIRE	Ariana Hargrove	2/15/2019	2/22/2019	2/20/2019	5	COMMENTS	comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(The following items will need to be addressed in order to allow for construction on Lots 3 & 4.

Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway.

Fire lanes shall have a width of 24-feet and a minimum vertical height clearance of 14-feet.

Fire lane shall be concrete with a minimum 6" thickness, 3,600 psi strength in accordance with City of Rockwall Engineering Design Standards.

Dead-end fire lanes in excess of 150-feet shall be provided with an approved turnaround. Size, type, and location of turnarounds are required to be approved by the Fire Marshal.

Public streets are considered fire lanes if they meet the above-listed requirements. It appears that Lot 3 & 4 will not have adequate access.

Fire hydrants shall be so spaced such that all portions of the exterior of the building are within 600-feet as the hose lays. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. Existing fire hydrants on public streets are allowed to be considered.

GIS	Lance Singleton	2/15/2019	2/22/2019	2/20/2019	5	APPROVED	
PLANNING	Korey Brooks	2/15/2019	2/22/2019	2/21/2019	6	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

P2019-008 Lots 1 - 4, Block A, N.E & J.O Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Kevin Osornio on behalf of Jeaniffer Osornio for the approval of a replat for Lots 1-4, Block A, N. E. & J.O. Addition being a 0.46-acre parcel of land identified as Lot 2, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Overlay (SOV) District, addressed as 705 Peters Colony

For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.2 For reference, include the case number (P2019-008) in the lower right hand corner of all pages on future submittals.

M.3 Please provide the easement information for the 10-foot utility easements or note that they will be dedicated with this plat.

I.4 Please note, since Lots 3 and 4 front an alley (Lamar Street), developer may be required to pave Lamar Street from Ross to the north property line of Lot 4—

I.5 Please note that Lots 3 and 4 do not have water. The water line that terminates at Ross and Lamar may need to be extended to the north property line of Lot 4 and/or tie into the 12-inch water line in Boydston—Developer will have to bore under Boydstun.

I.6 Please note, the sewer for Lots 3 and 4 is in Lamar Street (the alley).

I.7 Lots 3 and 4 do not have fire protection (i.e. no firelane). Developer may be required to provide a fire hydrant and/or sprinkler the homes.

I.8 Please note, the min SF for dwelling in the Southside Residential Overlay (SOV) District is 900 SF.

M.9 Please provide all revisions by March 5, 2019

M.10 This plat will be required to go to Park Board on March 5, 2019 for park fees to be assessed for 3 of the lots.

I.11 No structures in easements.

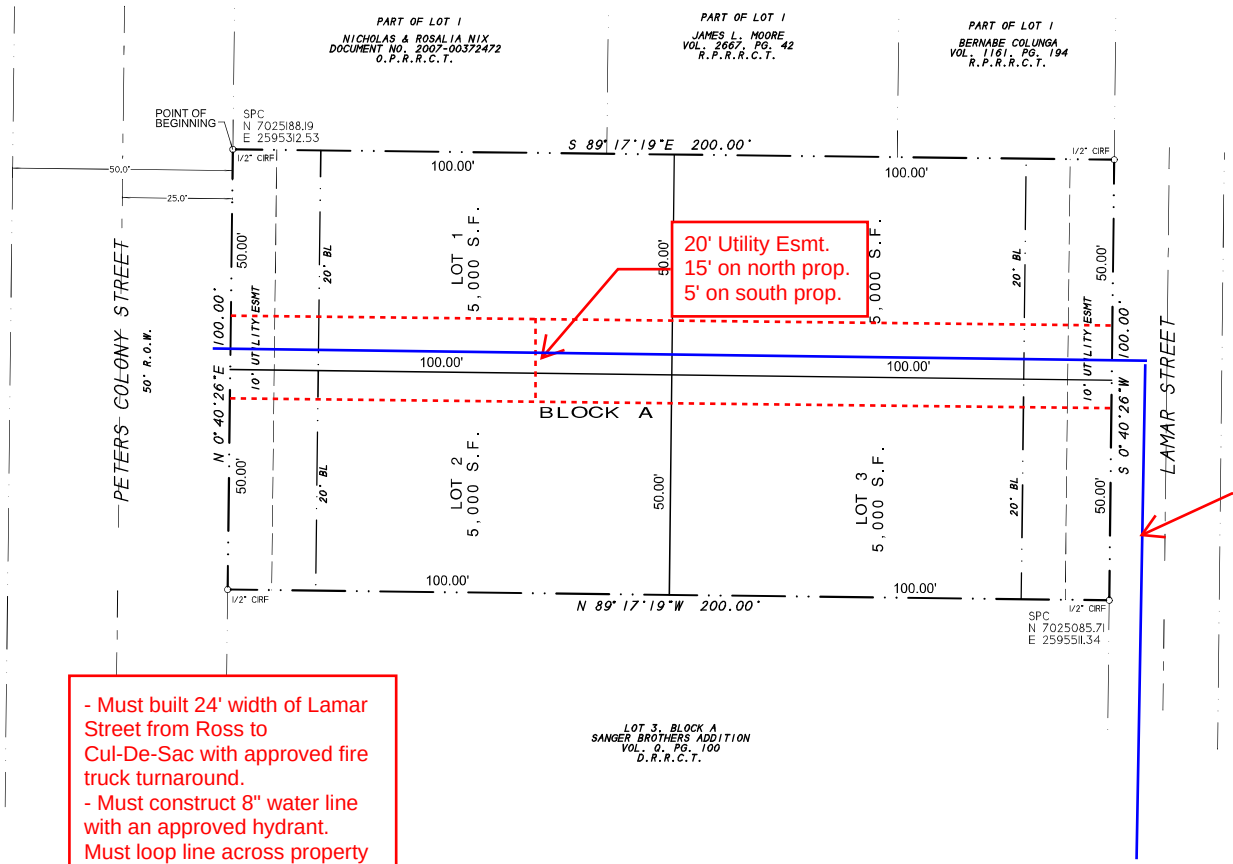
M.12 The development schedule is as follows:

Feb 26, 2019-Planning and Zoning Worksession

March 5, 2019-Park Board—

March 12, 2019-Planning and Zoning Meeting

March 18, 2019-City Council.



20' Utility Esmt.
15' on north prop.
5' on south prop.

Must construct 8" water line with an approved hydrant. Must loop line across property to Peter's Colony.

- Must built 24' width of Lamar Street from Ross to Cul-De-Sac with approved fire truck turnaround.
- Must construct 8" water line with an approved hydrant. Must loop line across property to Peter's Colony.
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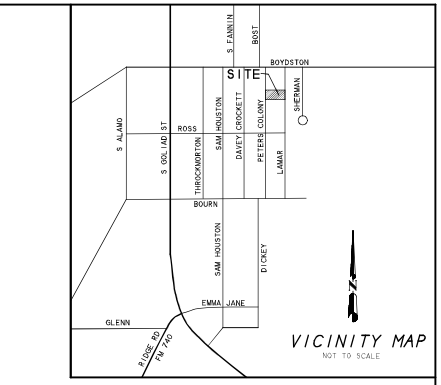
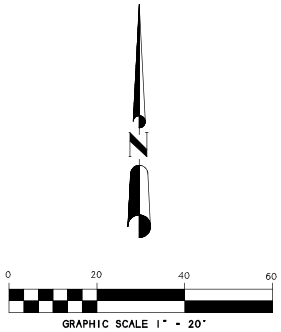




FINAL PLAT

N.E. & J.O. ADDITION
LOTS 1-4, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A
SANGER BROTHERS ADDITION
0.46 ACRES OR 20,000 S.F.
(4 LOTS)
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4. Property owner shall maintain, repair, and replace all drainage and detention easements.

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

OWNER:
JEANIFFER OSORNIO
NOHEMA ESTRADA
705 LAKESIDE DRIVE
ROCKWALL, TEXAS 75032

SHEET 1 OF 2

SYMBOL LEGEND

SURVEY DATE FEBRUARY 14, 2019
SCALE 1" = 20' FILE # 20190047RP
CLIENT 050RN10

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2019-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JEANIFFER OSORNIO and NOHEMA ESTRADA, BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 2, Block A, Sanger Brothers Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume Q, Page 100 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northwest corner of Lot 2, and the southwest corner of Lot 1 and being in the east right-of-way line of Peters Colony Street;

THENCE S. 89 deg. 17 min. 19 sec. E. along the common line of Lot 1 and 2, a distance of 200.00 feet to a 1/2" iron rod found for corner at the northeast corner of Lots 2 and being in the west right-of-way of Lamar Street;

THENCE S. 00 deg. 40 min. 26 sec. W. along said right-of-way line, a distance of 100.00 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 2 and northeast corner of Lot 3;

THENCE N. 89 deg. 17 min. 19 sec. W. along the common line between Lot 2 and Lot 3, a distance of 200.00 feet to a 1/2" iron rod found for corner in the east right-of-way line of Peters Colony Street;

THENCE N. 00 deg. 40 min. 26 sec. E. along said right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING and containing 20,000 square feet or 0.46 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as N.E. & J. O. ADDITION, LOTS 1-4, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in N.E. & J. O. ADDITION, LOTS 1-4, BLOCK A have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
JEANIFFER OSORNIO

_____
NOHEMA ESTRADA

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JEANIFFER OSORNIO known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared NOHEMA ESTRADA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS · REGISTERED · HAROLD D. FETTY III · 5034 · PROFESSIONAL LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of N.E. & J.O. ADDITION, LOTS 1-4, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

N.E. & J.O. ADDITION
LOTS 1-4, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A
SANGER BROTHERS ADDITION
0.46 ACRES OR 20,000 S.F.
(4 LOTS)
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

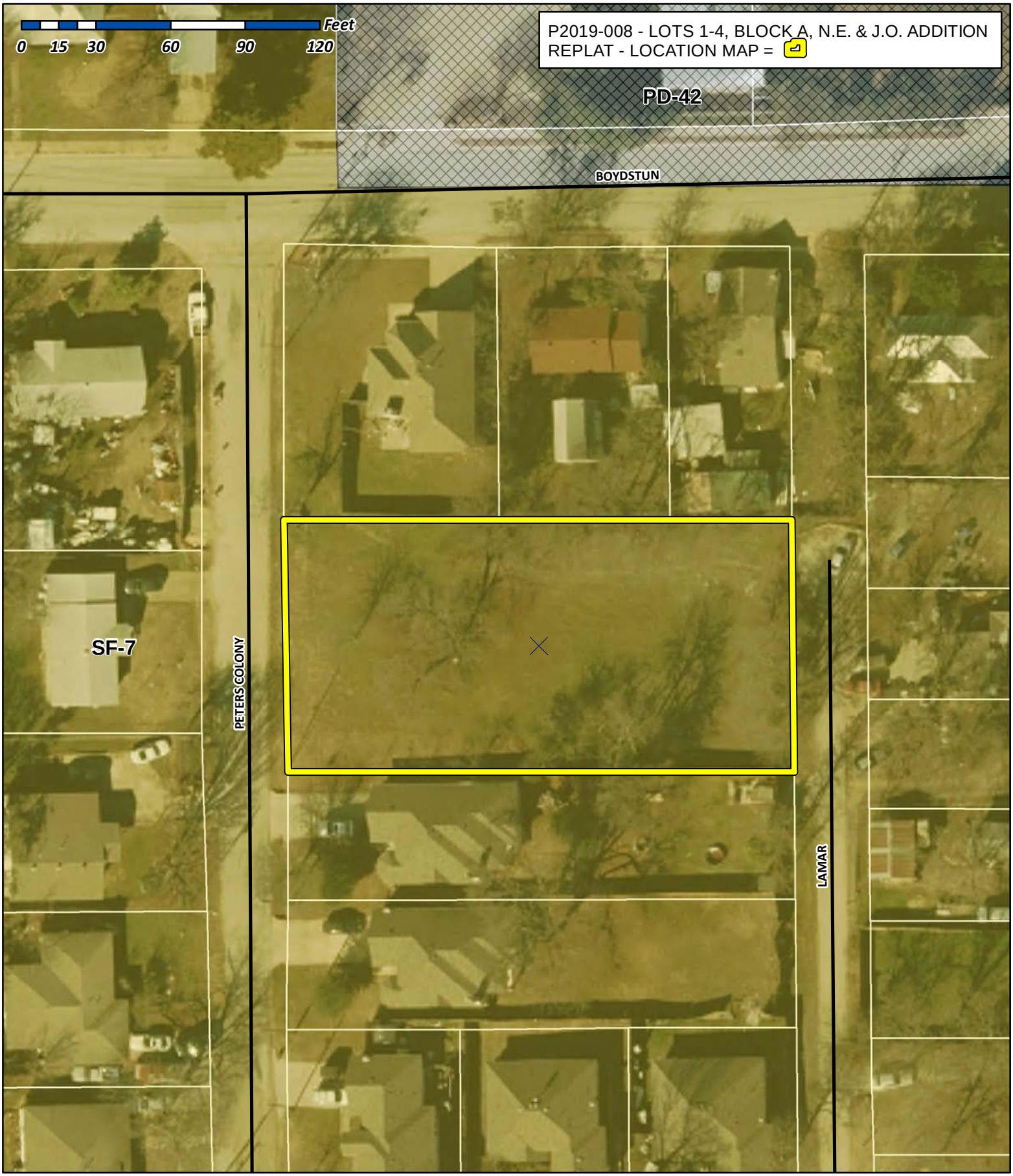
SYMBOL LEGEND

OWNER:
JEANIFFER OSORNIO
NOHEMA ESTRADA
705 LAKESIDE DRIVE
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 14, 2019
SCALE 1" = 20' FILE # 20190047RP
CLIENT OSORNIO

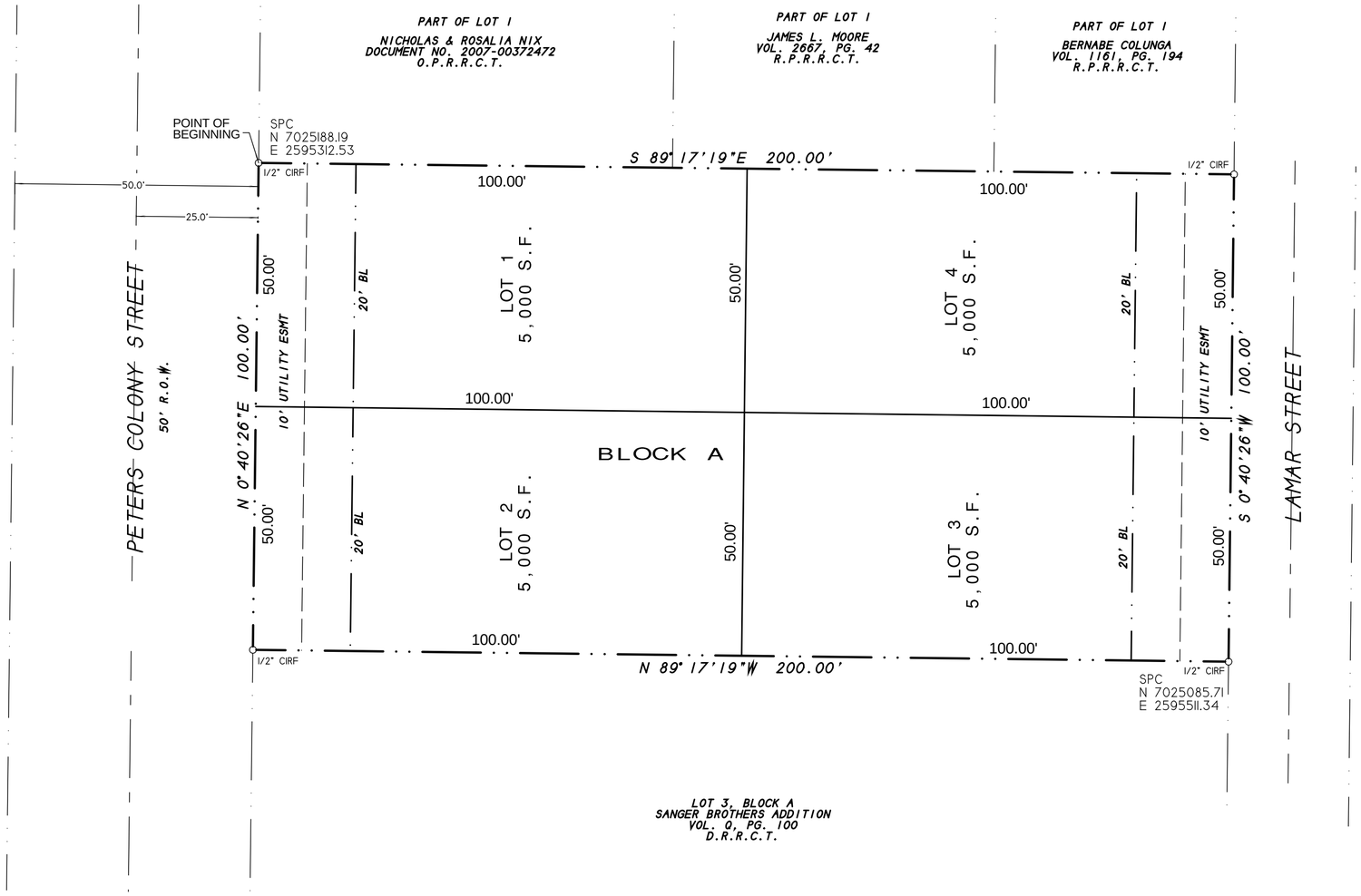
CITY CASE NO P2019-

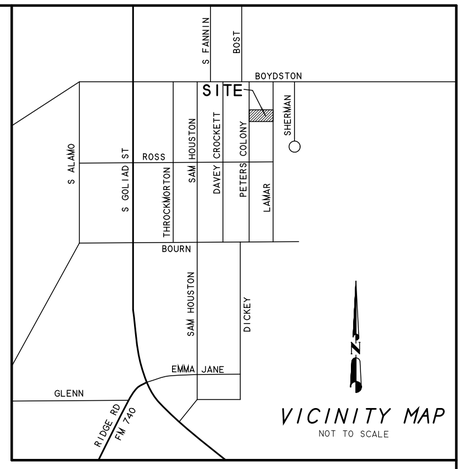


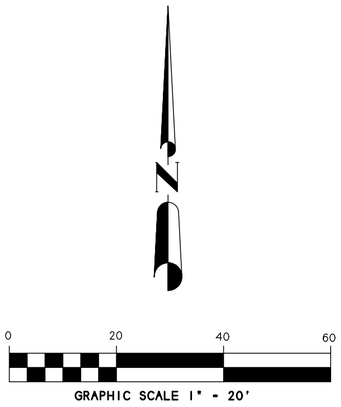
City of Rockwall

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.







FINAL PLAT

N.E. & J.O. ADDITION
LOTS 1-4, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A
SANGER BROTHERS ADDITION
0.46 ACRES OR 20,000 S.F.
(4 LOTS)
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

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OWNER:
JEANIFFER OSORNIO
NOHEMA ESTRADA
705 LAKESIDE DRIVE
ROCKWALL, TEXAS 75032

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE FEBRUARY 14, 2019
SCALE 1" = 20' FILE # 20190047RP
CLIENT OSORNIO

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2019-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

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BEING all of Lot 2, Block A, Sanger Brothers Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume Q, Page 100 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northwest corner of Lot 2, and the southwest corner of Lot 1 and being in the east right-of-way line of Peters Colony Street;

THENCE S. 89 deg. 17 min. 19 sec. E. along the common line of Lot 1 and 2, a distance of 200.00 feet to a 1/2" iron rod found for corner at the northeast corner of Lots 2 and being in the west right-of-way of Lamar Street;

THENCE S. 00 deg. 40 min. 26 sec. W. along said right-of-way line, a distance of 100.00 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 2 and northeast corner of Lot 3;

THENCE N. 89 deg. 17 min. 19 sec. W. along the common line between Lot 2 and Lot 3, a distance of 200.00 feet to a 1/2" iron rod found for corner in the east right-of-way line of Peters Colony Street;

THENCE N. 00 deg. 40 min. 26 sec. E. along said right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING and containing 20,000 square feet or 0.46 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as N.E. & J. O. ADDITION, LOTS 1-4, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in N.E. & J. O. ADDITION, LOTS 1-4, BLOCK A have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
JEANIFFER OSORNIO

_____
NOHEMA ESTRADA

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JEANIFFER OSORNIO known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared NOHEMA ESTRADA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS · REGISTERED · HAROLD D. FETTY III · 5034 · PROFESSIONAL · LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of N.E. & J.O. ADDITION, LOTS 1-4, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

N.E. & J.O. ADDITION
LOTS 1-4, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A
SANGER BROTHERS ADDITION
0.46 ACRES OR 20,000 S.F.
(4 LOTS)
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
JEANIFFER OSORNIO
NOHEMA ESTRADA
705 LAKESIDE DRIVE
ROCKWALL, TEXAS 75032

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WV WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND ⅛ CORNER
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE	FEBRUARY 14, 2019
SCALE	1" = 20'
FILE #	20190047RP
CLIENT	OSORNIO

CITY CASE NO P2019-

City of Rockwall

Project Plan Review History

Project Number	SP2019-004	**Owner**	ROCKWALL, 12.833 LP	**Applied**	1/29/2019 LM
Project Name	SPR Packaging	**Applicant**	HALFF ASSOCIATES	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
1480 JUSTIN RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
INDALLOY ADDITION	7		7	0020-0000-0007-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	1/29/2019	2/5/2019	1/30/2019	1	APPROVED	
ENGINEERING	Sarah Hager	1/29/2019	2/5/2019	2/6/2019	8	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(2/6/2019 4:27 PM SH)
- Airport Rd and E Washington must have 65' ROW. Must Dedicate 32.5' from the centerline. Must build min 24' of Airport Rd with Storm.
- Each lane must be 24' wide if used for fire lane for the driveway on Industrial
- Need to build a minimum of 24' of paving for road to the north.
- Need to show Existing and Proposed Utilities.
- Show Existing Floodplain.
- Show Proposed Fire Lanes.
- Show dimensions on parking.
- Fire Lane must have 30' Radii.
- Label distance to each driveway. (See markup)
- Do you plan to relocate the existing sewer line?

The following items are for your review for enginering design
- 4% Engineering Inspection Fees
- Impact fees.
- Flood Study is required. LOMR is required during construction.
- WOTUS study is required.
- Min 20' utility easements.
- No structures in easements.
- Fire lane easement to be on plat.
- Fire lane to be 24' wide with 20' radii or larger depending on height of building.
- Parking to be 20'x9'
- No dead-end parking.
- Driveway spacing must be labeled o Site Plan.
- 12" water line available in Airport Rd. Must loop 8" waterline in site.
- 8" sewer available east of property.
- Dumpster area to drain to oil/water separator.
- Must have detention. Manning's "c-value" is per zoning for the entire property. 4:1 max slope...no vertical walls allowed in detention easement
- Any detention must be above the existing 100-year flood elevation unless the floodplain is mitigated for.
- No trees within 5' of public utilities.
- Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls.
- Pro-rata due for sewer ($105.18/lf) if you tie sewer along Industrial.
- Must meet all City Engineering Standards.

ENGINEERING	Sarah Hager	2/20/2019	2/27/2019	2/22/2019	2	COMMENTS	Revision 1

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(2/22/2019 10:40 AM SH) - Work with Planning Department to get the "Private Road" abandoned. - Need to align with road where no ROW is needed along E Washington - Need to discuss the "Proposed 65' ROW." City doesn't maintain ROW for private developments - What is the line north of Airport Rd. (See markup) - Need pedestrian easemetn at the corner of Airport Rd and Industrial Blvd. - Water line to be centered in 20' Easement. - All public water, sewer, and storm to have 10' spacing and 10' to easement lines. (See markup) - Drive entrances on Industrial Dr to be 9" 4200psi (7.5 Sack) concrete to the ROW line. - Is the sewer line running along the front of the building, the private service? - It is the City's understanding that the water line that runs along the south of the property is 12" not 8" as shown. - Add the sack amount to the concrete specifcations on the right of the page. (2/22/2019 10:40 AM SH) The following items are for your review for enginering design. - 4% Engineering Inspection Fees - Impact fees. - Flood Study is required. LOMR is required during construction. - WOTUS study is required. - Min 20' utility easements. - No structures in easements. - Fire lane easement to be on plat. - Fire lane to be 24' wide with 20' radii or larger depending on height of building. - Parking to be 20'x9' - No dead-end parking. - Driveway spacing must be labeled o Site Plan. - 12" water line available in Airport Rd. Must loop 8" waterline in site. - 8" sewer available east of property. - Dumpster area to drain to oil/water separator. - Must have detention. Manning's "c-value" is per zoning for the entire property. 4:1 max slope...no vertical walls allowed in detention easement - Any detention must be above the existing 100-year flood elevation unless the floodplain is mitigated for. - No trees within 5' of public utilities. - Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smoothconcrete walls. - Pro-rata due for sewer ($105.18/lf) if you tie sewer along Industrial. - Must meet all City Engineering Standards.							
FIRE	Ariana Hargrove	1/29/2019	2/5/2019	2/4/2019	6	APPROVED	
FIRE	Ariana Hargrove	2/20/2019	2/27/2019	2/21/2019	1	APPROVED	Revision 1
GIS	Lance Singleton	1/29/2019	2/5/2019	2/20/2019	22	APPROVED	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING	David Gonzales	1/29/2019	2/5/2019	2/1/2019	3	COMMENTS	See comments

PLANNING AND ZONING 1ST ROUND COMMENTS - PHASE 1 ONLY (02.01.2019):

The following staff comments (i.e. Phase 1 only) are to be addressed and resubmitted no later than Thurday February 14, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments & Requirements to address/acknowledge:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label all revised site plan documents with "Case No. SP2019-004" at the lower right corner of each plan.

VARIANCES AND EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER:

1. Vertical articulation standards of the UDC for all facades.
2. Horizontal articulation standards of the UDC for facades.
3. Minimum 20% stone requirement for all facades that are visible from a public street or open space.
4. For the use of tilt-up wall construction.

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

Site Plan:
1. Provide adjacent property owner infomation on Overall Site Plan (aerial version).
2. Label all 24-ft firelane access easement as "24-ft Firelane, Public Access, Drainage and Utility Easements (as appropriate for each).
3. Provide a hatch to the area indicating to be abandoned (i.e. Aluminum Plant Road). Although indicated on the site plan, this will be accomplished at final plat and purchased -- at fair market value -- with the approval of the City Council.
4. Provide a slightly heavier line for the future parking areas and label as such.
5. Use a lighter gray scale for the utility lines layer.
6. For the areas labled as 'Loading Area', are these loading docks? If so, provide a minimum 14-ft architecturally integrated screening wall.
7. Parkingspace count for manufacturing = 1 space per 500-SF or 0.75 spaces for each employee on the largest shift, whichever is greater. Provide a letter indicating the number of employees on the largest shift. Parking count may be determined by the Director of Planning.

Landscape Plan:
1. Applicant requesting an alternative tree mitigation settlement agreement.

Photometric Plan:
1. Lighting levels are not to exceed 0.2-FC at the property lines. The lighting levels along the northern property line exceed this standard. Adjustment required in order to meet the standards of the UDC.

Building Elevations:
1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Dash-in RTU's on elevations. Provide detail of screening mechanism to be used if these are not properly sceened.
2. Requires a recommendation from the Architectural Review Board (ARB). See scheduled meeting below.

3. Provide a materials sample board for ARB review of the actual materials to be used(other than tilt-up wall).
4. Provide percentages of exterior material calculations for each elevation(e.g. formliner stone pattern& tilt-up wall).
5. Will there be any stone on the building? The UDC requires a minium of 20% stone on each elevation that is visible from a public street or open space. If there is no stone, this will require approval of a variance by the Planning and Zoning Commission.
6. Approval of an exception to the masonry standards by the Planning and Zoning Commission is required for the use of tilt-up wall construction.

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board: February 26, 2019 (5:00 p.m.) [Recommendations from ARB]

Planning - Work Session: February 26, 2019 (6:00p.m.) [Applicant to present/discuss project]

Architectural Review Board: March 12, 2019 (5:00 p.m.) [Subsequent meeting if necessary]

Planning - Action: March 12, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

** City Council - Action: Monday, March 18, 2019 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **

PLANNING	David Gonzales	2/20/2019	2/27/2019	2/20/2019		COMMENTS	Revision 1 Comments

Revised comments on next page

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for a warehouse/manufacturing facility on a 11.3736-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

PLANNING AND ZONING 2nd ROUND COMMENTS - PHASE 1 ONLY (02.20.2019):

The following staff comments (i.e. Phase 1 only) are to be addressed and resubmitted no later than Tuesday, March 5, 2019. Please provide two (2) large copies [24" X 36" FOLDED] and one PDF version for a subsequent/final review by staff:

CITY COUNCIL TO CONSIDER ALTERNATIVE TREE MITIGATION SETTLEMENT AGREEMENT:

1. Alternative tree mitigation settlement agreement in the amount of $49,125.00 (i.e. 491.25 inche mitigation) requires approval of the City Council.

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER FOR APPROVAL:

1. The use of Tilt-Up Wall construction.
2. For not meeting the minimum 20% stone requirement for each facade.
3. For not meeing the Building Articulation standards of the Unified Devleopment Code (UDC) for: a) Primary building facades and b) Secondary building facades.

** Please address the following Planning Comments for each of the revised plans and resubmit by the date as requested for a subsequent/final review by staff:

Site Plan:
1. Overall Site Plan (aerial version & B&W site plan) - Label as "Future Expansion" on Phase 2 portion and use a lighter gray scale to distinguish Phase 2.
2. Correction needed: label all 24-ft access easement as "24-ft Firelane, Public Access, and Utility Easements".
3. Site Plan Data table: since this approval is for Phase 1 only, please use a lighter gray scale for the future warehose references and label as such
4. Legend: quantities indicated to be approved by the engineering department.
5. As a note, I did not receive the letter for regarding parking; however, this is not required until Phase 2 site plan (if needed).
6. Delineate and label the required minimum 10-ft Landscape Buffer along Industrial Blvd and Airport Road.

Landscape Plan:
1. 10-ft Landscape Buffer along Industrial Blvd and Airport Road to have trees for each 50-ft linear feet of frontage. Move the necessary number of trees into the landscape buffer strip.
2. The use of hydromulch requires the hydromulch to be established at a minimum height of one (1) inch and at a minimum coverage of 75% for disturbed areas prior to the release of a Certificate of Occupancy (CO). Sod is preffered. Change Notes regarding the use of hydromulch to reflect the required standard or use sod

Photometric Plan:
1. Based on the revised plan, it meets the minimum standards per the Unified Development Code.

Building Elevations:
1. Approval of an exception to the masonry standards by the Planning and Zoning Commission is required for the use of tilt-up wall construction and not meeting the minimum stone requriement of 20% per facade.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

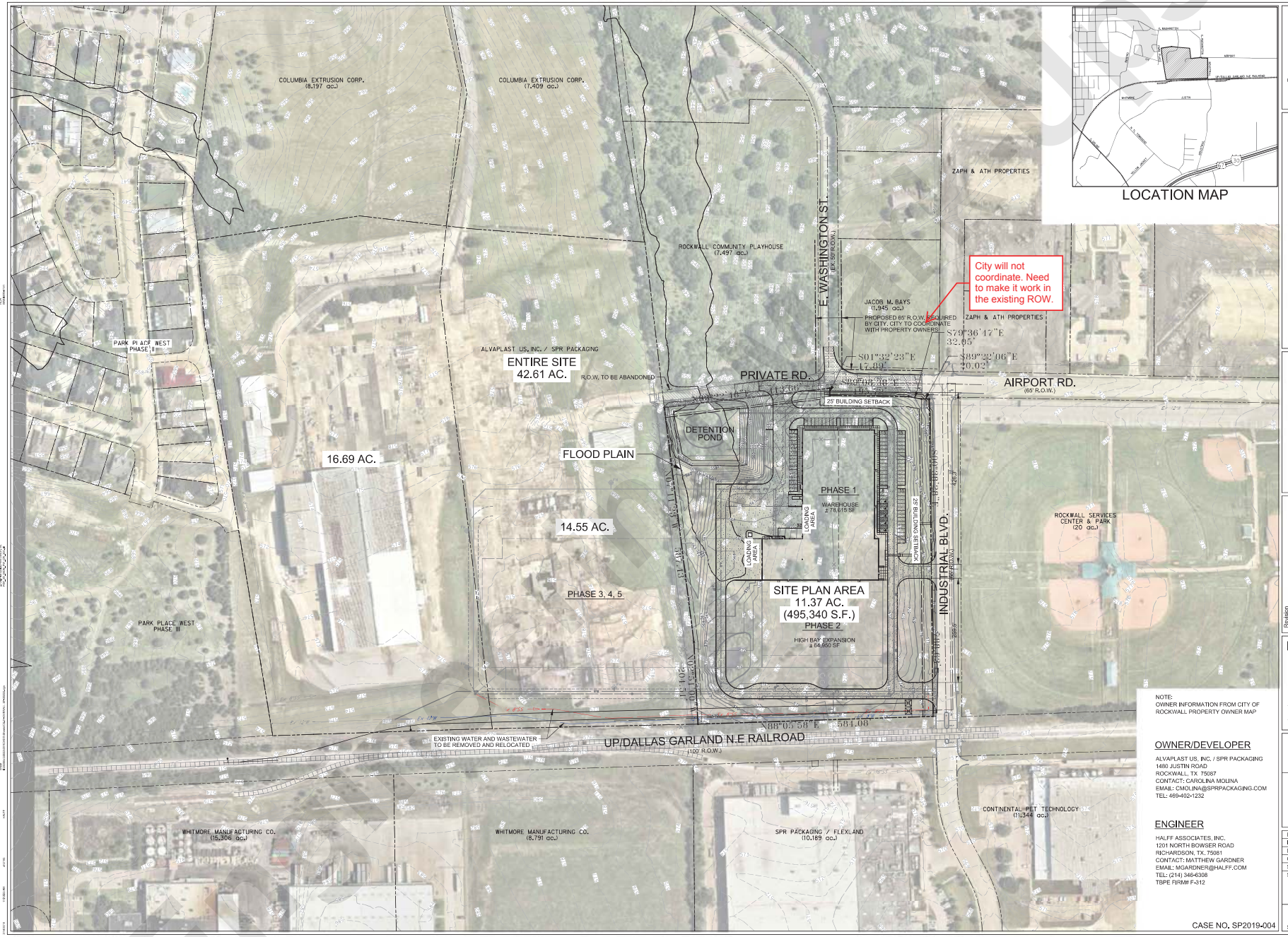
Architectural Review Board: February 26, 2019 (5:00 p.m.) [Recommendations from ARB]

Planning - Work Session: February 26, 2019 (6:00p.m.) [Applicant to present/discuss project]

Architectural Review Board: March 12, 2019 (5:00 p.m.) [Subsequent meeting if necessary]

Planning - Action: March 12, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

** City Council - Action: Monday, March 18, 2019 (6:00 p.m.) [FOR APPROVAL OF THE ALTERNATIVE TREE MITIGATION SETTLEMENT AGREEMENT & FOR VARIANCE AND EXCEPTION REQUESTS THAT ARE NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **



SPR PACKAGING
ROCKWALL, TEXAS

NOTE:
OWNER INFORMATION FROM CITY OF ROCKWALL PROPERTY OWNER MAP

OWNER/DEVELOPER

ALVAPLAST US, INC. / SPR PACKAGING
1480 JUSTIN ROAD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

ENGINEER

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: MATTHEW GARDNER
EMAIL: MGARDNER@HALFF.COM
TEL: (214) 346-6308
TBPE FIRM# F-312

CASE NO. SP2019-004

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081
(214) 346-6200

Revision Nos.	Date	Description

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

MATTHEW J. GARDNER — 130786
NAME — P.E. NO.
DATE — 2/14/2019
TBPE FIRM # F-312

Project No.:	35533
Issued:	FEBRUARY, 2019
Drawn By:	CAD
Checked By:	MJG
Scale:	AS SHOWN

Sheet Title
OVERALL SITE PLAN

C0.01
Sheet Number

EXHIBITS

The following items are for your review for enginering design.
- 4% Engineering Inspection Fees
- Impact fees.
- Flood Study is required. LOMR is required during construction.
- WOTUS study is required.
- Min 20' utility easements.
- No structures in easements.
- Fire lane easement to be on plat.
- Fire lane to be 24' wide with 20' radii or larger depending on height of building.
- Parking to be 20'x9'
- No dead-end parking.
- Driveway spacing must be labeled o Site Plan.
- 12" water line available in Airport Rd. Must loop 8" waterline in site.
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- Dumpster area to drain to oil/water separator.
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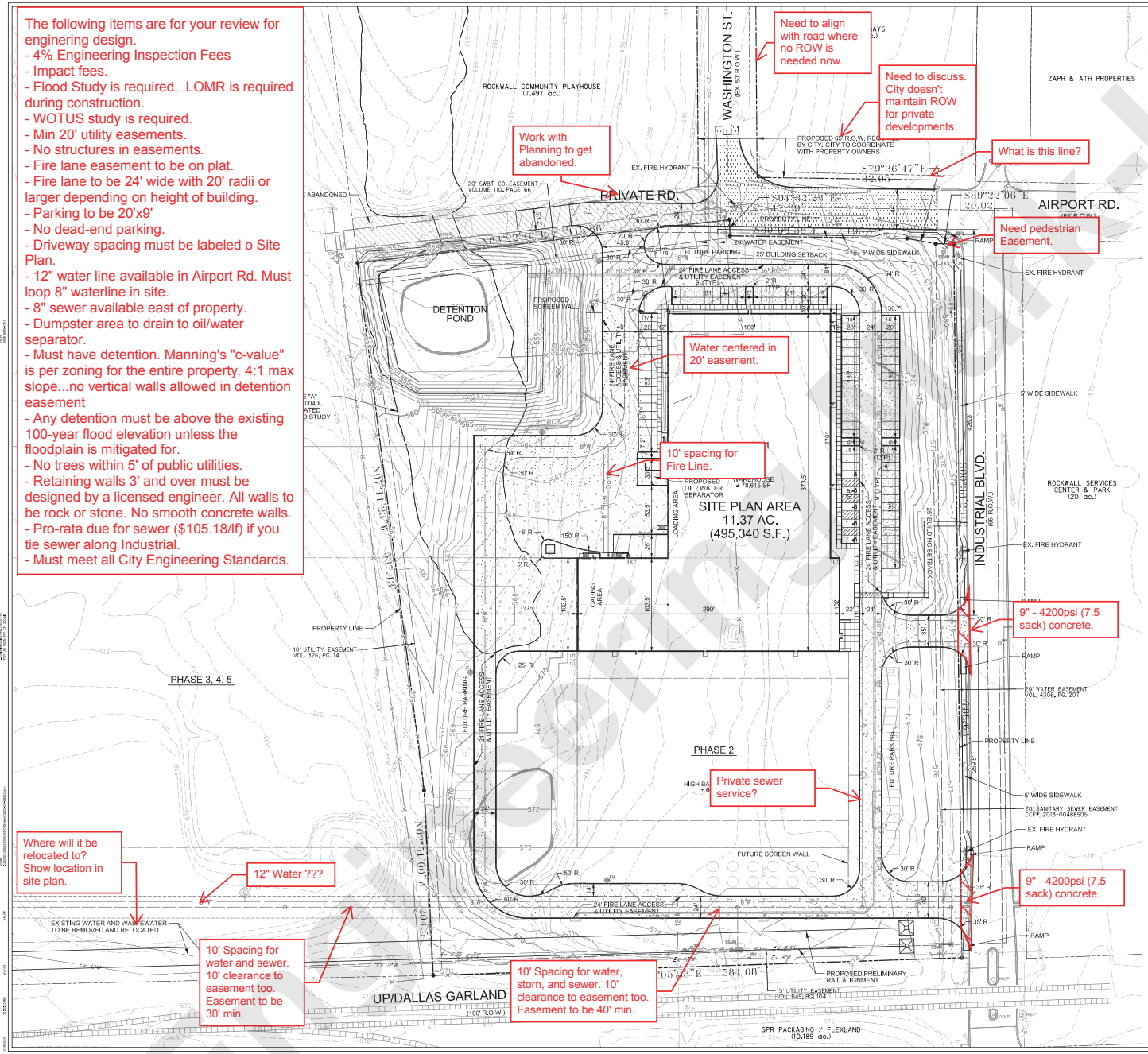
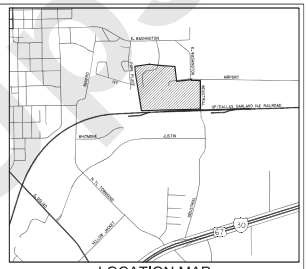
- Pro-rata due for sewer ($105.18/lf) if you tie sewer along Industrial.
- Must meet all City Engineering Standards.





SITE DATA:

CURRENT ZONING:	(LI) LIGHT INDUSTRIAL	
PROPOSED LAND USE:	OFFICE, WAREHOUSE, MANUFACTURING	
TOTAL SITE AREA:	11.37 AC. (495,340 SF)	
BUILDING:		
WAREHOUSE:	78,615	SF
FUTURE WAREHOUSE:	64,950	SF
TOTAL:	143,565	SF
PARKING:		
REQUIRED: 1 SPACE/1000 SF (SEE PARKING LETTER FROM OWNER)		
WAREHOUSE	79	SPACES
FUTURE WAREHOUSE	65	SPACES
TOTAL REQUIRED:	144	SPACES
PROVIDED:	88	SPACES
FUTURE PROVIDED:	79	SPACES
TOTAL PROVIDED:	167	SPACES
ACCESSIBLE SPACES PROVIDED:	5	SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE		

LEGEND

- 5" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS — 6.5 sack mix
- 6" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS — 6.5 sack mix
- 7" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS — 6.5 sack mix
- 8" THICK, 4,200 PSI CONCRETE PAVEMENT WITH #3 BARS AT 24" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS — 7.5 sack mix

EXISTING LEGEND

- FENCE
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- POWER POLE
- GUY WIRE

NOTE:
ALL EXISTING UTILITIES LOCATED WITHIN THE PROPOSED IMPROVEMENTS OF AIRPORT ROAD WILL BE COORDINATED AND RELOCATED IF NECESSARY.

OWNER/DEVELOPER

ALVAPLAST US, INC. / SPR PACKAGING
1480 JUSTIN ROAD
ROCKWALL, TX. 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

ENGINEER

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: MATTHEW GARDNER
EMAIL: MGARDNER@HALFF.COM
TEL: (214) 346-6308
TBPE FIRM# F-312

CASE NO. SP2019-004

SCALE: 1"=50'

SPR PACKAGING
ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081
(214) 346-6200

Revision No.	Date	Description

PRELIMINARY
FOR INTERIM REVIEW ONLY

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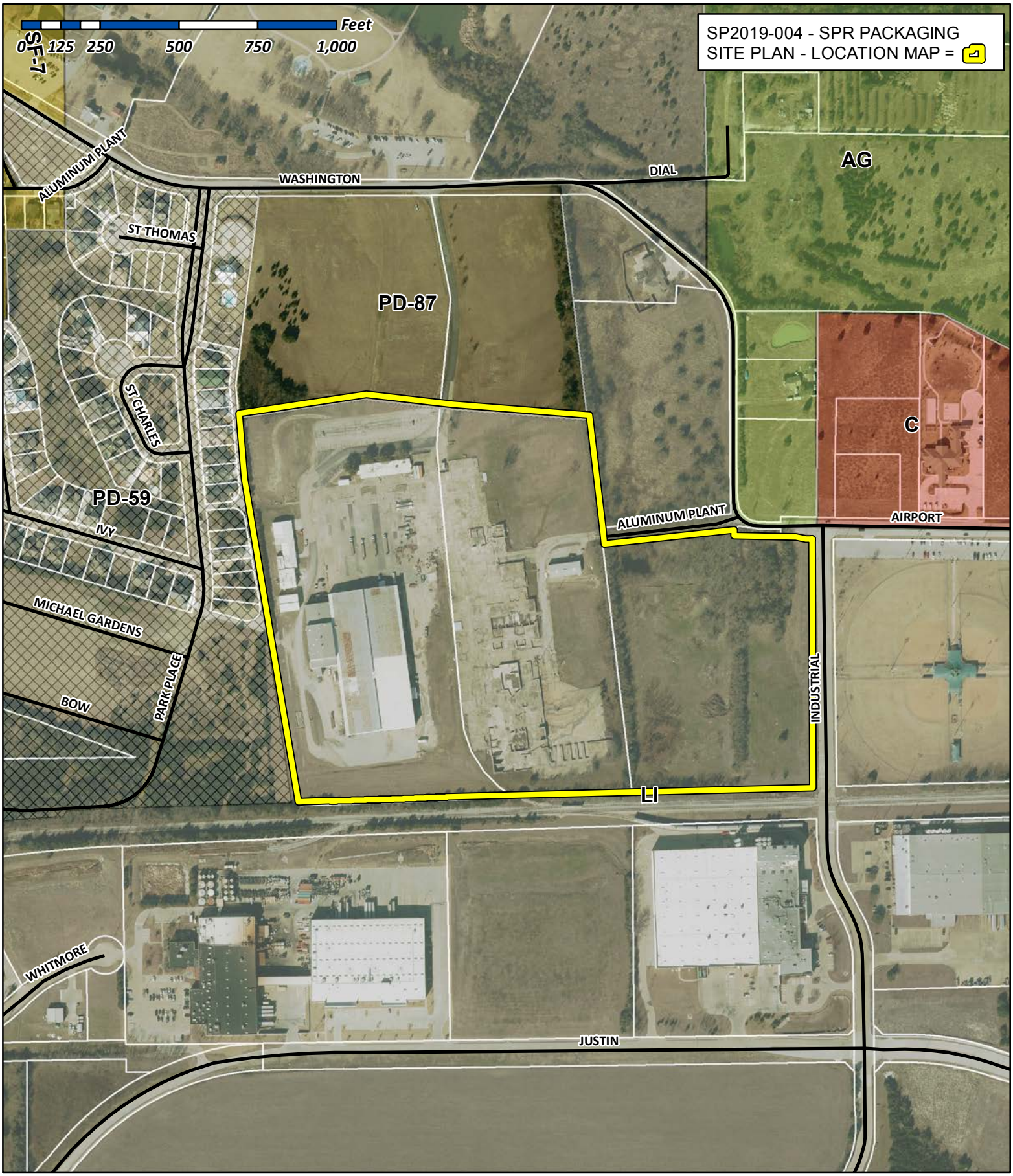
MATTHEW J. GARDNER — 130786
NAME — P.E. NO.
DATE — 2/14/2019
TBPE FIRM # F-312

Project No.:	35533
Issued:	FEBRUARY, 2019
Drawn By:	CAD
Checked By:	MJG
Scale:	AS SHOWN

Sheet Title: DETAILED SITE PLAN

C0.02
Sheet Number

Engineering Plan Review



City of Rockwall

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

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Halff Associates, Inc.
1201 North Bowser Road
Richardson, Texas 75081
(214) 346-6200
Fax (214) 739-0095

MEMORANDUM

TO:	David Gonzales Rockwall Planning & Zoning 385 S. Goliad Street Rockwall, Texas 75087	**DATE:**	2/15/2019
FROM:	Matthew Gardner, P.E.	**AVO:**	35533
EMAIL:	mgardner@halff.com		
SUBJECT:	**Comment Response for SPR Packaging Site Plan (SP2019-004)**		

David-

See below for my response in red to each comment. Let me know if you have any questions.

Thank You

SPR Packaging Site Plan

Building – Russell McDowell
Status: Approved

Engineering – Sarah Hager
Comments:

- Airport Rd and E Washington must have 65' ROW. Must Dedicate 32.5' from the centerline. Must build min 24' of Airport Rd with Storm.
  → Washington proposed R.O.W. shown for planning purposes. We can not dedicate land off our property. City to coordinate with property owners to acquire R.O.W. as needed.
- Each lane must be 24' wide if used for fire lane for the driveway on Industrial.
  → Noted & Updated.
- Need to build a minimum of 24' of paving for road to the north.
  → We understand we're responsible for this, but what do you want to be shown? Would remaining section be built by City at the same time?
- Need to show Existing and Proposed Utilities.
  → Noted.
- Show Existing Floodplain.
  → Noted.
- Show Proposed Fire Lanes.
  → Noted.
- Show dimensions on parking.
  → Noted.
- Fire Lane must have 30' Radii.
  → Noted.
- Label distance to each driveway. (See markup)
  → Updated.

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Do you plan to relocate the existing sewer line?

→ Yes. Existing sewer line to be removed and relocated is shown in red on the Overall Site Plan. Existing water line to be removed and relocated is shown in blue on the Overall Site Plan.

The following items are for your review for engineering design.

- 4% Engineering Inspection Fees
  → Acknowledged.
- Impact fees.
  → Acknowledged.
- Flood Study is required. LOMR is required during construction.
  → Acknowledged.
- WOTUS study is required.
  → Acknowledged.
- Min 20' utility easements.
  → Acknowledged.
- No structures in easements.
  → Acknowledged.
- Fire lane easement to be on plat.
  → Acknowledged.
- Fire lane to be 24' wide with 20' radii or larger depending on height of building.
  → Noted.
- Parking to be 20'x9'
  → Noted.
- No dead-end parking.
  → Acknowledged.
- Driveway spacing must be labeled on Site Plan.
  → Updated.
- 12" water line available in Airport Rd. Must loop 8" waterline in site.
  → Water line is looped from Airport Road to the south side of Industrial Blvd. Proposed water line does not continue onsite parallel to Industrial Blvd. due to existing fire hydrants along Industrial Blvd.
- 8" sewer available east of property.
  → Noted.
- Dumpster area to drain to oil/water separator.
  → Noted & Updated.
- Must have detention. Manning's "c-value" is per zoning for the entire property.4:1max slope...no vertical walls allowed in detention easement
  → Acknowledged.
- Any detention must be above the existing 100-year flood elevation unless the floodplain is mitigated for.
  → Acknowledged.
- No trees within 5' of public utilities.
  → Acknowledged.
- Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls.
  → Acknowledged.
- Pro-rata due for sewer($105.18/lf) if you tie sewer along Industrial.
  → Since we are removing and relocating the existing sewer, is this fee applicable?
- Must meet all City Engineering Standards.
  → Acknowledged.

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Fire – Ariana Hargrove
Status: Approved

GIS – Lance Singleton
Status:

Planning – David Gonzales
Comments:

- PLANNING AND ZONING 1ST ROUND COMMENTS – PHASE 1 ONLY (02.01.2019):
  The following staff comments (i.e. Phase 1 only) are to be addressed and resubmitted no later than Thursday, February 14, 2019. Please provide three large copies [24"X36"FOLDED] and one PDF version for a subsequent review by staff:

- **Planning Department General Comments & Requirements to address/acknowledge:
  1. Adherence to Engineering and Fire Department standards shall be required.
     → Acknowledged.
  2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
     → Acknowledged.
  3. Label all revised site plan documents with "Case No.SP2019-004" at the lower right corner of each plan.
     → Updated.

- Variances and Exceptions for the Planning and Zoning Commission to Consider:
  1. Vertical articulation standards of the UDC for all facades.
  2. Horizontal articulation standards of the UDC for facades.
  3. Minimum 20% stone requirement for all facades that are visible from a public street or open space.
  4. For the use of tilt-up wall construction.

- **Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

  Site Plan:
  1. Provide adjacent property owner information on Overall Site Plan (aerial version).
     → Updated.
  2. Label all 24-ft firelane access easement as "24-ft Firelane, Public Access, Drainage and Utility Easements (as appropriate for each).
     → Updated label to “24’ Fire Lane Access & Utility Easement.”
  3. Provide a hatch to the area indicating to be abandoned (i.e. Aluminum Plant Road). Although indicated on the site plan, this will be accomplished at final plat and purchased--at fair market value--with the approval of the City Council.
     → Updated.
  4. Provide a slightly heavier line for the future parking areas and label as such.
     → Updated.
  5. Use a lighter gray scale for the utility lines layer.
     → Updated.
  6. For the areas labeled as ‘Loading Area’, are these loading docks? If so, provide a minimum14-ft architecturally integrated screening wall
     → See proposed screen walls located at NW corner of building.

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7. Parking space count for manufacturing=1space per500-SF or0.75spaces for each employee on the largest shift, whichever is greater. Provide a letter indicating the number of employees on the largest shift. Parking count may be determined by the Director of Planning.
   → See parking letter from Owner. For Site Plan calculation purposes, we held 1 space / 1000 sf ratio.

Landscape Plan:
1. Applicant requesting an alternative tree mitigation settlement agreement.

Photometric Plan:
1. Lighting levels are not to exceed 0.2-FC at the property lines. The lighting levels along the northern property line exceed this standard. Adjustment required in order to meet the standards of the UDC.
   → See revised photometrics plan.

Building Elevations:
1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Dash-in RTU's on elevations. Provide detail of screening mechanism to be used if these are not properly screened.
   → Roof top units will be screened by the building's concrete parapets.
2. Requires a recommendation from the Architectural Review Board (ARB). See scheduled meeting below.
   → Ok.
3. Provide a materials sample board for ARB review of the actual materials to be used (other than tilt-up wall).
   → This was provided in the first submission.
4. Provide percentages of exterior material calculations for each elevation (e.g. formliner stone pattern & tilt-up wall).
   → See revised elevations.
5. Will there be any stone on the building? The UDC requires a minimum of20%stone on each elevation that is visible from a public street or open space. If there is no stone, this will require approval of a variance by the Planning and Zoning Commission.
   → The building's facades consist of conc. tilt-wall, stone, and form liner.
6. Approval of an exception to the masonry standards by the Planning and Zoning Commission is required for the use of tilt-up wall construction.

- **The following are scheduled meeting dates that you and/or your representative(s)are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at972-771-7745.
  Meeting Dates to Attend:
  1) Architectural Review Board: February26,2019 (5:00p.m.) [Recommendations from ARB]
  2) Planning-Work Session: February26,2019 (6:00p.m.) [Applicant to present/discuss project]
  3) Architectural Review Board: March12,2019 (5:00p.m.) [Subsequent meeting if necessary]
  4) Planning-Action: March12,2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]
  5) **City Council-Action: Monday, March18,2019 (6:00p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **
     → Noted.

pross design group, incorporated

February 1, 2019

Mr. David Gonzalez, IACP
Planning and Zoning Manager
Planning and Zoning Division
City of Rockwall
385 S. Goliad St.
Rockwall, Texas 75087

RE: SITE PLAN SUBMITTAL, SPR PACKAGING

Dear Mr. Gonzalez,

This letter is to inform you that we wish to proceed with review and comments of the Phase 1 portion of the Site Plan Submittal already sent to your office. I am attaching a copy of the recent Floor Plan Modifications and Elevation Changes, so that you can be aware of the correct configuration of the buildings. Please note that after we receive the comments, we will revise the drawings and remove Phase 2 from the Submittal Documents so that the response comments will be addressing Phase 1 only with the appropriate documentation. Should you have any questions, feel free to give me a call.

Sincerely,

Mark W. Pross
President

MWP/cs

Attachments: Floor Plan Modifications & Elevation Changes

• 5310 Harvest Hill Road, Suite 180 • Dallas, Texas 75230 • 972 / 759-1400 •

SPR NORTH PHASE 1 AND 2 SITE PLAN SUBMITTAL
OFFICE / WAREHOUSE / PRODUCTION FACILITY
REQUESTED VARIANCES

On behalf of SPR Packaging, the following is a list of variances to the City of Rockwall Development Codes that we wish to submit to your office, for the Site Plan Submittal.

The original building SPR Packaging is occupying at 1480 Justin Road is the design basis for this new building. It is the Owner's intent to develop a two to three (2-3) building campus as they expand their business on the property to the north. Accordingly, they wish that the new buildings developed to the north, be designed with the same design character and intent as the original building they currently occupy. At the time the original building was developed, we sought and gained approval for modifications to the development code as it relates to materials and articulation. Please see the attached Elevation Concepts, which indicate the appearance of both Phase 1 and Phase 2. Please note that Phase 1 will be initially constructed with Phase 2 to follow later this year.

A. Construction Materials:

1. The Owner wishes to be granted a variance to eliminate 20% stone on the building facades, but wishes to substitute the same stone-like formliner that was previously approved on the original building.

2. As with the original building that has extruder equipment, the Phase 2 building will also be provided with extruder equipment, which we cannot take wall panels to 120' in height. Accordingly, we want the wall panels to match the Phase 1 building in height with pre-finished metal panels above. These panels are typically 18" - 24" wide and will be pre-finished in a bright white to match the existing building previously approved.

B. Maximum Building Height:

1. The Phase 1 building wall panels will be 46' feet in height. There is no problem with the development of the Phase 1 building with these panel heights. However, the Phase 2 will have an Extruder Area that will be a total of 120' tall. We will be submitting a Special Use Permit to receive approval to go to this height. It should be noted that we were granted a Special Use Permit for the height of the Extruder Area for the existing building to 75'.

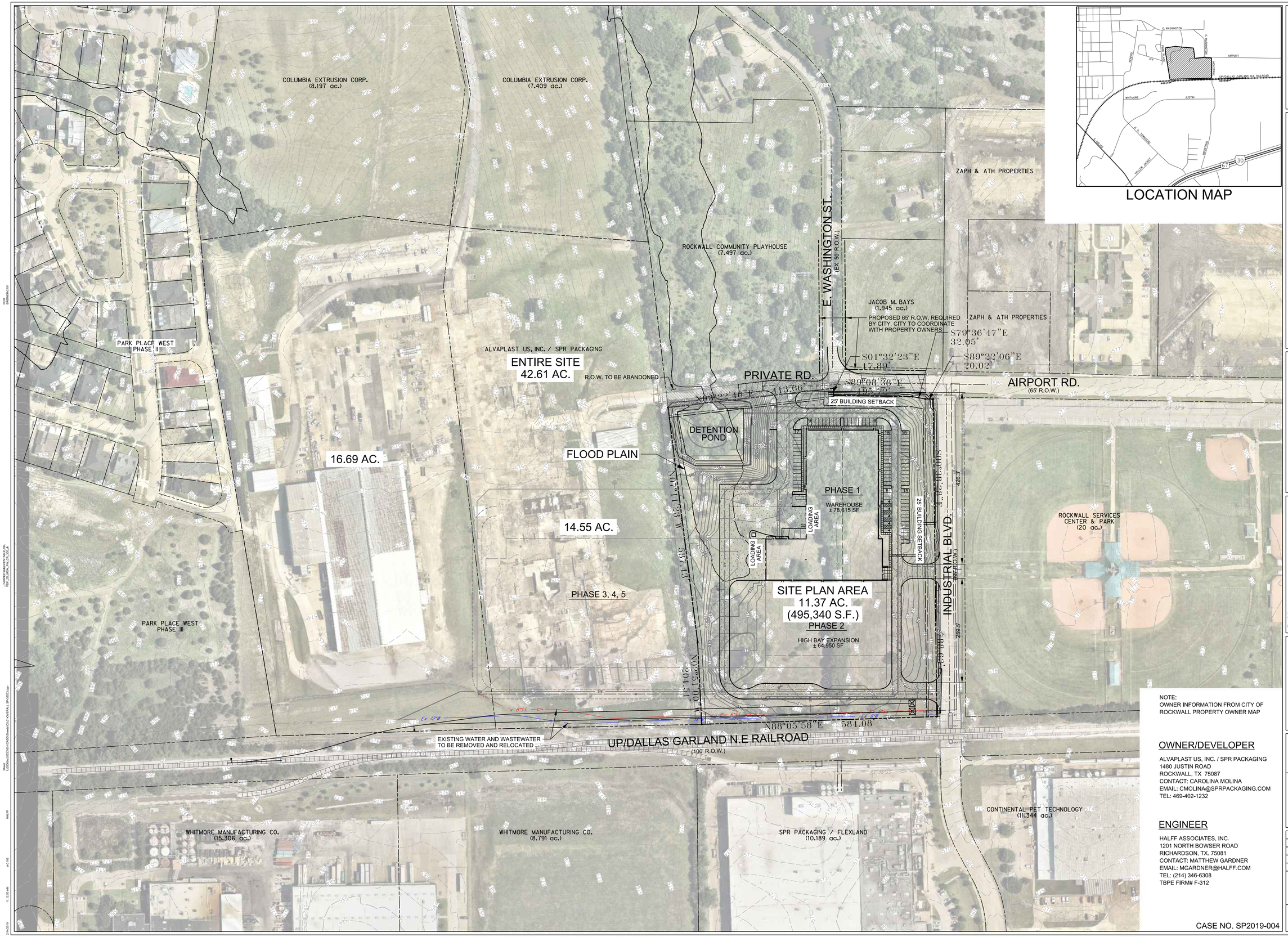
C. Building Articulation:

1. Due to the size of this building and its additional phases, the building will not meet current articulation standards. The tops of the wall panels for the Phase 2 portion of the project will be saw-tooth to match the existing building. There will be a massive entrance on the east side of the project, which will separate Phase 1 and Phase 2, where exterior stone will be utilized. A large glass facade will also accompany this area of the building. The Phase 1 building will have limited off-

sets but will have an aluminum canopy with an entry Storefront and glass windows. The remaining portion of the building will be monolithic in nature, except for the formliner that looks like stone. The Architect will use paint to accent the formliner and the other sections of the building. See Proposed Elevation Study.

D. Landscaping:

1. During the DRC meeting with City Staff, the Owner was requested to provide screening in front of the current existing building to the west to screen the residential development abutting the west side of the property. We would like to request deferral of any landscape screening for this building until the Owner begins the renovation process of that building since we are not modifying this building now, the existing site should be "grandfathered". There may be modifications to paving that may result in loss if new trees are installed to screen Phase 1 and Phase 2 of the project, which now is several hundred feet to the east. The Owner agrees to provide landscape screening on the west side of the project for the existing building, at such time as a permit is submitted for the improvement and renovation of the existing old building on site.



LOCATION MAP

N

0 50 100 150 200

SCALE: 1"=100'

SPR PACKAGING

ROCKWALL, TEXAS

HALFF

1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
(214) 346-6200

Revision No.	Date	Description

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MATTHEW J. GARDNER — 130786
NAME — P.E. NO.

DATE — 2/14/2019

TBPE FIRM # F-312

NOTE:
OWNER INFORMATION FROM CITY OF ROCKWALL PROPERTY OWNER MAP

OWNER/DEVELOPER

ALVAPLAST US, INC. / SPR PACKAGING
1480 JUSTIN ROAD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

ENGINEER

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: MATTHEW GARDNER
EMAIL: MGARDNER@HALFF.COM
TEL: (214) 346-6308
TBPE FIRM# F-312

CASE NO. SP2019-004

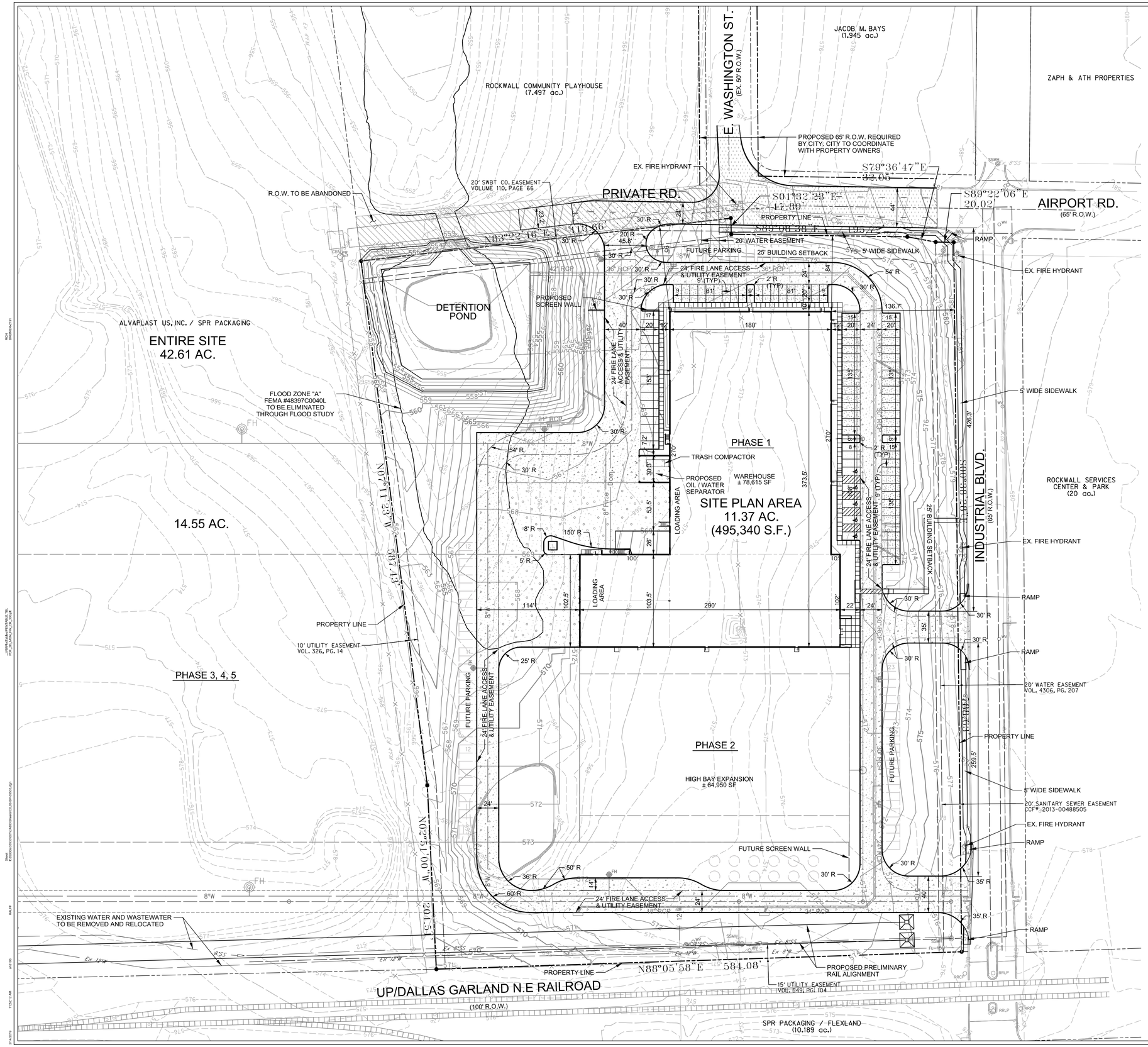
Project No.:	35533
Issued:	FEBRUARY, 2019
Drawn By:	CAD
Checked By:	MJG
Scale:	AS SHOWN

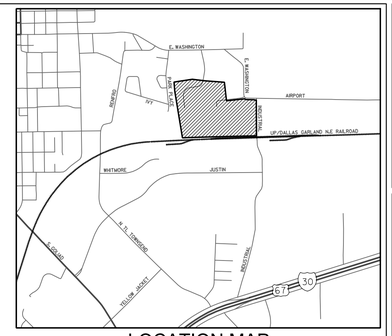
Sheet Title

OVERALL
SITE PLAN

C0.01

Sheet Number





LOCATION MAP

N

0 25 50 75 100

SCALE: 1"=50'

SITE DATA:

CURRENT ZONING:	(LI) LIGHT INDUSTRIAL
PROPOSED LAND USE:	OFFICE, WAREHOUSE, MANUFACTURING
TOTAL SITE AREA:	11.37 AC. (495,340 SF)

BUILDING:		
WAREHOUSE:	78,615	SF
FUTURE WAREHOUSE:	64,950	SF
TOTAL:	143,565	SF

PARKING:		
REQUIRED: 1 SPACE/1000 SF (SEE PARKING LETTER FROM OWNER)		
WAREHOUSE	79	SPACES
FUTURE WAREHOUSE	65	SPACES
TOTAL REQUIRED:	144	SPACES
PROVIDED:	88	SPACES
FUTURE PROVIDED:	79	SPACES
TOTAL PROVIDED:	167	SPACES
ACCESSIBLE SPACES PROVIDED:	5	SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE		

LEGEND

- 5" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- 6" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- 7" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- 8" THICK, 4,200 PSI CONCRETE PAVEMENT WITH #3 BARS AT 24" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

EXISTING LEGEND

- FENCE
- F.H. FIRE HYDRANT
- WV WATER VALVE
- SSMH SANITARY SEWER MANHOLE
- PP POWER POLE
- GUY WIRE

NOTE:
ALL EXISTING UTILITIES LOCATED WITHIN THE PROPOSED IMPROVEMENTS OF AIRPORT ROAD WILL BE COORDINATED AND RELOCATED IF NECESSARY.

OWNER/DEVELOPER

ALVAPLAST US, INC. / SPR PACKAGING
1480 JUSTIN ROAD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

ENGINEER

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TEL: (214) 346-6308
TBPE FIRM# F-312

CASE NO. SP2019-004

SPR PACKAGING
ROCKWALL, TEXAS

HALFF
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Sheet Title
DETAILED SITE PLAN

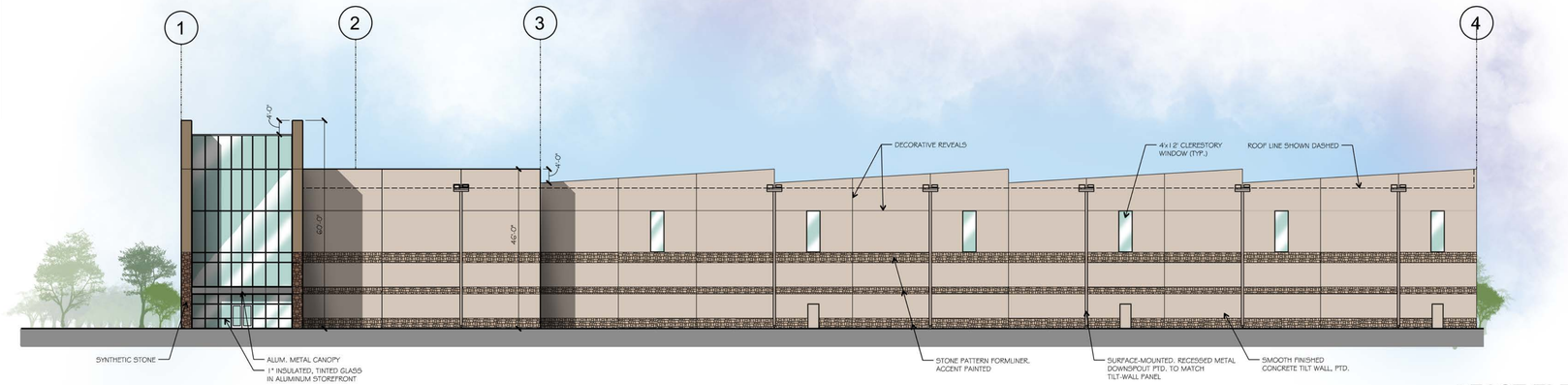
C0.02
Sheet Number



2 NORTH ELEVATION
SCALE: 1/16"=1'-0"

PAINT SCHEME LEGEND
A - BASE COLOR
SHERWIN WILLIAMS - SW9085 TOUCH OF SAND
B - ACCENT COLOR 01
SHERWIN WILLIAMS - SW 7518 BEACH HOUSE
C - ACCENT COLOR 02
SHERWIN WILLIAMS - SW 7550 RESORT TAN

FACADE MATERIAL CALCULATIONS		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE SQ. FT.	14,007 FT²	14,217 FT²	17,016 FT²	17,201 FT²
2.	FACADE SQ. FT. EXCLUDING DOORS AND WINDOWS	13,520 FT²	14,145 FT²	15,090 FT²	15,501 FT²
3.	DOORS AND WINDOWS	487 FT²	72 FT²	1,926 FT²	1,700 FT²
4.	METAL	0 FT²	0 FT²	58 FT²	0 FT²
5.	PRIMARY MASONRY TOTALS	13,520 FT² 100% OF (2.)	14,145 FT² 100% OF (2.)	15,032 FT² 99.6% OF (2.)	15,501 FT² 100% OF (2.)



1 EAST ELEVATION
SCALE: 1/20"=1'-0"

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$TIME$
$DATE$
$FILE$

#	DATE	DESCRIPTION

drawn: SF
checked MARK W PROSS
date: 02/12/2019

pdg
pross design group, incorporated
5510 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no 1850
sheet A3.0

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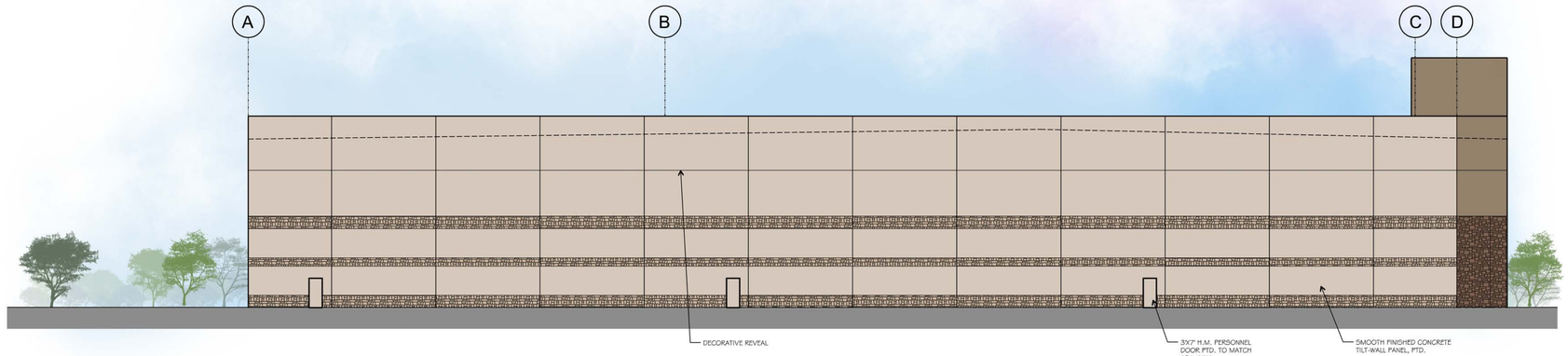
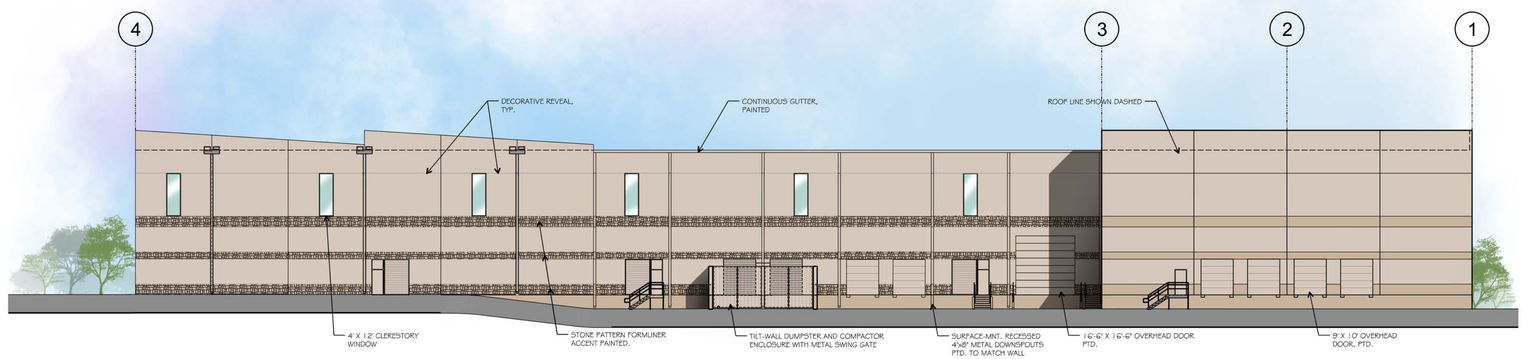


2 SOUTH ELEVATION
SCALE: 1/16"=1'-0"

PAINT SCHEME LEGEND
A - BASE COLOR
SHERWIN WILLIAMS - SW9085 TOUCH OF SAND
B - ACCENT COLOR 01
SHERWIN WILLIAMS - SW 7518 BEACH HOUSE
C - ACCENT COLOR 02
SHERWIN WILLIAMS - SW 7550 RESORT TAN

FACADE MATERIAL CALCULATIONS					
		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE SQ. FT.	13, 239 FT²	35,004 FT²	45,051 FT²	43,139 FT²
2.	FACADE SQ. FT. EXCLUDING DOORS AND WINDOWS	12,807 FT²	34,644 FT²	42,390 FT²	41,677 FT²
3.	DOORS AND WINDOWS	432 FT²	360 FT²	2,661 FT²	1,463 FT²
4.	METAL	43 FT²	21,417 FT²	16,355 FT²	16,365 FT²
5.	PRIMARY MASONRY TOTALS	12,764 FT² 99.6% OF (2.)	13,227 FT² 61.8% OF (2.)	26,035 FT² 61.4% OF (2.)	25,312 FT² 60.7% OF (2.)



1 WEST ELEVATION
SCALE: 1/20"=1'-0"

#	DATE	DESCRIPTION

drawn: SF
checked MARK W PROSS
date: 02/12/2019

pross design group, incorporated
5510 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972/934-1400

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no 1850
sheet A3.1

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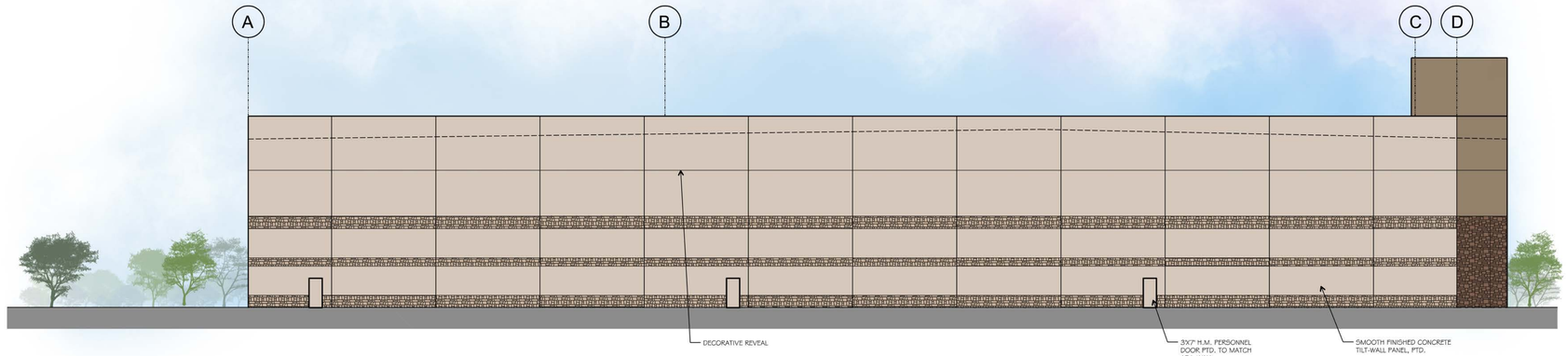

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FACADE MATERIAL CALCULATIONS					
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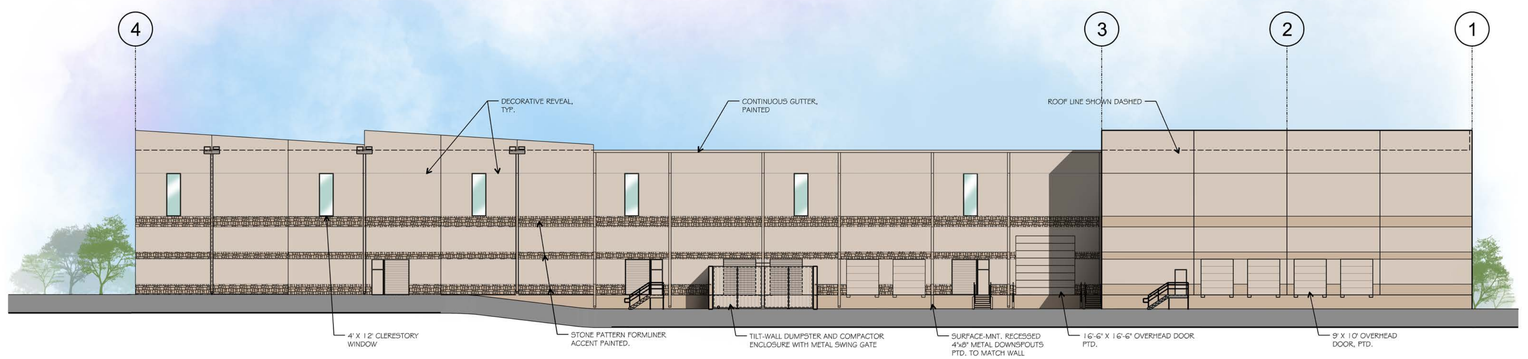
4.	METAL	43 FT²	21,417 FT²	16,355 FT²	16,365 FT²
5.	PRIMARY MASONRY TOTALS	12,764 FT² 99.6% OF (2.)	13,227 FT² 61.8% OF (2.)	26,035 FT² 61.4% OF (2.)	25,312 FT² 60.7% OF (2.)



1 WEST ELEVATION
SCALE: 1/20"=1'-0"

#	DATE	DESCRIPTION

drawn: SF
checked MARK W PROSS
date: 02/12/2019

pross design group, incorporated
5510 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972/934-1400

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SPR NORTH
ROCKWALL, TEXAS

job no 1850
sheet A3.1

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01

FIELD: SHERWIN WILLIAMS TOUCH OF SAND

02

ACC. 01 : SHERWIN WILLIAMS-BEACH HOUSE

03

ACC. 02: SHERWIN WILLIAMS-RESORT TAN

04

GLAZING: PPG AZURIA AQUA-BLUE, TEMPERED



CONCEPT EXTERIOR RENDERING

05

ALUMINUM COMPOSITE METAL CANOPIES

06



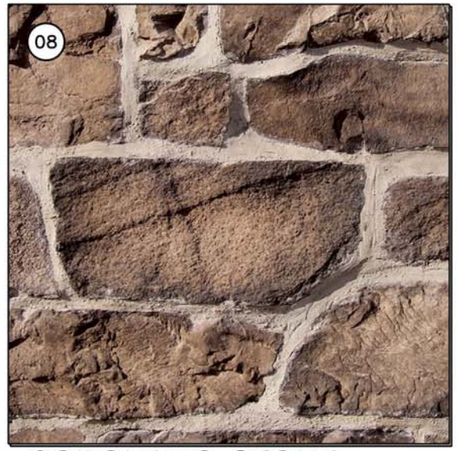
PREMANUFACTURED METAL

07



FITZGERALD FORMLINERS
17008 BRAYMAN DRYSTACK

08



CORONADO STONE
TUSCAN VILLA - ROMANO

$TIME$
$DATE$

■	DATE	DESCRIPTION

drawn: SF
checked MARK W. PROSS
date: 01-09-19

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ROCKWALL, TEXAS

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OVERALL LANDSCAPE PLAN

SCALE: 1" = 80'-0"

0 40 80 160

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

#	DATE	DESCRIPTION
	02/14/19	CITY COMMENTS

drawn: NAY
checked KAH
date: 01/15/19

REGISTERED LANDSCAPE ARCHITECT
KRISTINA ANN HASTINGS
2246
STATE OF TEXAS

02/14/19

pross design group, incorporated
5510 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SPR PACKAGING
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ROCKWALL, TEXAS

job no

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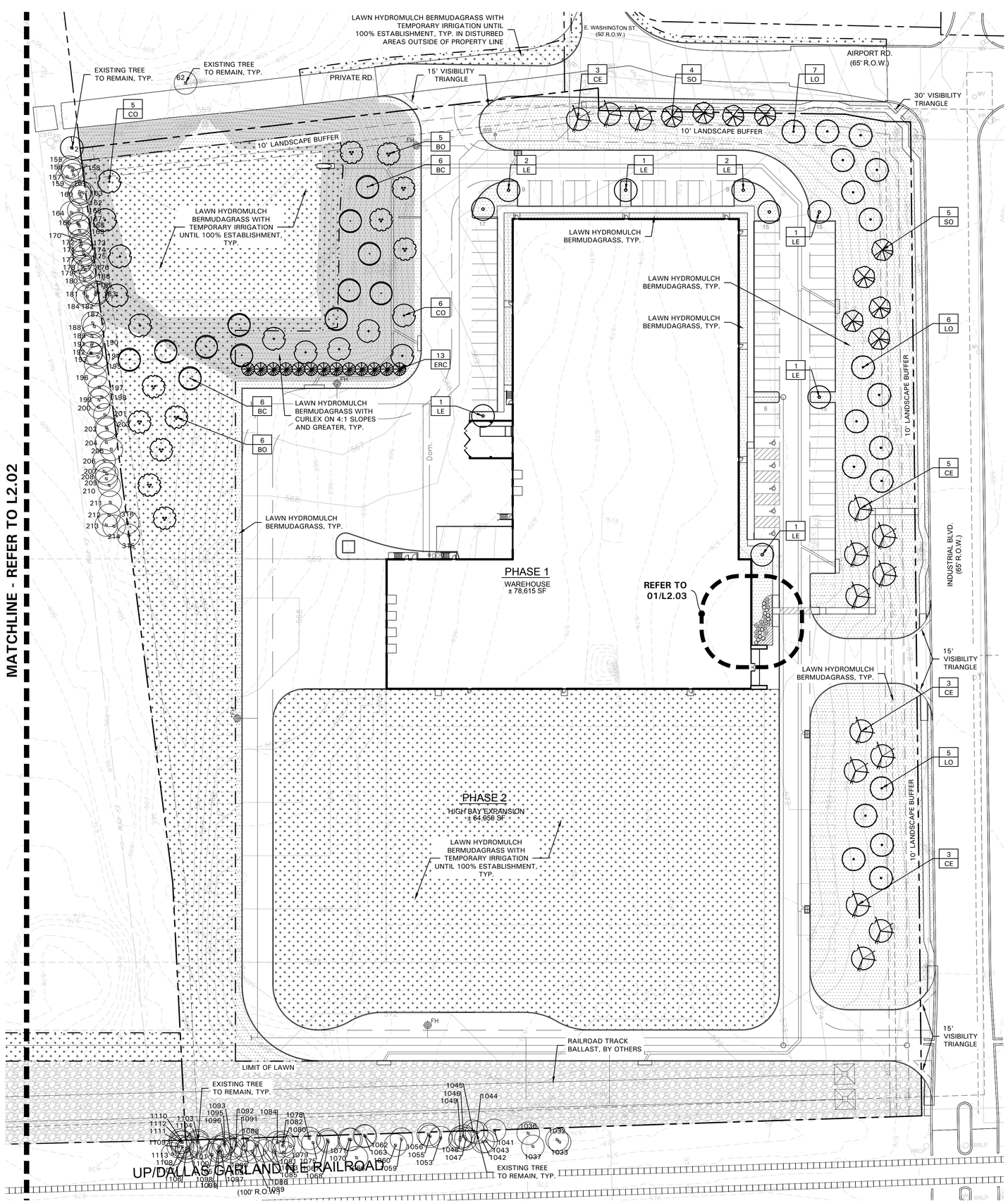

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE HYDROMULCH BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS

THE CITY OF ROCKWALL, TEXAS

STREET LANDSCAPING
1. 10' wide landscape buffer with one tree per 50 l.f.

INDUSTRIAL BLVD.: 789 l.f.

Required	Provided
(16) trees, 3" cal.	(16) trees, 4" cal.

AIRPORT RD.: 248 l.f.

Required	Provided
(5) trees, 3" cal.	(5) trees, 4" cal.

PARKING LOT LANDSCAPING
1. 5% of the interior parking lot shall be landscape.
2. One (1) tree for every ten (10) parking spaces.
3. All parking spaces shall be a minimum eighty (80) feet from a tree.

Total interior parking lot area: 38,589 s.f.
Total parking spaces: 88 spaces

Required	Provided
1,930 s.f. (5%)	3,164 s.f. (8%)
(9) trees	(9) trees

SITE LANDSCAPING
1. 10% of the total site shall be landscaped for LIGHT INDUSTRIAL.
2. 100% of the total requirements shall be located in the front of and along side buildings for LIGHT INDUSTRIAL.

Total site: 11.37 AC; 495,440 s.f.

Required	Provided
49,544 s.f. (10%)	263,091 s.f. (53%)
49,544 s.f. (100%)	168,824 s.f.

DETENTION BASIN REQUIREMENTS
1. A minimum of one (1) tree for every 750 s.f. of dry land area.

Dry Land Area: 11,107 s.f.

Required	Provided
(15) trees	(15) trees

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
5. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

CITY OF ROCKWALL NOTES

1. **NO TREES WITHIN 5'-0" OF ANY UTILITIES**
2. **IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC**

PLANT LEGEND

SYMBOL	COMMON NAME
AB	Dwarf Abelia 'Edward Goucher'
AN	Andorra Juniper
BC	Bald Cypress
BO	Bur Oak
CE	Cedar Elm
CO	Chinkapin Oak
ERC	Eastern Redcedar
IH	Indian Hawthorne 'Clara'
LE	Lacebark Elm
LO	Live Oak
MFG	Mexican Feathergrass
SO	Shumard Red Oak

REFER TO L2.03 FOR PLANT LIST

SCALE: 1" = 40'-0"
0 20 40 80

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LANDSCAPE PLAN

#	DATE	DESCRIPTION
	02/14/19	CITY COMMENTS

drawn: NAY
checked KAH
date: 01/15/19

REGISTERED LANDSCAPE ARCHITECT
KRISTI ANN HUNT
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STATE OF TEXAS
02/14/19

pross design group, incorporated
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SPR NORTH
ROCKWALL, TEXAS

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PLANT LEGEND

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AN	Andorra Juniper
BC	Bald Cypress
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LE	Lacebark Elm
LO	Live Oak
MFG	Mexican Feathergrass
SO	Shumard Red Oak

REFER TO L2.03 FOR PLANT LIST

BELLE FIRMA

LANDSCAPE PLAN

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drawn: NAY
checked KAH
date: 01/15/19

REGISTERED LANDSCAPE ARCHITECT
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02/14/19

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ROCKWALL, TEXAS

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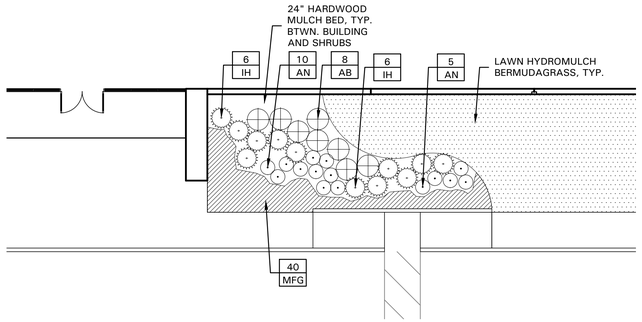

01 SOUTHEAST ENTRANCE
SCALE: 1" = 10'-0"

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
BC	*Taxodium distichum*	Bald Cypress	12	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
BO	*Quercus macrocarpa*	Bur Oak	11	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
CE	*Ulmus crassifolia*	Cedar Elm	14	4" cal.	B&B, 15' ht., 5' spread, 5' branching ht., matching
CO	*Quercus muehlenbergii*	Chinkapin Oak	11	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
ERC	*Juniperus virginiana*	Eastern Redcedar	13	6' ht.	B&B or container grown, full to base, 3' spread
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	9	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
LO	*Quercus virginiana*	Live Oak	112	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
SO	*Quercus shumardii*	Shumard Red Oak	9	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
	SHRUBS/GROUNDCOVER				
AB	*Abelia grandiflora 'Edvard Goucher'*	Dwarf Abelia 'Edvard Goucher'	8	5 gal.	container full, 24" spread, 36" o.c.
AN	*Juniperus tobira 'Andorra'*	Andorra Juniper	15	5 gal.	container full, 20" spread, 24" o.c.
IH	*Raphiolepsis indica 'Clara'*	Indian Hawthorne 'Clara'	12	5 gal.	container full, 20" spread, 36" o.c.
MFG	*Nassella tenuissima*	Mexican Feathergrass	40	1 gal.	container full, 24" o.c.
	Cynodon dactylon	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

PLANT LIST BY OTHERS

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
ERC	*Juniperus virginiana*	Eastern Redcedar	105	3" cal.	B&B or container grown, full to base, 3' spread, 7' ht. min.

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

SITE DATA:

CURRENT ZONING:	(LI) LIGHT INDUSTRIAL	
PROPOSED LAND USE:	OFFICE, WAREHOUSE, MANUFACTURING	
TOTAL SITE AREA:	11.37 AC. (495,340 SF)	
BUILDING:		
WAREHOUSE:	68,465	SF
FUTURE WAREHOUSE:	74,750	SF
TOTAL:	143,215	SF
PARKING:		
REQUIRED:		
WAREHOUSE (1 SPACE/1000 SF):	68	SPACES
FUTURE WAREHOUSE (1 SPACE/100SF):	75	SPACES
TOTAL REQUIRED:	143	SPACES
PROVIDED:	86	SPACES
FUTURE PROVIDED:	79	SPACES
TOTAL PROVIDED:	165	SPACES
ACCESSIBLE SPACES PROVIDED:	5	SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE		

LANDSCAPE ENLARGEMENT PLAN

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drawn: NAY
checked KAH
date: 01/15/19

#	DATE	DESCRIPTION
	02/14/19	CITY COMMENTS

REGISTERED LANDSCAPE ARCHITECT
KRISTI ANN HARRIS
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STATE OF TEXAS
02/14/19

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ROCKWALL, TEXAS

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SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:
1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that,when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅓ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

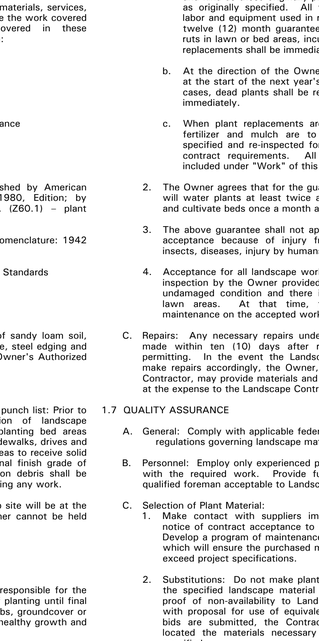
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be ½" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

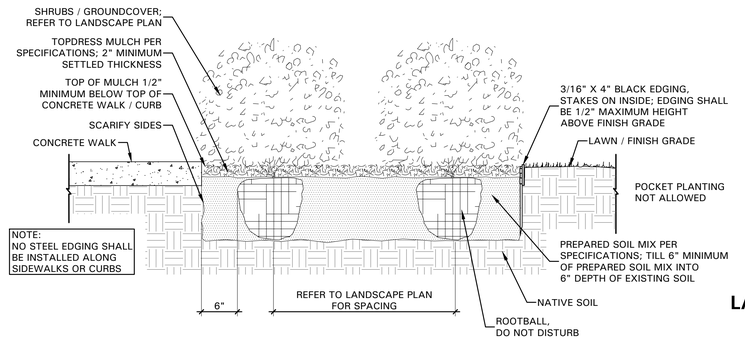
H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 676-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

LANDSCAPE SPECIFICATIONS AND DETAILS

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

#	DATE	DESCRIPTION
	02/14/19	CITY COMMENTS

drawn: NAY
checked KAH
date: 01/15/19

REGISTERED LANDSCAPE ARCHITECT
KRISTIANN HUNT
2246
STATE OF TEXAS
02/14/19

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972/789-1400

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no

sheet
L2.04

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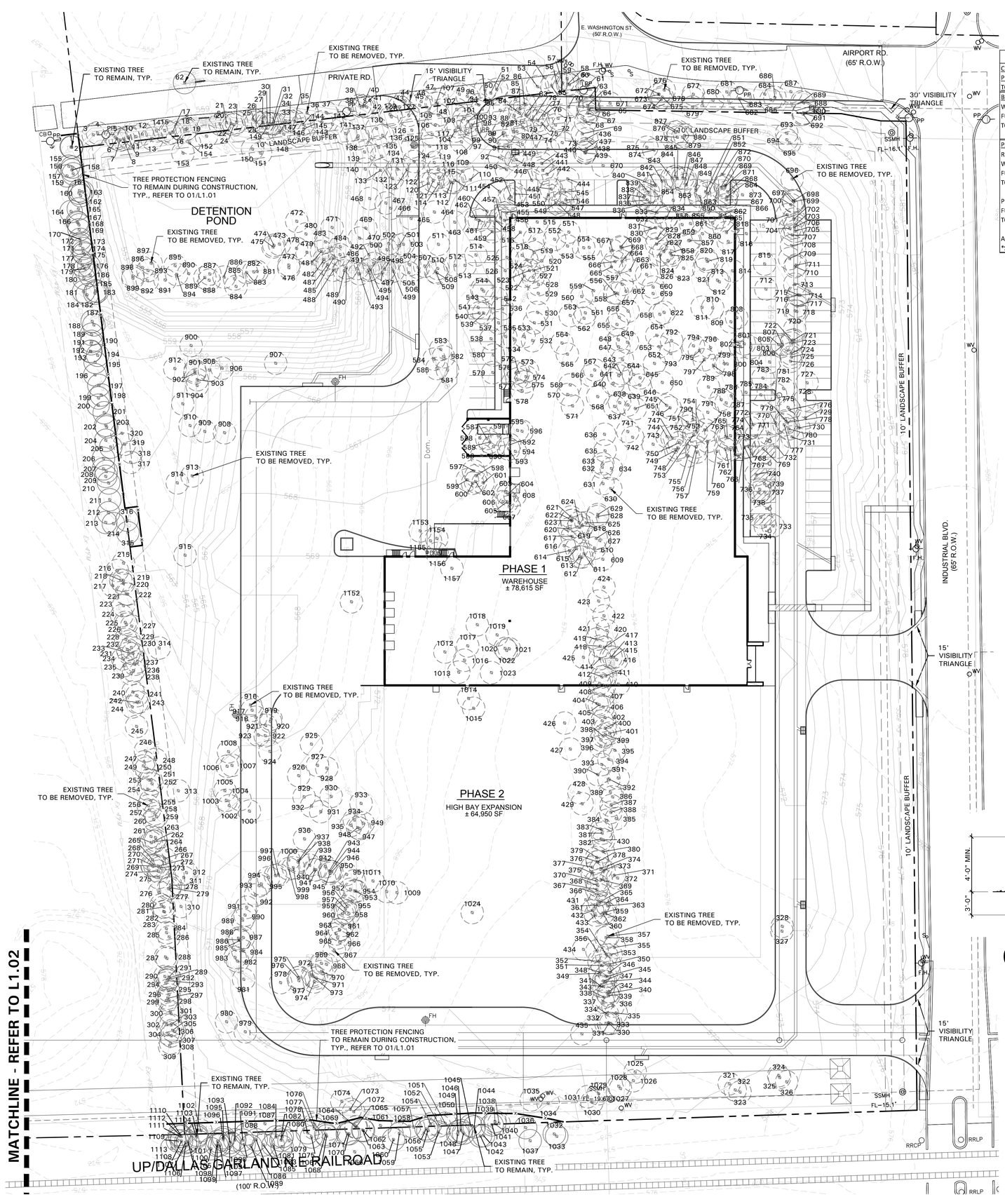


SITE DATA:

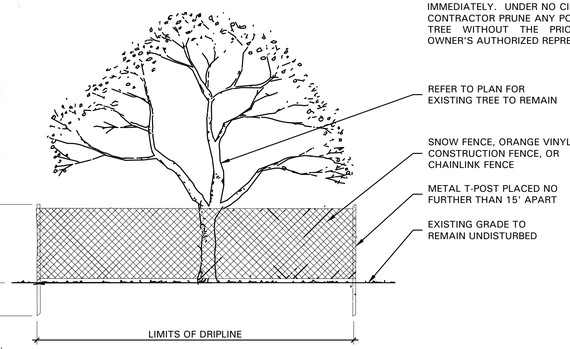
CURRENT ZONING:	(U) LIGHT INDUSTRIAL	
PROPOSED LAND USE:	OFFICE, WAREHOUSE, MANUFACTURING	
TOTAL SITE AREA:	11.37 AC. (495,340 SF)	
BUILDING:		
WAREHOUSE:	68,465	SF
FUTURE WAREHOUSE:	74,750	SF
TOTAL:	143,215	SF
PARKING:		
REQUIRED:		
WAREHOUSE (1 SPACE/1000 SF):	68	SPACES
FUTURE WAREHOUSE (1 SPACE/100SF):	75	SPACES
TOTAL REQUIRED:	143	SPACES
PROVIDED:	86	SPACES
FUTURE PROVIDED:	79	SPACES
TOTAL PROVIDED:	165	SPACES
ACCESSIBLE SPACES PROVIDED:	5	SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE		

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01

TREE PRESERVATION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF AND THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.



01 TREE PROTECTIVE FENCING
NOT TO SCALE

TREE PRESERVATION PLAN

SCALE: 1" = 40'-0"
0 20 40 80

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

#	DATE	DESCRIPTION
	02/14/19	CITY COMMENTS

drawn: NAY
checked KAH
date: 01/15/19

REGISTERED LANDSCAPE ARCHITECT
MARY ANN HARK
2246
STATE OF TEXAS
02/14/19

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pross design group, incorporated
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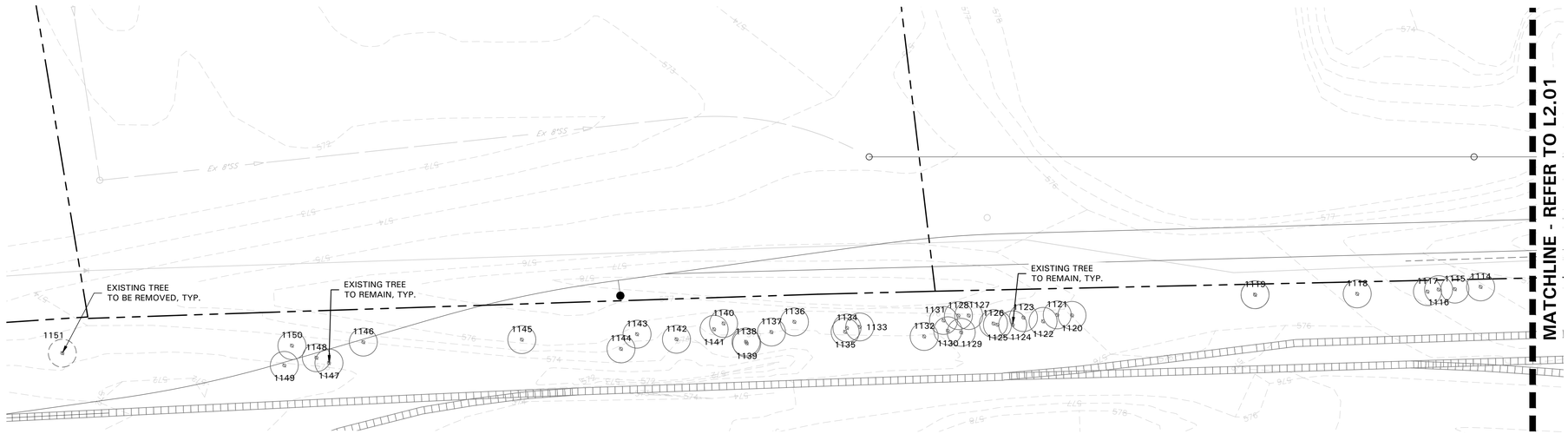
SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no
sheet L1.01



EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01

N

SCALE: 1" = 40'-0"

0 20 40 80

BELLE FIRMA

4245 North Central Expy
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Dallas, Texas 75205
214.865.7192 office

TREE PRESERVATION PLAN

drawn: NAY
checked KAH
date: 01/15/19

#	DATE	DESCRIPTION
	02/14/19	CITY COMMENTS

REGISTERED LANDSCAPE ARCHITECT
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02/14/19

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ROCKWALL, TEXAS

job no

sheet
L1.02

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TREE SURVEY FIELD DATA

No.	Dia. (inches)	Species (common name)	Status	Condition	Remarks	Protection Status	Mitigation Required
1	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
2	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
3	5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
4	6.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
5	7.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
6	6.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
7	9	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
8	9.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
9	6.5	HACKBERRY	TO BE REMOVED	POOR	WITHIN R.O.W.	NON-PROTECTED	
10	4	HERCULES CLUB	TO BE REMOVED	GOOD	WITHIN R.O.W.	PRIMARY PROTECTED	4
11	8	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
12	14	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	SECONDARY PROTECTED	7
13	5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
14	9	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
15	6	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
16	11	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	SECONDARY PROTECTED	5.5
17	6.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
18	10	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
19	8	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
20	8	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
21	5.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
22	8.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
23	14.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	SECONDARY PROTECTED	7.25
24	7.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
25	5.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
26	8	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
27	7.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
28	4	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
29	7	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
30	4	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
31	7.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
32	6.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
33	9.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
34	7	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
35	4.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
36	7.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
37	8.5	HACKBERRY	TO BE REMOVED	POOR	WITHIN R.O.W.	NON-PROTECTED	
38	11	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	SECONDARY PROTECTED	5.5
39	7	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
40	13	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	SECONDARY PROTECTED	6.5
41	8	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
42	7	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
43	9.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
44	10	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
45	5	HACKBERRY	TO BE REMOVED	POOR	WITHIN R.O.W.	NON-PROTECTED	
46	10	HACKBERRY	TO BE REMOVED	POOR	WITHIN R.O.W.	NON-PROTECTED	
47	7	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
48	19	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	SECONDARY PROTECTED	9.5
49	4	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
50	9	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
51	4	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
52	8.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
53	7	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
54	11	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	SECONDARY PROTECTED	5.5
55	10	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
56	5.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
57	4	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
58	10	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
59	7	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
60	6	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
61	5	HACKBERRY	TO BE REMOVED	POOR	WITHIN R.O.W.	NON-PROTECTED	
62	13	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
63	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
64	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
65	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
66	12	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6
67	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
68	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
69	9.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
70	6.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
71	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
72	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
73	6.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
74	8.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
75	9	HONEY LOCUST	TO BE REMOVED	GOOD		NON-PROTECTED	
76	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
77	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
78	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
79	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
80	8.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
81	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
82	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
83	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
84	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
85	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
86	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
87	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
88	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
89	6.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
90	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
91	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
92	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
93	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
94	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
95	6.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
96	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
97	6.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
98	11	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.5
99	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
100	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
101	6.5	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
102	10.5	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
103	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
104	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
105	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
106	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
107	8	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
108	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
109	18.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	9.25
110	8.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
111	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
112	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
113	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
114	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
115	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
116	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
117	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
118	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
119	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
120	7.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
121	8.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
122	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
123	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
124	6.5	HONEY LOCUST	TO BE REMOVED	GOOD		NON-PROTECTED	
125	12	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
126	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	

TREE SURVEY FIELD DATA

No.	Dia. (inches)	Species (common name)	Status	Condition	Remarks	Protection Status	Mitigation Required
127	6	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
128	5	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
129	4.5	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
130	9	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
131	12	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6
132	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
133	4	HONEY LOCUST	TO BE REMOVED	GOOD		NON-PROTECTED	
134	5	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
135	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
136	9	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
137	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
138	4	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
139	13.5	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
140	7	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
141	7.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
142	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
143	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
144	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
145	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
146	12.5	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
147	4	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
148	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
149	4.5	HONEY LOCUST	TO BE REMOVED	GOOD		NON-PROTECTED	
150	10	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
151	5.5	BRADFORD PEAR	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5.5
152	45.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
153	10	GREEN ASH	TO BE REMOVED	GOOD		PRIMARY PROTECTED	10
154	4.5	AMERICAN ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4.5
155	5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
156	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
157	15	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
158	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
159	7.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
160	12	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
161	11	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
162	12	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
163	8.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
164	12	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
165	8	BOIS D'ARC	TO REMAIN	POOR	OFFSITE	NON-PROTECTED	
166	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
167	6	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
168	9	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
169	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
170	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
171	14	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
172	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
173	5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
174	12	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
175	6.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
176	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
177	6.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
178	11	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
179	4	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
180	15	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
181	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
182	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
183	7.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
184	9	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
185	13.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
186	10	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
187	9.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
188	17.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
189	4	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
190	9.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
191	9.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
192	4	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
193	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
194	5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
195	9	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
196	9.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
197	13	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
198	14	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
199	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
200	9	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
201	4	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
202	12.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
203	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
204	13	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
205	5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
206	8	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
207	11	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
208	12	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
209	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
210	4	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
211	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
212	7.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
213	11.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
214	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
215	9	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
216	5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
217	10.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
218	11	BOIS D'ARC	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
219	7	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
220	7	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
221	5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
222	5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
223	23	BOIS D'ARC	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
224	10	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
225	6.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
226	5.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
227	8.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
228	7.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
229	14.5	BOIS D'ARC	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
230	6	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
231	8.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
232	4	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
233	8.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
234	6	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
235	7.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
236	7	BOIS D'ARC	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
237	6.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
238	14	BOIS D'ARC	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
239	6.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
240	8.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
241	25	BOIS D'ARC	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
242	5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
243	4	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
244	7	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
245	5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
246	8.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
247	6.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
248	16	BOIS D'ARC	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
249	6	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
250	16	BOIS D'ARC	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
251	4	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
252	6	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	

TREE SURVEY FIELD DATA

No.	Dia. (inches)	Species (common name)	Status	Condition	Remarks	Protection Status	Mitigation Required
253	4	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
254	5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
255	6.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
256	6	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
257	7	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
258	6	BOIS D'ARC	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
259	11	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	SECONDARY PROTECTED	5.5
260	7.5	BOIS D'ARC	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
261	7	BOIS D'ARC	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
262	6	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
263	9	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
264	15.5	BOIS D'ARC	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
265	9	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
266	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
267	8	EASTERN RED CEDAR	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
268	4.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
269	6	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
270	5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
271	13	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	SECONDARY PROTECTED	6.5
272	6	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
273	8	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
274	11.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	SECONDARY PROTECTED	5.75
275	4	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
276	7.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
277	4	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
278	4.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
279	4	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
280	6.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
281	11	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	SECONDARY PROTECTED	5.5
282	4	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
283	4	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
284	6	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
285	11	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	SECONDARY PROTECTED	5.5
286	4	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
287	8	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
288	9	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
289	6	EASTERN RED CEDAR	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
290	4.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
291	4.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
292	10	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
293	7	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
294	7.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
295	6.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
296	7	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
297	9.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
298	4	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
299	7.5	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
300	10	EASTERN RED CEDAR	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
301	9.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
302	4	HACKBERRY	TO BE REMOVED	GOOD	OFFSITE	NON-PROTECTED	
303	4	HACKBERRY	TO BE REMOVED

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TREE SURVEY FIELD DATA

No.	Dia. (inches)	Species (common name)	Status	Condition	Remarks	Protection Status	Mitigation Required
379	7.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
380	8.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
381	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
382	9.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
383	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
384	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
385	5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
386	16	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	8
387	4.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
388	7	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
389	6	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
390	16.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	8.25
391	7.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
392	11.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.75
393	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
394	33	HACKBERRY	TO BE REMOVED	GOOD		FEATURE TREE	66
395	5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
396	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
397	15	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7.5
398	19.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	9.75
399	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
400	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
401	18	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	9
402	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
403	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
404	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
405	10.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
406	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
407	12	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6
408	22	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	11
409	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
410	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
411	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
412	23	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	11.5
413	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
414	12.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.25
415	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
416	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
417	12.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.25
418	13	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.5
419	27	HACKBERRY	TO BE REMOVED	GOOD		FEATURE TREE	54
420	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
421	14	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7
422	20	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	10
423	12.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.25
424	30	HACKBERRY	TO BE REMOVED	GOOD		FEATURE TREE	60
425	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
426	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
427	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
428	6	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
429	4	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
430	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
431	5.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
432	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
433	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
434	6	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
435	5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
436	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
437	13	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.5
438	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
439	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
440	7.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
441	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
442	14.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7.25
443	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
444	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
445	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
446	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
447	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
448	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
449	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
450	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
451	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
452	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
453	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
454	10.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
455	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
456	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
457	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
458	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
459	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
460	8.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
461	11.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.75
462	11	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.5
463	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
464	12	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6
465	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
466	11	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
467	9	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
468	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
469	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
470	9.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
471	9.5	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
472	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
473	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
474	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
475	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
476	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
477	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
478	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
479	10	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
480	12	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6
481	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
482	9	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
483	8	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
484	4	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
485	13	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
486	8.5	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
487	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
488	13.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.75
489	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
490	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
491	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
492	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
493	11	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.5
494	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
495	15	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7.5
496	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
497	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
498	7.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
499	10.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
500	8	HONEY LOCUST	TO BE REMOVED	GOOD		NON-PROTECTED	
501	6	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
502	8	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
503	10	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
504	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	

TREE SURVEY FIELD DATA

No.	Dia. (inches)	Species (common name)	Status	Condition	Remarks	Protection Status	Mitigation Required
505	11.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.75
506	11.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.75
507	14.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7.25
508	11	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.5
509	17	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	8.5
510	6.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
511	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
512	12.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.25
513	8	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
514	16	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
515	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
516	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
517	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
518	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
519	17.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	8.75
520	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
521	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
522	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
523	8.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
524	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
525	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
526	9.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
527	9.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
528	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
529	19	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	9.5
530	8.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
531	15	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7.5
532	12	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6
533	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
534	34	HACKBERRY	TO BE REMOVED	GOOD		FEATURE TREE	68
535	11	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.5
536	10.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
537	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
538	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
539	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
540	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
541	8.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
542	11.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.75
543	23	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
544	13	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.5
545	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
546	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
547	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
548	7	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
549	7	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
550	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
551	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
552	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
553	10.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
554	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
555	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
556	10.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
557	9.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
558	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
559	5	HONEY LOCUST	TO BE REMOVED	GOOD		NON-PROTECTED	
560	7	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
561	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
562	7.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
563	13	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.5
564	13	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.5
565	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
566	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
567	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
568	31.5	BOIS D'ARC	TO BE REMOVED	POOR		NON-PROTECTED	
569	4	CHINABERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
570	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
571	11.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.75
572	11.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.75
573	8.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
574	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
575	19	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	9.5
576	11.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.75
577	21	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	10.5
578	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
579	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
580	6.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
581	6.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
582	18	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	9
583	12.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.25
584	13	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.5
585	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
586	22	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	11
587	12	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6
588	13	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.5
589	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
590	16	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	8
591	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
592	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
593	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
594	21	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	10.5
595	8.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
596	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
597	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
598	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
599	17.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	8.75
600	14	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7
601	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
602	6.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
603	20.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	10.25
604	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
605	15	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7.5
606	18	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	9
607	8.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
608	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
609	16	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	8
610	10.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
611	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
612	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
613	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
614	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
615	12.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.25
616	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
617	9.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
618	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
619	11.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.75
620	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
621	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
622	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
623	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
624	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
625	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
626	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
627	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
628	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
629	25	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	12.5
630	31	HACKBERRY	TO BE REMOVED	GOOD		FEATURE TREE	62

TREE SURVEY FIELD DATA

No.	Dia. (inches)	Species (common name)	Status	Condition	Remarks	Protection Status	Mitigation Required
631	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
632	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
633	15	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7.5
634	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
635	15	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7.5
636	26	HACKBERRY	TO BE REMOVED	GOOD		FEATURE TREE	52
637	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
638	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
639	10.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
640	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
641	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
642	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
643	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
644	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
645	13	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.5
646	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
647	11.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.75
648	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
649	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
650	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
651	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
652	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
653	20	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	10
654	6	HERCULES CLUB	TO BE REMOVED	GOOD		PRIMARY PROTECTED	6
655	12	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6
656	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
657	14	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7
658	6	HERCULES CLUB	TO BE REMOVED	GOOD		PRIMARY PROTECTED	6
659	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
660	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
661	8	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	8
662	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
663	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
664	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
665	8.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
666	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
667	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
668	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
669	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
670	7.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
671	38	BOIS D'ARC	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
672	4.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
673	4	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
674	4.5	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
675	12	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	SECONDARY PROTECTED	6
676	12	BOIS D'ARC	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
677	4	CEDAR ELM	TO BE REMOVED	GOOD	WITHIN R.O.W.	PRIMARY PROTECTED	4
678	20	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	SECONDARY PROTECTED	10
679	6	EASTERN RED CEDAR	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
680	23	BOIS D'ARC	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
681	6.5	BOIS D'ARC	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
682	6	CEDAR ELM	TO BE REMOVED	GOOD	WITHIN R.O.W.	PRIMARY PROTECTED	6
683	6	EASTERN RED CEDAR	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
684	4	CEDAR ELM	TO BE REMOVED	GOOD	WITHIN R.O.W.	PRIMARY PROTECTED	4
685	8	EASTERN RED CEDAR	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
686	7	EASTERN RED CEDAR	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
687	35	BOIS D'ARC	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
688	4	CEDAR ELM	TO BE REMOVED	GOOD	WITHIN R.O.W.	PRIMARY PROTECTED	4
689	7	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
690	6	HACKBERRY	TO BE REMOVED	GOOD	WITHIN R.O.W.	NON-PROTECTED	
691	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
692	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
693	9	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
694	6	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
695	14.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7.25
696	10	HERCULES CLUB	TO BE REMOVED	GOOD		PRIMARY PROTECTED	10
697	6.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
698	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECT

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TREE SURVEY FIELD DATA

No.	Dia. (inches)	Species (common name)	Status	Condition	Remarks	Protection Status	Mitigation Required
757	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
758	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
759	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
760	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
761	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
762	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
763	13	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.5
764	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
765	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
766	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
767	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
768	5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
769	6	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
770	11	EASTERN RED CEDAR	TO BE REMOVED	GOOD		SECONDARY PROTECTED	5.5
771	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
772	4	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4
773	13	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.5
774	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
775	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
776	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
777	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
778	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
779	15.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7.75
780	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
781	4.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
782	7.5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	7.5
783	6	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
784	4.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
785	5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
786	5.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
787	9	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
788	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
789	6	EASTERN RED CEDAR	TO BE REMOVED	POOR		NON-PROTECTED	
790	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
791	5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
792	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
793	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
794	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
795	19.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	9.75
796	10.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
797	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
798	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
799	5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
800	8	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
801	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
802	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
803	21	BOXELDER	TO BE REMOVED	GOOD		PRIMARY PROTECTED	21
804	4.5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4.5
805	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
806	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
807	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
808	5	HERCULES CLUB	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5
809	6	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
810	4.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
811	6.5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	6.5
812	4.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
813	10	HERCULES CLUB	TO BE REMOVED	GOOD		PRIMARY PROTECTED	10
814	4	HERCULES CLUB	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4
815	33	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
816	5.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
817	5	HERCULES CLUB	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5
818	5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
819	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
820	5	GREEN ASH	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5
821	4	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4
822	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
823	5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5
824	8.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
825	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
826	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
827	5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5
828	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
829	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
830	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
831	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
832	4	HERCULES CLUB	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4
833	5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5
834	5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5
835	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
836	4	HERCULES CLUB	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4
837	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
838	10.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
839	6.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
840	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
841	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
842	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
843	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
844	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
845	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
846	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
847	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
848	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
849	6.5	PECAN	TO BE REMOVED	GOOD		PRIMARY PROTECTED	6.5
850	4.5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4.5
851	5.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
852	4	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4
853	6.5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	6.5
854	6.5	HERCULES CLUB	TO BE REMOVED	GOOD		PRIMARY PROTECTED	6.5
855	5.5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5.5
856	4.5	HERCULES CLUB	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4.5
857	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
858	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
859	5	GREEN ASH	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5
860	5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5
861	5	GREEN ASH	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5
862	4.5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4.5
863	5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
864	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
865	4	HERCULES CLUB	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4
866	4.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
867	6	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
868	5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
869	8.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
870	6.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
871	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
872	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
873	4	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
874	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
875	5.5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5.5
876	5.5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5.5
877	4.5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4.5
878	5.5	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	5.5
879	7	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	7
880	6	CEDAR ELM	TO BE REMOVED	GOOD		PRIMARY PROTECTED	6
881	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
882	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	

TREE SURVEY FIELD DATA

No.	Dia. (inches)	Species (common name)	Status	Condition	Remarks	Protection Status	Mitigation Required
883	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
884	7.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
885	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
886	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
887	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
888	10.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
889	15	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
890	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
891	9.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
892	14	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	7
893	7.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
894	7	GREEN ASH	TO BE REMOVED	GOOD		PRIMARY PROTECTED	7
895	25	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
896	9.5	HONEY LOCUST	TO BE REMOVED	GOOD		NON-PROTECTED	
897	9.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
898	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
899	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
900	6.5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
901	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
902	5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
903	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
904	5.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
905	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
906	5.5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
907	9.5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
908	9	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
909	12.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
910	8	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
911	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
912	5.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
913	8	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
914	7	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
915	7	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
916	5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
917	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
918	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
919	4	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
920	6	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
921	6.5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
922	5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
923	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
924	5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
925	8	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
926	5.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
927	5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
928	7	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
929	5.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
930	5.5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
931	5.5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
932	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
933	8.5	CHINABERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
934	6	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
935	8	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
936	6.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
937	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
938	5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
939	6	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
940	7.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
941	8.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
942	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
943	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
944	6	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
945	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
946	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
947	7.5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
948	4.5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
949	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
950	5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
951	7.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
952	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
953	6	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
954	5.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
955	5.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
956	5.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
957	7.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
958	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
959	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
960	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
961	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
962	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
963	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
964	7	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
965	6.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
966	5.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
967	5.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
968	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
969	6	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
970	5.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
971	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
972	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
973	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
974	7	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
975	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
976	5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
977	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
978	10	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
979	6	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
980	8	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
981	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
982	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
983	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
984	4.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
985	6.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
986	7.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
987	5.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
988	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
989	6	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
990	10.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
991	10.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
992	14	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
993	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
994	10.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
995	7	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
996	6	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
997	8.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
998	9.5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
999	5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
1000	5	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
1001	4	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
1002	5.5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
1003	4	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
1004	4	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
1005	5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
1006	4.5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
1007	4	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
1008	6	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	

TREE SURVEY FIELD DATA

No.	Dia. (inches)	Species (common name)	Status	Condition	Remarks	Protection Status	Mitigation Required
1009	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1010	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1011	4	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
1012	6.5	CHINABERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1013	8.5	CHINABERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1014	7	CHINABERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1015	5.5	CHINABERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1016	7.5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
1017	6.5	CHINABERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1018	5.5	CHINABERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1019	6.5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
1020	7	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
1021	4.5	BOIS D'ARC	TO BE REMOVED	GOOD		NON-PROTECTED	
1022	6.5	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
1023	9	COTTONWOOD	TO BE REMOVED	GOOD		NON-PROTECTED	
1024	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1025	9	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1026	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1027	7	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1028	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1029	4.5	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
1030	9.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1031	5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1032	11	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
1033	9.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1034	7.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1035	14	BLACK WILLOW	TO BE REMOVED	POOR		NON-PROTECTED	
1036	9	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1037	9	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1038	8	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1039	12.5	HACKBERRY	TO BE REMOVED	GOOD		SECONDARY PROTECTED	6.25
1040	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1041	11	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
1042	9	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1043	15	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
1044	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1045	15	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1046	9.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1047	8	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1048	13.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
1049	9	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1050	12	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
1051	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1052	7.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1053	12.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
1054	6	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1055	12.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
1056	15.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
1057	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1058	10	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1059	14	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
1060	21	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
1061	8	EASTERN RED CEDAR	TO BE REMOVED	GOOD		NON-PROTECTED	
1062	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1063	4.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1064	5.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1065	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1066	8	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1067	27	HACKBERRY	TO REMAIN	GOOD	OFFSITE	FEATURE TREE	
1068	9	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1069	4.5	HERCULES CLUB	TO BE REMOVED	GOOD		PRIMARY PROTECTED	4.5
1070	4.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1071	11	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
1072	8	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
1073	4	BLACK WILLOW	TO BE REMOVED	GOOD		NON-PROTECTED	
1074	11	BLACK WILLOW	TO BE REMOVED	POOR		NON-PROTECTED	
1075	12	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY P

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TREE SURVEY FIELD DATA

No.	Dia. (inches)	Species (common name)	Status	Condition	Remarks	Protection Status	Mitigation Required
1135	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1136	13.5	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
1137	13	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
1138	4	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1139	6	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1140	6.5	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1141	4	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1142	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1143	10.5	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1144	6	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1145	4.5	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1146	18.5	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
1147	5	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1148	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1149	9.5	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1150	4	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
1151	16	EASTERN RED CEDAR	TO BE REMOVED	GOOD		SECONDARY PROTECTED	8.00
1152	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1153	8	CHINABERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1154	7	CHINABERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1155	4.5	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1156	11	CHINABERRY	TO BE REMOVED	GOOD		NON-PROTECTED	
1157	4	HACKBERRY	TO BE REMOVED	GOOD		NON-PROTECTED	

Total Caliper Inches on Site	**9,344.50**
Total Caliper Inches Removed	**7,919.00**
Total Mitigation Inches Required	**1,554.25**
Total Mitigation Inches Provided (Refer to Landscape Plans)	**1,063.00**
Total Mitigation Inches Remaining	**491.25**
Tree Preservation Credits Purchased (100% of total mitigation inches paid at $100/inch)	**491.25**
	$49,125.00

TREE PRESERVATION NOTES

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

drawn: NAY
checked KAH
date: 01/15/19

#	DATE	DESCRIPTION
	02/14/19	CITY COMMENTS

REGISTERED LANDSCAPE ARCHITECT
KRISTI ANN HARRIS
2246
STATE OF TEXAS
02/14/19

pross design group, incorporated
5310 Harvest Hill Road, Suite 190, Dallas, Texas 75230, 972/759-1400

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no

sheet
L1.06

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$TIME$
$DATE$
$FILE$



D-Series Size 1
LED Area Luminaire

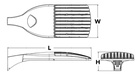
dsx1 LED

Catalog Number
Notes
Type

Hit the tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.07 ft² (0.09 m²)
Length: 33" (83.8 cm)
Width: 13" (33.0 cm)
Height: 7-1/2" (19 cm)
Weight (max): 27 lbs (12.2 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability®
- This luminaire is part of an A+ Certified solution for ROAM® or Xpoint™ Wireless control networks, providing out-of-the-box control compatibility and simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM® node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by fifth color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED									
Series	LEDs	Color temperature	Distribution			Voltage	Mounting	Control Options	
DSX1 LED	Forward optics P1 P4 P7 P2 P5 P8 P3 P6 P9 Rotated optics P10 P12 P11 P13	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium T5FT Forward Throw medium T5VS Type V very short	T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control [11] LCCO Left corner cutoff [11] RCCO Right corner cutoff [11]		MVOLT [12] 120 [1] 208 [1] 240 [1] 277 [1] 347 [1, 13] 480 [1, 13]	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor [14] RPUMBA Round pole universal mounting adaptor [14] Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [15]		

Control options			Other options		Finish (required)	
Shipped installed NLTAIR2 nLight AIR generation 2 enabled [16] PER NEMA twist-lock receptacle only (controls ordered separate) [17] PER5 Five-wire receptacle only (controls ordered separate) [17] PIRT Sensor-ready (for use with Bluetooth enabled sensors) [18] DMG 0-10V dimming extend out back of housing for external control (leads exit fixture) DS Dual switching [19] PIR 8' mid, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [20,21,22] PIRH 8' mid, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [20,21,22] PIRH1FC3V 8' mid, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [20,21,22]	PIRH1FC3V 8' mid, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [20,21,22] BL30 Bi-level switched dimming, 30% [19,23] BL50 Bi-level switched dimming, 50% [19,23] PNMTDD3 Post-mtg kit, dim 0-10v [24] PNMTLD3 Post-mtg kit, dim 1-5v [24] PNMTSD3 Post-mtg kit, dim 1-10v [24] PNMTZD3 Post-mtg kit, dim 1-7v [24] FAO Field adjustable output [25]	Shipped installed HS House-side shield [26] SF Single fuse (120, 277, 347V) [27] DF Double fuse (208, 240, 480V) [27] L90 Left-exit supply [28] R90 Right-exit supply [28] Shipped separately BS Bird spikes [29] EGS External glare shield [30]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	DDDSD Dark bronze DBLSD Black DNASD Natural aluminum DWHSD White DSSTSD Textured dark bronze DBLBSD Textured black DNATSD Textured natural aluminum DWHGSD Textured white



D-Series Size 1
LED Wall Luminaire

dsx1 LED

Catalog Number
Notes
Type

Hit the tab key or mouse over the page to see all interactive elements.

Specifications

Luminaire
Width: 13-3/4" (34.9 cm)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)
Weight: 12 lbs (5.4 kg)

Back Box (BBW, ELCW)
Width: 13-3/4" (34.9 cm)
Depth: 4" (10.2 cm)
Height: 6-3/8" (16.2 cm)
Weight: BBW 5 lbs (2.3 kg); ELCW 10 lbs (4.5 kg)



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED									
Series	LEDs	Drive Current	Color temperature	Distribution		Voltage	Mounting	Control Options	
DSXW1 LED	1C 10 LEDs (one engine) 2C 20 LEDs (two engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium T5FTW Forward Throw Medium AFTFM Asymmetric diffuse		MVOLT [2] 120 [1] 208 [1] 240 [1] 277 [1] 347 [1, 3] 480 [1, 3]	Shipped included DMAG Surface mounting bracket PBBW Surface mounted back box (for conduit entry) [4]	Shipped included PE Photoelectric cell, button type [5] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, +15' mtg ht [6] PIR6 180° motion/ambient light sensor, 15-30' mtg ht [6] PIRH1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [6] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [6] ELCW Emergency battery backup (includes external component enclosure), non-CEC compliant [7]	

Optics & Lenses	Finish (required)		
Shipped installed SF Single flush (120, 277 or 347V) [8] DF Double flush (208, 240 or 480V) [8] HS House-side shield [9] SPD Separate surge protection	Shipped separately [10] BSW Bird-deterrent spikes WG Wire guard VG Vandal guard DDL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White	DDBSD Dark bronze DBLBD Black DSSTXD Textured dark bronze DNATXD Textured natural aluminum	DSSTSD Textured dark bronze DBLBSD Textured black DNATSD Textured natural aluminum DWHGXD Textured white	DWHGSD Textured white

Accessories

Ordered and shipped separately.

DSXW1 U Square pole universal mounting adaptor
DSXW1 RU Round pole universal mounting adaptor
DSXW1 U Square pole universal mounting adaptor

NOTES
1. 20C 1000 is not available with PE, PBBW, PIRH1FC3V or PIRH1FC3Vs.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIR6.
5. Not available with PIR, PIR6, PIRH1FC3V or PIRH1FC3Vs. Requires (1) dimming driver, ordered as an accessory.
6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIR6).
7. Reference Motion Sensor table on page 3.
8. Specifies the use of (1) or (2) identical voltage drivers with constant wire applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com.
9. Not available with ELCW.
10. Also available as a separate accessory see Accessories information.

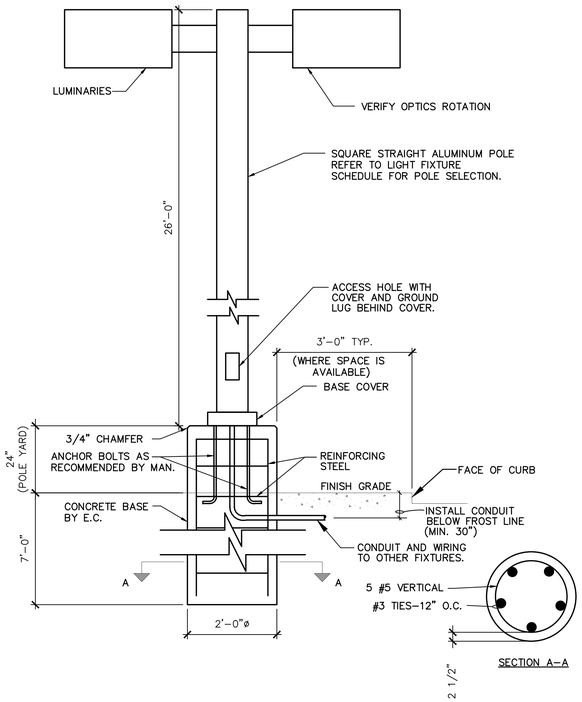
LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	SA	12	DSX1 LED P6 50K T4M MVOLT	DSX1 LED P6 50K T4M MVOLT	LED	DSX1_LED_P6_50K_T4M_MVOLT.ies	Absolute	1.00	163
	SB	1	DSX1 LED P6 50K T2M MVOLT	DSX1 LED P6 50K T2M MVOLT	LED	DSX1_LED_P6_50K_T2M_MVOLT.ies	Absolute	1.00	163
	W1	9	DSXW1 LED 20C 700 50K T2S MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T2S OPTIC, 5000K, @ 700mA.	LED	DSXW1_LED_20C_700_50K_T2S_MVOLT.ies	Absolute	1.00	45.7
	W2	7	DSXW1 LED 20C 1000 50K TFTM MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 5000K, @ 1000mA.	LED	DSXW1_LED_20C_1000_50K_TFTM_MVOLT.ies	Absolute	1.00	73.2

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	0.8 fc	4.4 fc	0.0 fc	N / A	N / A



1 SITE PHOTOMETRICS
SCALE: 1" = 60'-0"

NORTH



2 SITE LIGHTING ELEVATION
SCALE: NONE

drawn: JACOB SLIMP
checked
PETER HILGER
date: 01.15.19

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SE1.1

City of Rockwall

Project Plan Review History

				Applied	2/19/2019	LM
Project Number	SP2019-005	**Owner**	R, & R HANCE INVESTMENTS LP	**Approved**		
Project Name	Saddle Star South	**Applicant**	SADDLE STAR LAND DEV. LLC	**Closed**		
Type	SITE PLAN			**Expired**		
Subtype	PD			**Status**	2/21/2019	DG
Status	P&Z HEARING					

Site Address	**City, State Zip**	
JOHN KING BLVD	,	**Zoning**

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
GIDEON GROVE	2-03		2-03	0097-0000-0002-03-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	2/19/2019	2/26/2019				
ENGINEERING	Sarah Hager	2/19/2019	2/26/2019	2/22/2019	3	COMMENTS	See comments

(2/22/2019 9:48 AM SH)
Sheet HS12 - Add a note stating, "No trees within 5' of utilities."
Show Emily Dr to have 65' ROW from John King to Miranda Ln.

FIRE	Ariana Hargrove	2/19/2019	2/26/2019	2/21/2019	2	COMMENTS	comments

(2/21/2019 5:53 PM AA)
Fire lanes width will be measured face of curb to face of curb (FC-FC) and shall have a minimum width of 24 feet. To approve the use of the median, you must provide autoTURN details that exhibits the ability of the largest fire apparatus to navigate the turns into and out of the development in all directions. Contact the Fire Marshal for addional deạtails.

Dead-end fire lanes in excess of 150-feet shall be provided with an approved turnaround. Size, type and locaon` of turnarounds are required to be approved by the Fire Marshal.

Provide details on how dead-ends will be addressed during the phasing plan.

Fire hydrants shall be so spaced such that all porons of the eạxterior of the building are within 600-feet as the hose lays.

Fire hydrants shall be located at every street intersection.

Fire hydrants shall be located 6 feet behind the edge of the pavement. Unless otherwise specifically approved.

GIS	Lance Singleton	2/19/2019	2/26/2019	2/20/2019	1	COMMENTS	See comments

(2/20/2019 11:42 AM LS)
Please submit cad file (.dwg) of lot lines and road centerlines. Please submit street names for review so addressing can begin.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING	David Gonzales	2/19/2019	2/26/2019	2/21/2019	2	COMMENTS	See comments

Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of CDT Rockwall/2017 LLC for the approval of a site plan for the Saddle Star South Subdivision containing 138 single-family residen. al lots on a 55.85-acre tract of land idenfied as T racts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersecon of Featherstone Drive John King Boulevard, and take any action necessary.

The following staff comments are to be addressed and resubmi ed no later than Tuesday, March 5, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Label all revised site plan documents with "Case No. SP2019-005" at the lower right corner of each plan.
3. All exterior signage requires submi al and approval of a separate building permit through the Building Inspecons Departmen t.

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested above:

Site Plan:
1.Label 50- landsc ape buffer along John King Blvd.
2. Indicate and label subdivision entry monumentaon a t Randas Way & Emily Drive. Additonlly, entry signs must be on-site and not within any easements.
3. Indicate and label Trail Rest Area on site plan.
4. Include percentages for all "open space" areas and add the following note: All common area's/open space to be maintained by HOA.
5. Provide table/legend with all perinent informaon whic h includes:
a. Open Space %
b. Total Acres of Site
c. Number of Dwelling Units
d. Zoning (PD-47)
e. Subdivision Name
f. Provide list of amenies within subdivision

6. Add to existing Saddle Star South Plan Legend:
a. Provide tree list for all tree types within subdivision as per Ord. No. 16-39.
b. Provide list of all other landscape materials being used.

7. Indicate all easements (i.e. ss, wtr, etc.) on PD Site Plan.
8. Trail system within open space area needs to meander and match the plans submi ed for Hardscape/Landscape and Buffering. Addionally , the trail will need to be a minimum of 6- as indic ated on hardscape/landscape & buffering plans.
9. Dimension and label right-of-way along John King Blvd.
10. Relabel 'metal' fence as "Wrought Iron" or "Tubular Steel" fence.
11. Provide location of light poles within subdivision - these are not to exceed 20- in ov erall height. Provide detail.
12. Will there be a berm along the 50- landsc ape buffer area? If not, provide shrubbery that is a minimum of 30-inches in height with a maximum height of 48-inches.

13. Are there any additional trees to be located within the open space area of Phase 2? If so, provide on site plan.

Hardscaped Plan [Screening and Buffering] Detail Plan:
1. Provide an updated Plant Legend for all pages with specific tree types as approved in Ord No. 16-39.
2. Is there a built up berm? If not, provide shrubbery that is a minimum of 30-inches in height with a maximum height of 48-inches.
3. Fence detail needs to indicate wrought iron or tubular steel fencing materials Fence columns to be spaces at 45-ft O.C.
4. Street names to match PD Site Plan. Names to be approved by the GIS Department (Lance Singleton, GIS Supervisor).

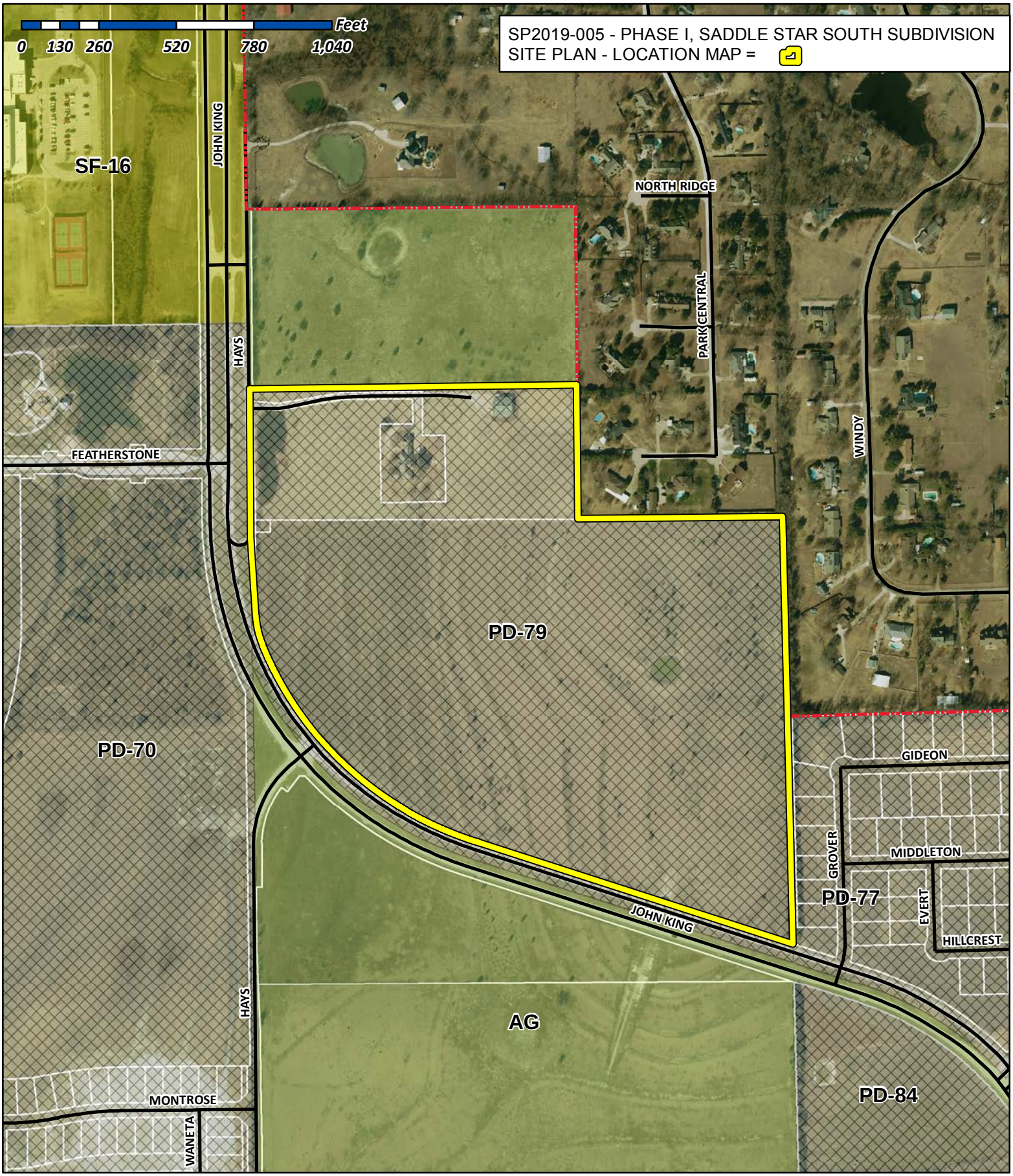
Landscape/Treescape Plan:
1. Update tree legend by providing a list of tree types that are approved in Ord No. 16.39
2. Provide all other landscape materials (i.e. type, species, etc.) being used within development.
3. Delineate and label 50-ft landscape buffer along John King Blvd.
4. Built-up berm or shurbs or both? Indicate on plan to match PD Site Plan.
5. Based on the number of inches being removed and the number of inches provided on site, the mitigation is considered to be satisfied, pending approval of the Planning and Zoning Commission.

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: February 26, 2019 (6:00p.m.) [Applicant to present case to P&Z for discussion]

Planning - Action: March 12, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]



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.

SADDLE STAR LAND DEVELOPMENT L.L.C.

3076 HAYS LN.-ROCKWALL,TEXAS 75087-PAT ATKINS-DIRECTOR

2-19-19

RYAN C. MILLER AICP , DAVID GONZALES AICP

DIRECTOR OF PLANNING /CITY OF ROCKWALL

385 S. GOLIAD STREET

ROCKWALL,TEXAS 75087

RE: SADDLE STAR SOUTH-55.413 ACRES –OWNER - C.D.T-2017 L.L.C.-Saddle Star South Holdings, LLC

ROCKWALL , ROCKWALL COUNTY , TEXAS

DEAR MR. MILLER ,GONZALES

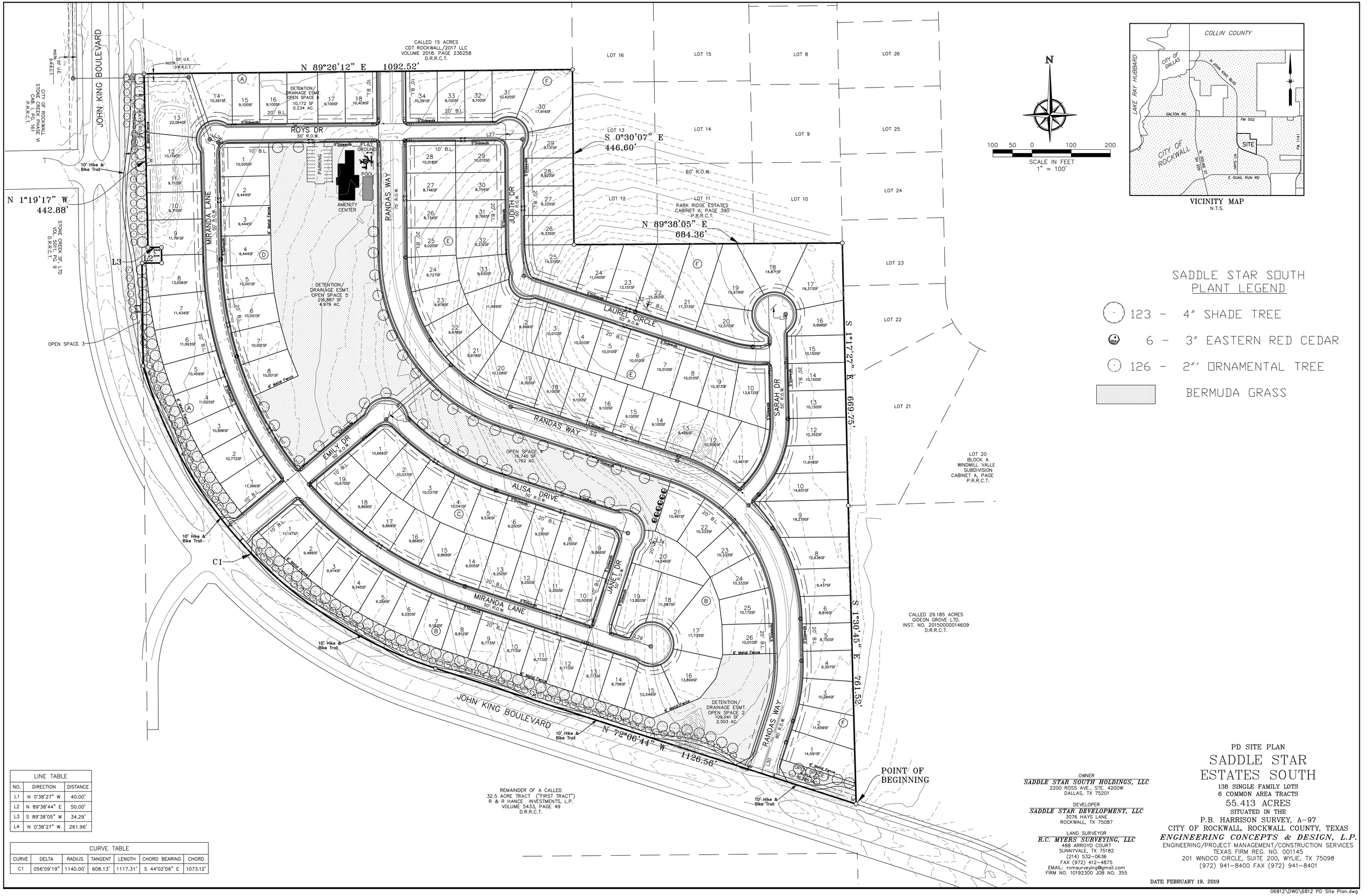
WE ARE THE SAID AUTHORIZED REPRESENATIVES OF THE OWNERS OF THE 55.413 ACRE TRACT IN ROCKWALL, ROCKWALL COUNTY.

WE HEREBY AS AUTHORIZED AGENT, PAT ATKINS DIRECTOR OF SADDLE STAR LAND DEVELOPMENT L.L.C.,TO PURSUE APPROVAL OF OUR LANDSCAPE/TREE PLAN THE PLAN REPRESENTS REMOVAL 0F 140” CALIPER EXISTING TREES AND PLANTING OF1260” CALIPER OF NEW VEGATATION.

SINCERELY

Pat Atkins

PAT ATKINS-DIRECTOR-SADDLE STAR



SADDLE STAR SOUTH
PLANT LEGEND

123 - 4" SHADE TREE

6 - 3" EASTERN RED CEDAR

126 - 2"' ORNAMENTAL TREE

BERMUDA GRASS

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 0°38'27" W	40.00'
L2	N 89°38'44" E	50.00'
L3	S 89°38'05" W	34.29'
L4	N 0°38'27" W	261.96'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	056°09'19"	1140.00'	608.13'	1117.31'	S 44°02'06" E	1073.12'

OWNER
SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201

DEVELOPER
SADDLE STAR DEVELOPMENT, LLC
3076 HAYS LANE
ROCKWALL, TX 75087

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

PD SITE PLAN

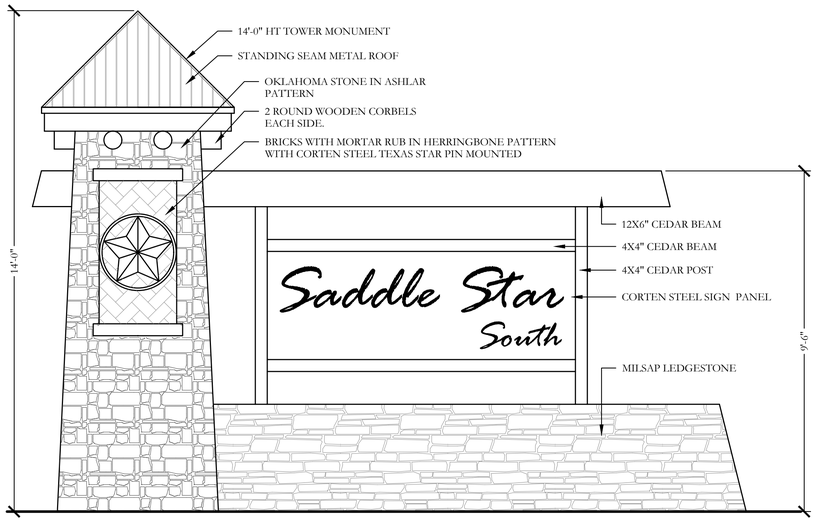
SADDLE STAR ESTATES SOUTH

138 SINGLE FAMILY LOTS
6 COMMON AREA TRACTS
55.413 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, A-97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

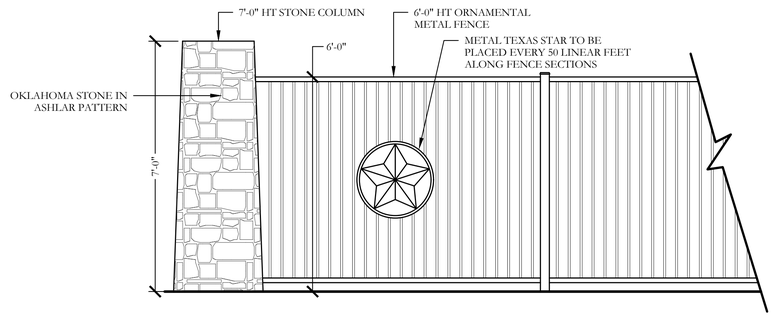
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

DATE: FEBRUARY 19, 2019

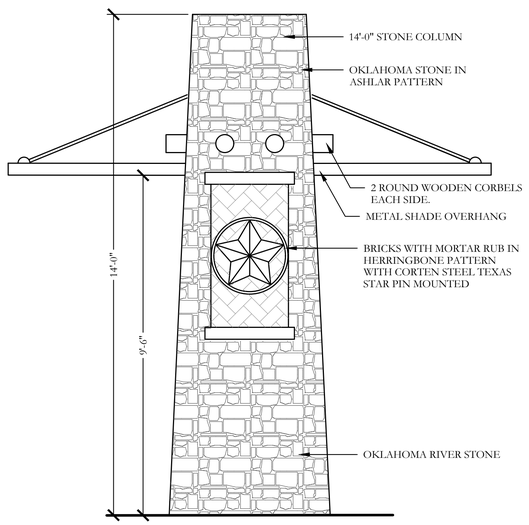
06812\DWG\6812 PD Site Plan.dwg



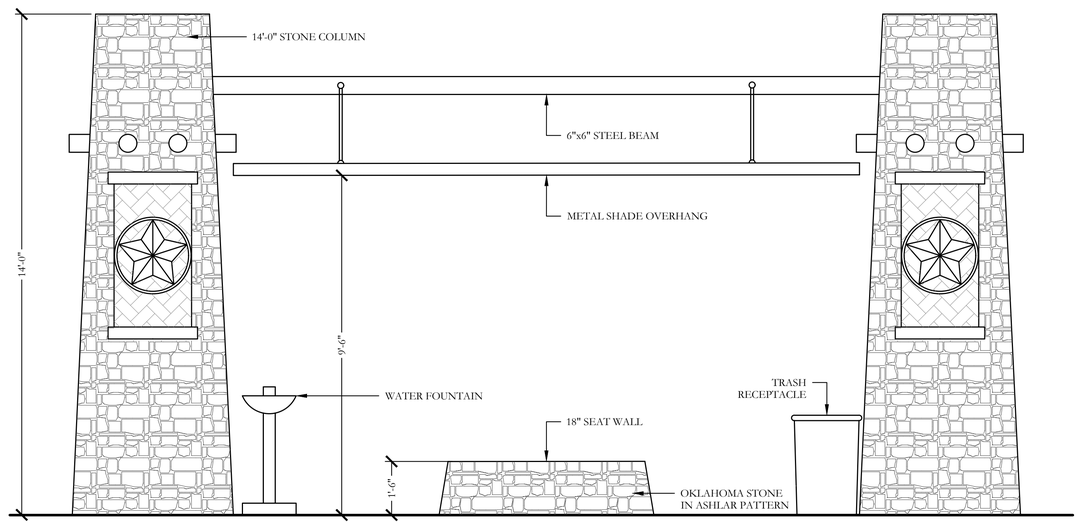
1 ENTRY SIGN PANEL
ELEVATION
SCALE: ½" = 1'-0"



2 7'-0" STONE COLUMN AND 6'-0" ORNAMENTAL METAL FENCE
ELEVATION
SCALE: ½" = 1'-0"



SIDE VIEW



FRONT VIEW

3 PEDESTRIAN REST AREA
ELEVATION
SCALE: ½" = 1'-0"

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

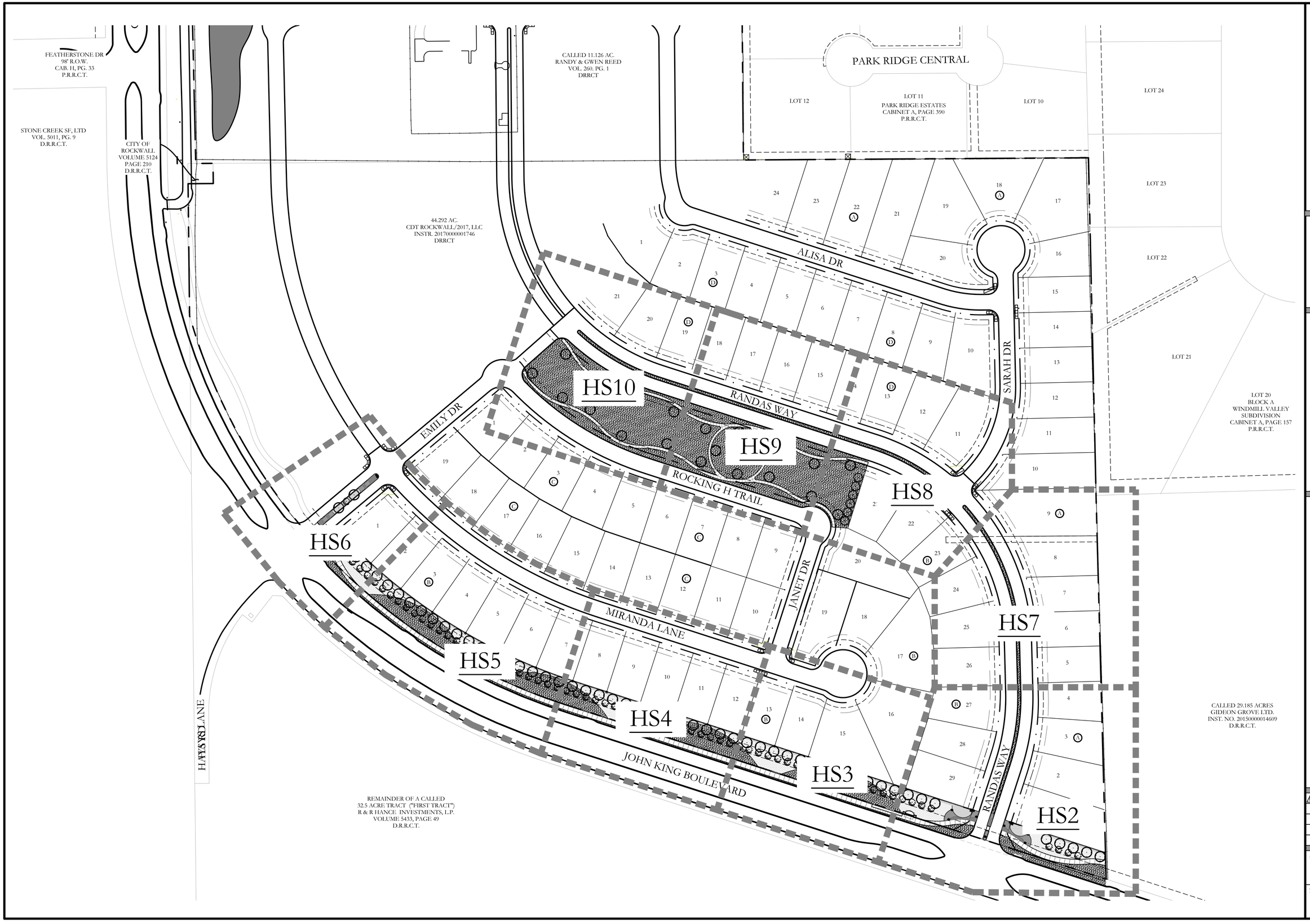
February 18, 2019

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

SCREENING AND BUFFERING
Hardscape Details
Saddle Star Estates South - Phase 1
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS11 of 12



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STATE OF TEXAS

February 18, 2019

NORTH

100 50 0 100

Scale: 1" = 100'-0"

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SCREENING AND BUFFERING

Overall Layout Plan

Saddle Star Estates South - Phase 1

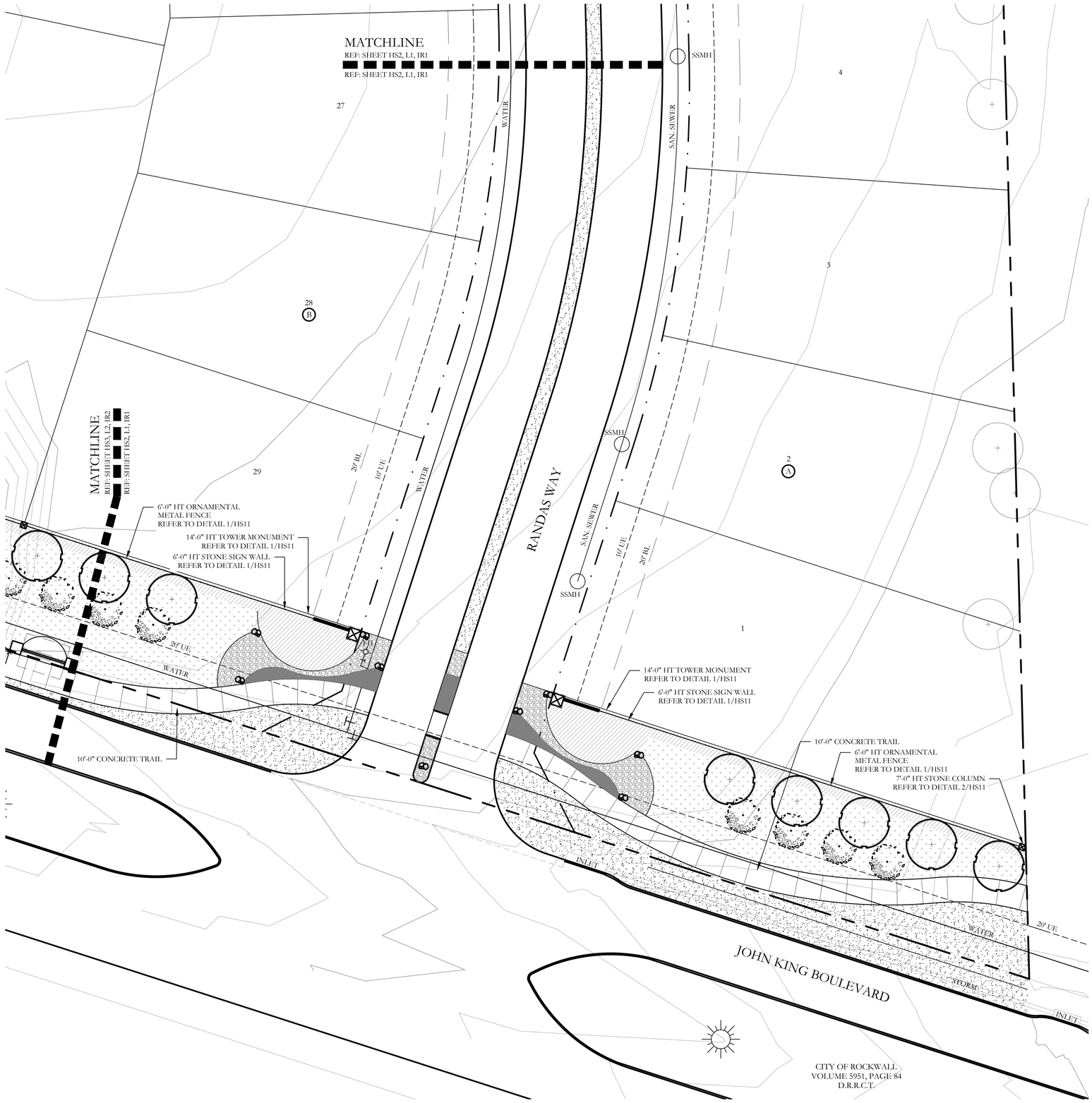
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001

SHEET NO.

HS1 of 12



PLANT LEGEND

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{4}$-1" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

HARDSCAPE LEGEND

- 6'-0" HT. STONE SIGN WALL REFER TO DETAIL 1/HS11.
- 14'-0" HT. TOWER MONUMNET REFER TO DETAIL 1/HS11.
- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
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- PEDESTRIAN REST AREA REFER TO DETAILS 3/HS11.

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STATE OF TEXAS

February 18, 2019

NORTH

20 10 0 20

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One Inch

SCREENING AND BUFFERING

Hardscape Layout

Saddle Star Estates South - Phase 1

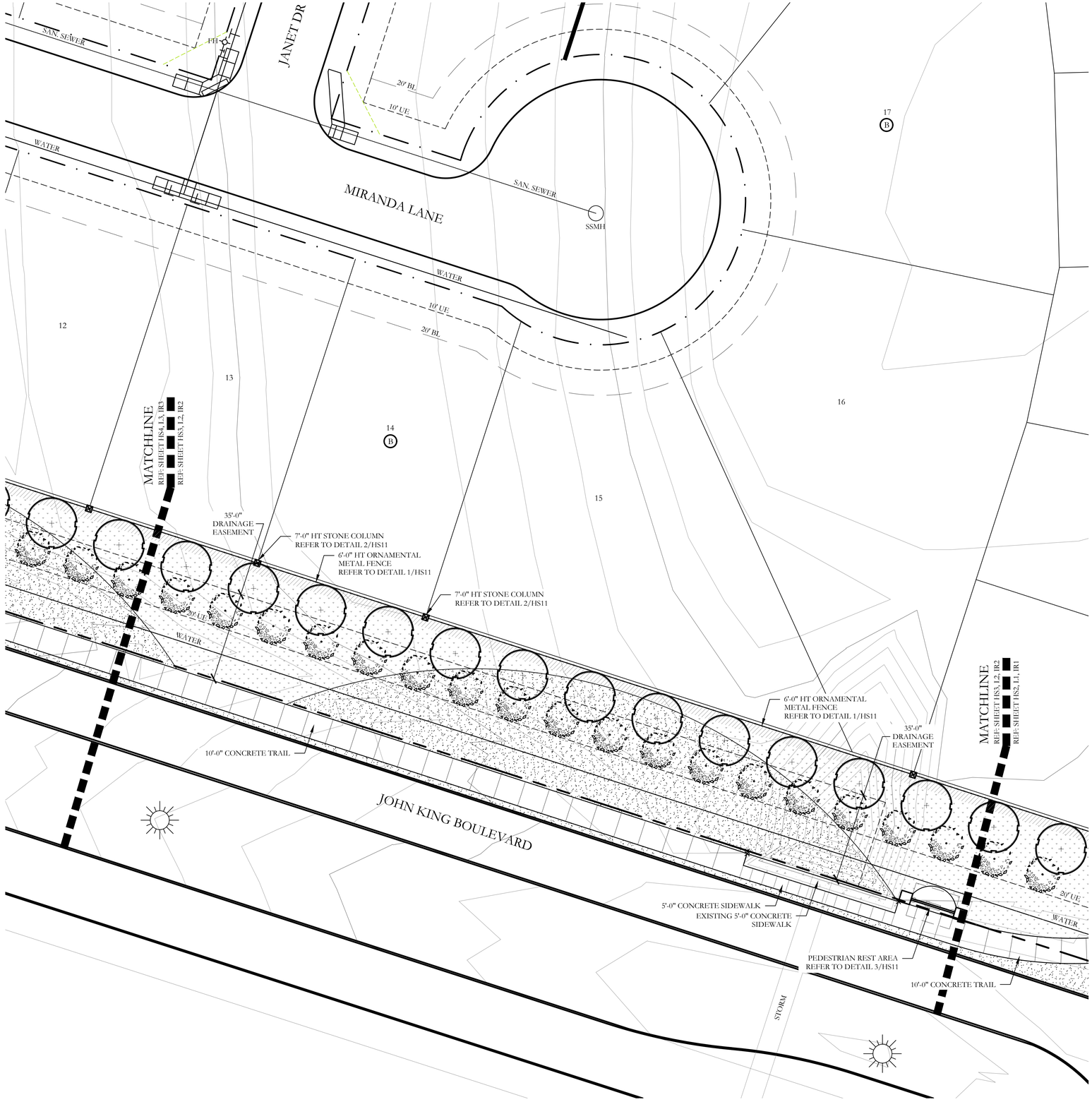
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001

SHEET NO.

HS2 of 12



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February 18, 2019

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SCREENING AND BUFFERING

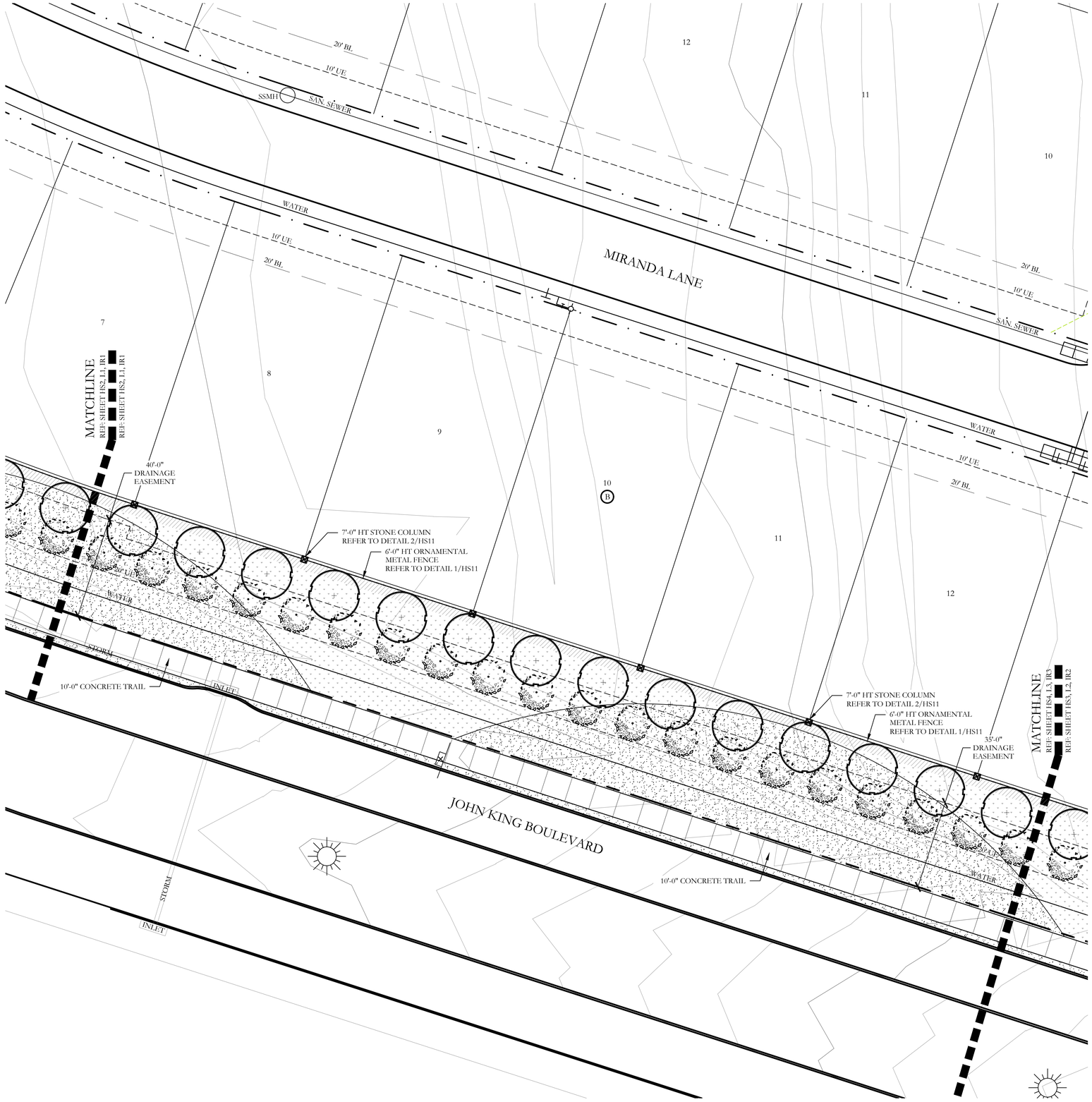
Hardscape Layout

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS3 of 12



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STATE OF TEXAS

February 18, 2019

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SCREENING AND BUFFERING

Hardscape Layout

Saddle Star Estates South - Phase 1

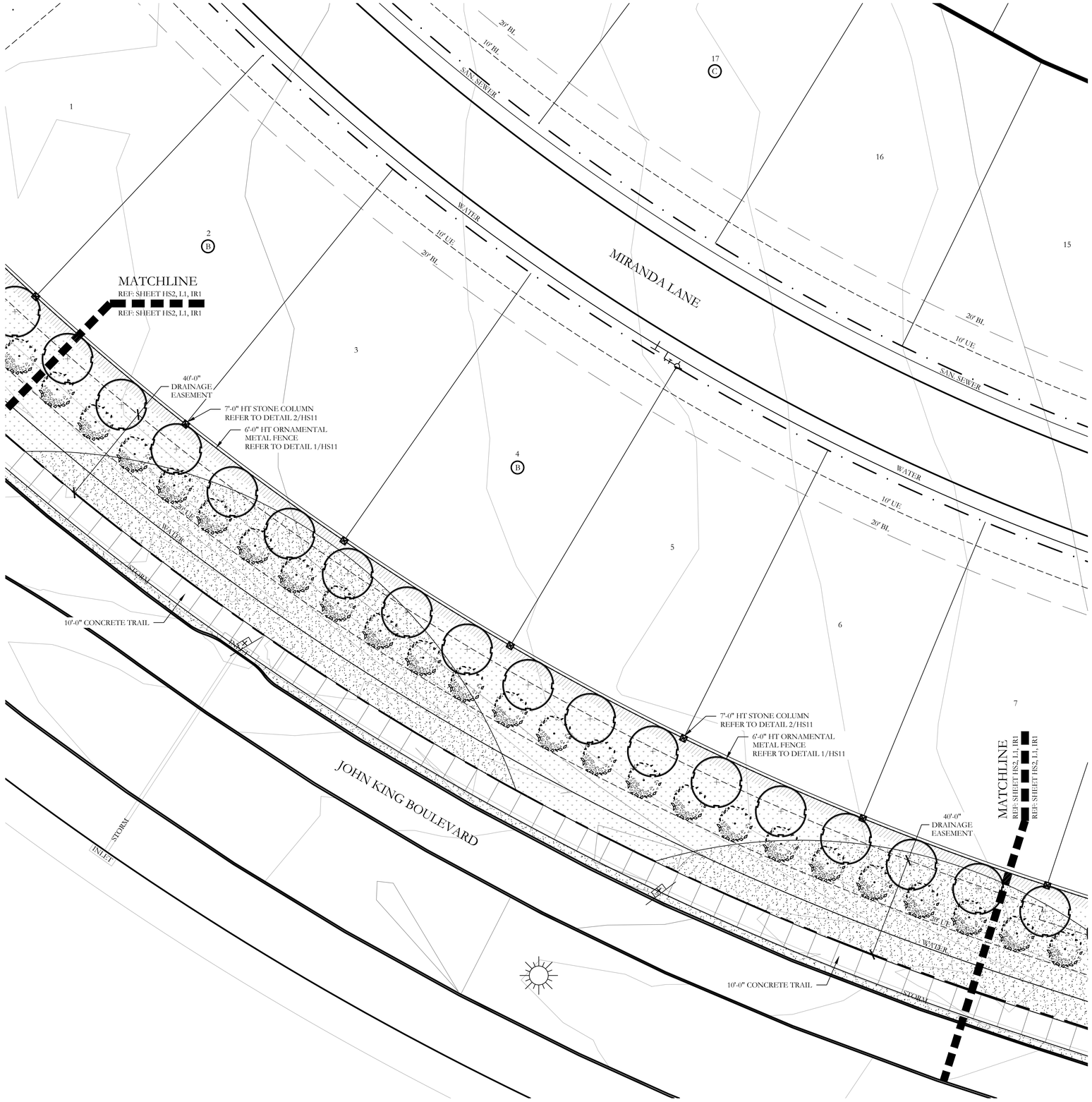
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001

SHEET NO.

HS4 of 12



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2833
STATE OF TEXAS

February 18, 2019

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SCREENING AND BUFFERING

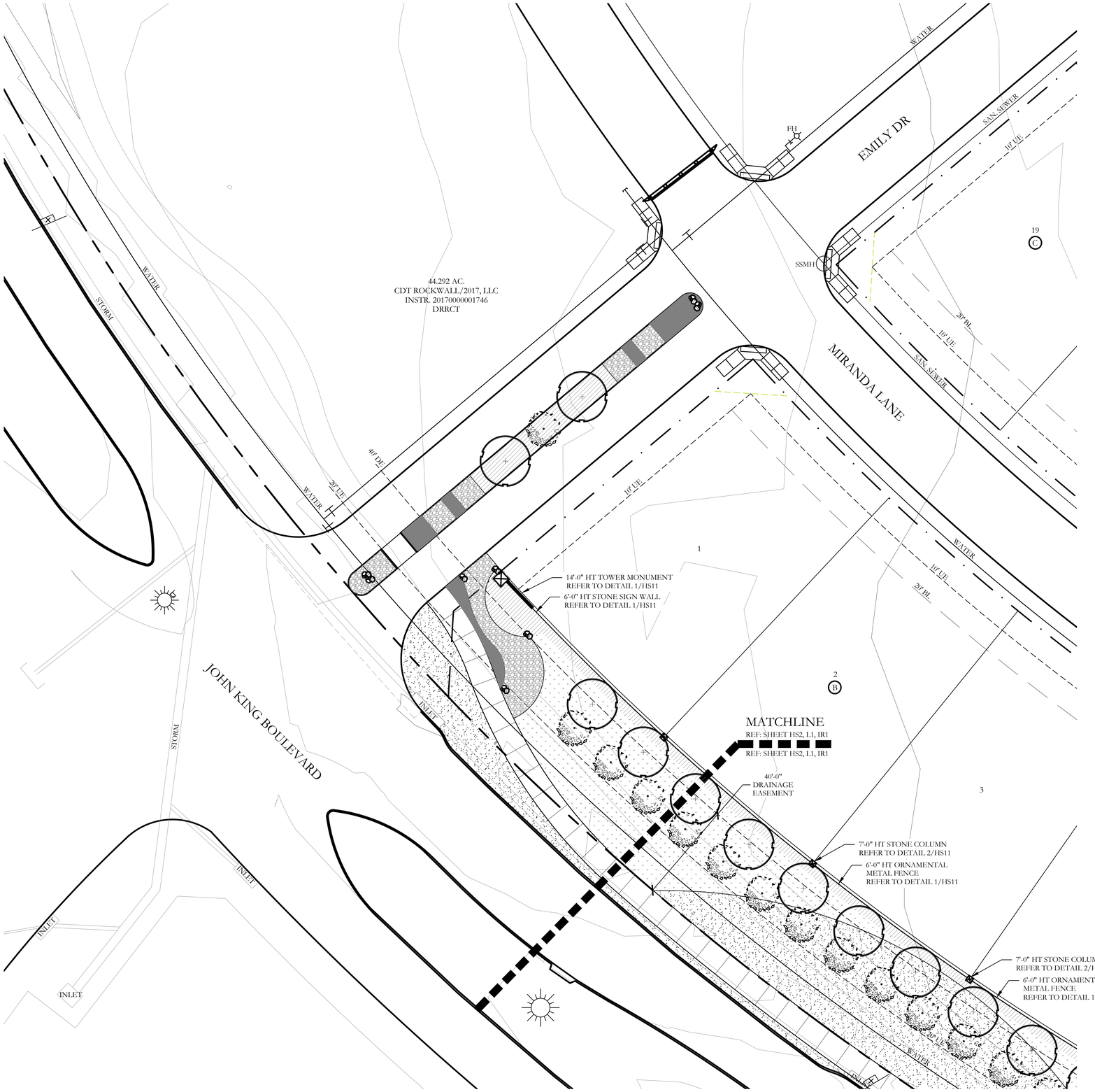
Hardscape Layout

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS5 of 12



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	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{4}$-1" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

HARDSCAPE LEGEND

- 6'-0" HT. STONE SIGN WALL REFER TO DETAIL 1/HS11.
- 14'-0" HT. TOWER MONUMNET REFER TO DETAIL 1/HS11.
- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
- 6'-0" HT. ORNAMENTAL METAL FENCE REFER TO DETAIL 2/HS11.
- PEDESTRIAN REST AREA REFER TO DETAILS 3/HS11.

CODY JOHNSON
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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 18, 2019

NORTH

20 10 0 20
Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

SCREENING AND BUFFERING

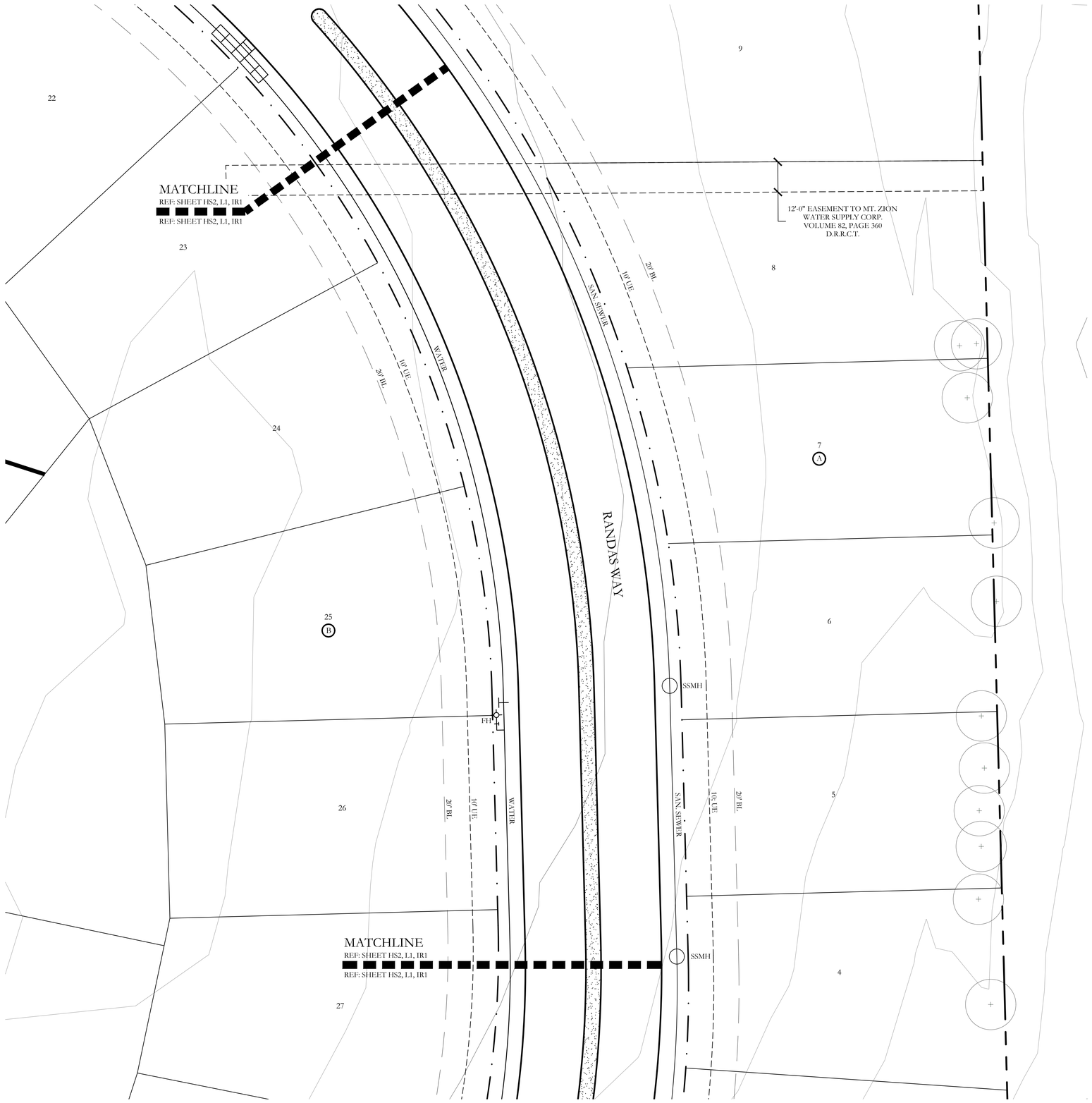
Hardscape Layout

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS6 of 12



PLANT LEGEND

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{4}$-1" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

HARDSCAPE LEGEND

- 6'-0" HT. STONE SIGN WALL REFER TO DETAIL 1/HS11.
- 14'-0" HT. TOWER MONUMNET REFER TO DETAIL 1/HS11.
- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
- 6'-0" HT. ORNAMENTAL METAL FENCE REFER TO DETAIL 2/HS11.
- PEDESTRIAN REST AREA REFER TO DETAILS 3/HS11.

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SCREENING AND BUFFERING

Hardscape Layout

Saddle Star Estates South - Phase 1

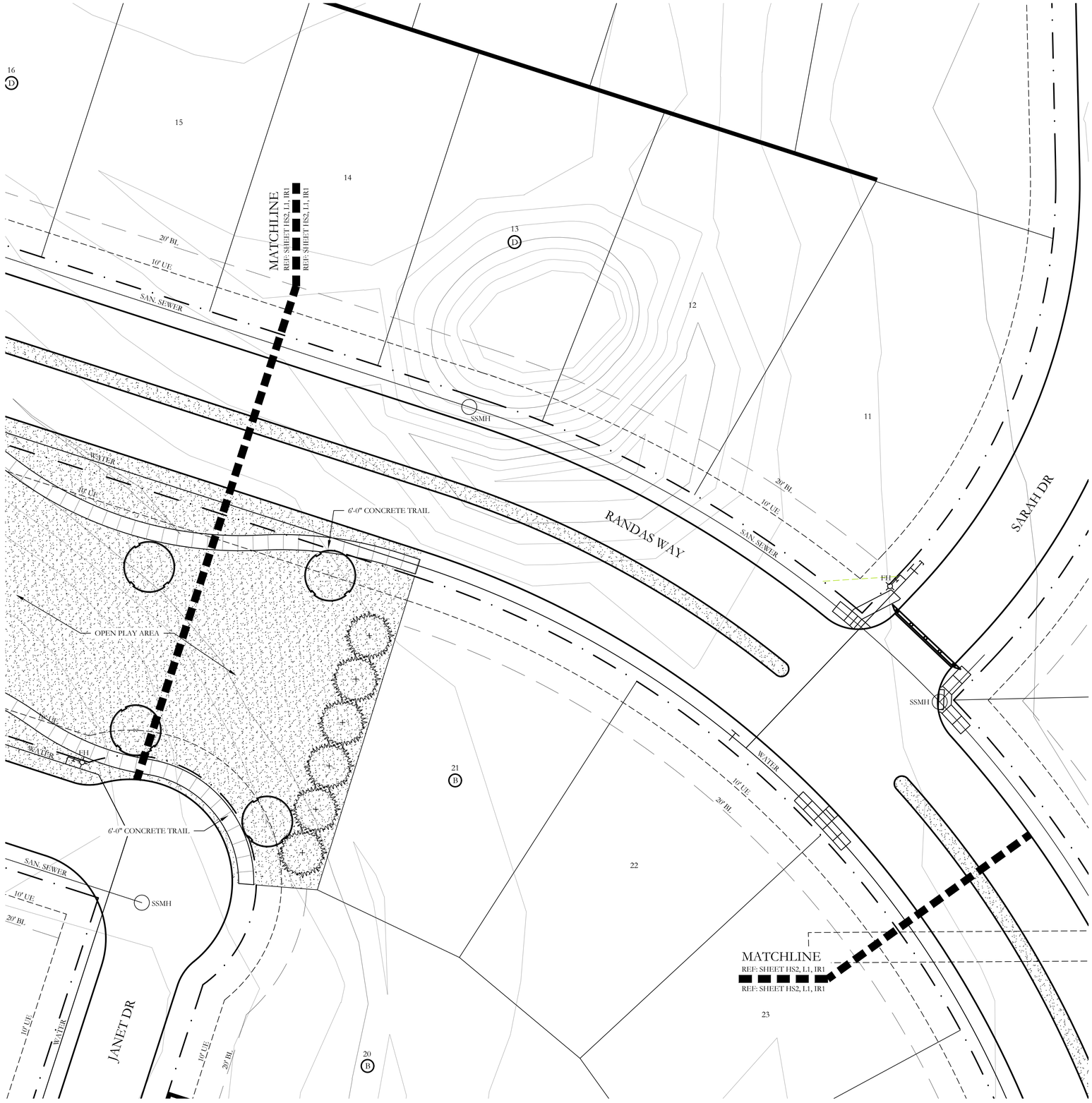
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001

SHEET NO.

HS7 of 12



PLANT LEGEND

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾-1" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

HARDSCAPE LEGEND

6'-0" HT. STONE SIGN WALL
REFER TO DETAIL 1/HS11.

14'-0" HT. TOWER MONUMNET
REFER TO DETAIL 1/HS11.

7'-0" HT. STONE COLUMN.
REFER TO DETAILS 2/HS11.

6'-0" HT. ORNAMENTAL METAL FENCE
REFER TO DETAIL 2/HS11.

PEDESTRIAN REST AREA
REFER TO DETAILS 3/HS11.

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 18, 2019

NORTH

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SCREENING AND BUFFERING

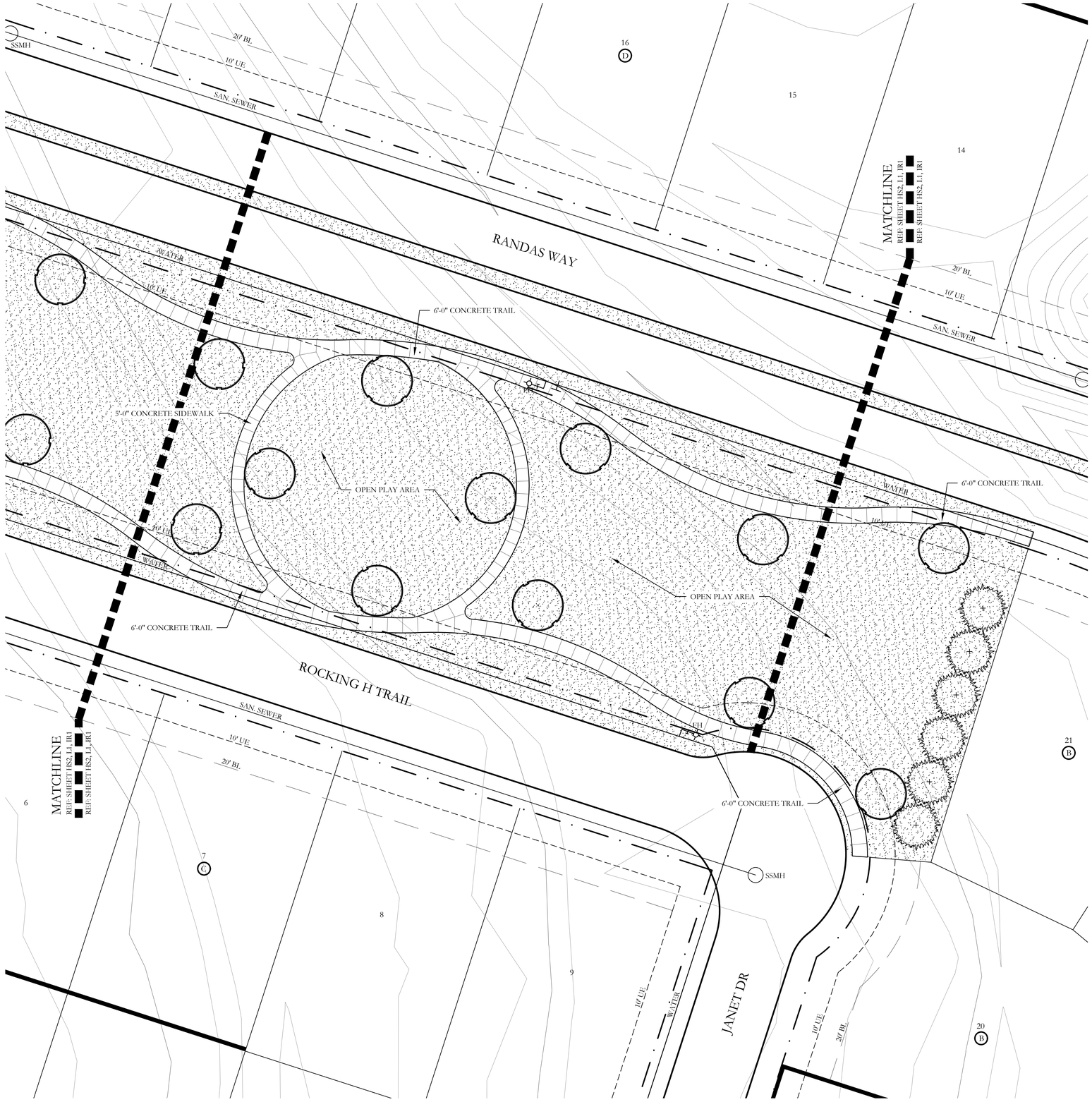
Hardscape Layout

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS8 of 12



PLANT LEGEND

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{4}$-1" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

HARDSCAPE LEGEND

- 6'-0" HT. STONE SIGN WALL REFER TO DETAIL 1/HS11.
- 14'-0" HT. TOWER MONUMNET REFER TO DETAIL 1/HS11.
- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
- 6'-0" HT. ORNAMENTAL METAL FENCE REFER TO DETAIL 2/HS11.
- PEDESTRIAN REST AREA REFER TO DETAILS 3/HS11.

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REGISTERED LANDSCAPE ARCHITECT
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STATE OF TEXAS

February 18, 2019

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SCREENING AND BUFFERING

Hardscape Layout

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001

SHEET NO.

HS9 of 12



PLANT LEGEND

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{4}$-1" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

HARDSCAPE LEGEND

- 6'-0" HT. STONE SIGN WALL REFER TO DETAIL 1/HS11.
- 14'-0" HT. TOWER MONUMNET REFER TO DETAIL 1/HS11.
- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
- 6'-0" HT. ORNAMENTAL METAL FENCE REFER TO DETAIL 2/HS11.
- PEDESTRIAN REST AREA REFER TO DETAILS 3/HS11.

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 18, 2019

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SCREENING AND BUFFERING

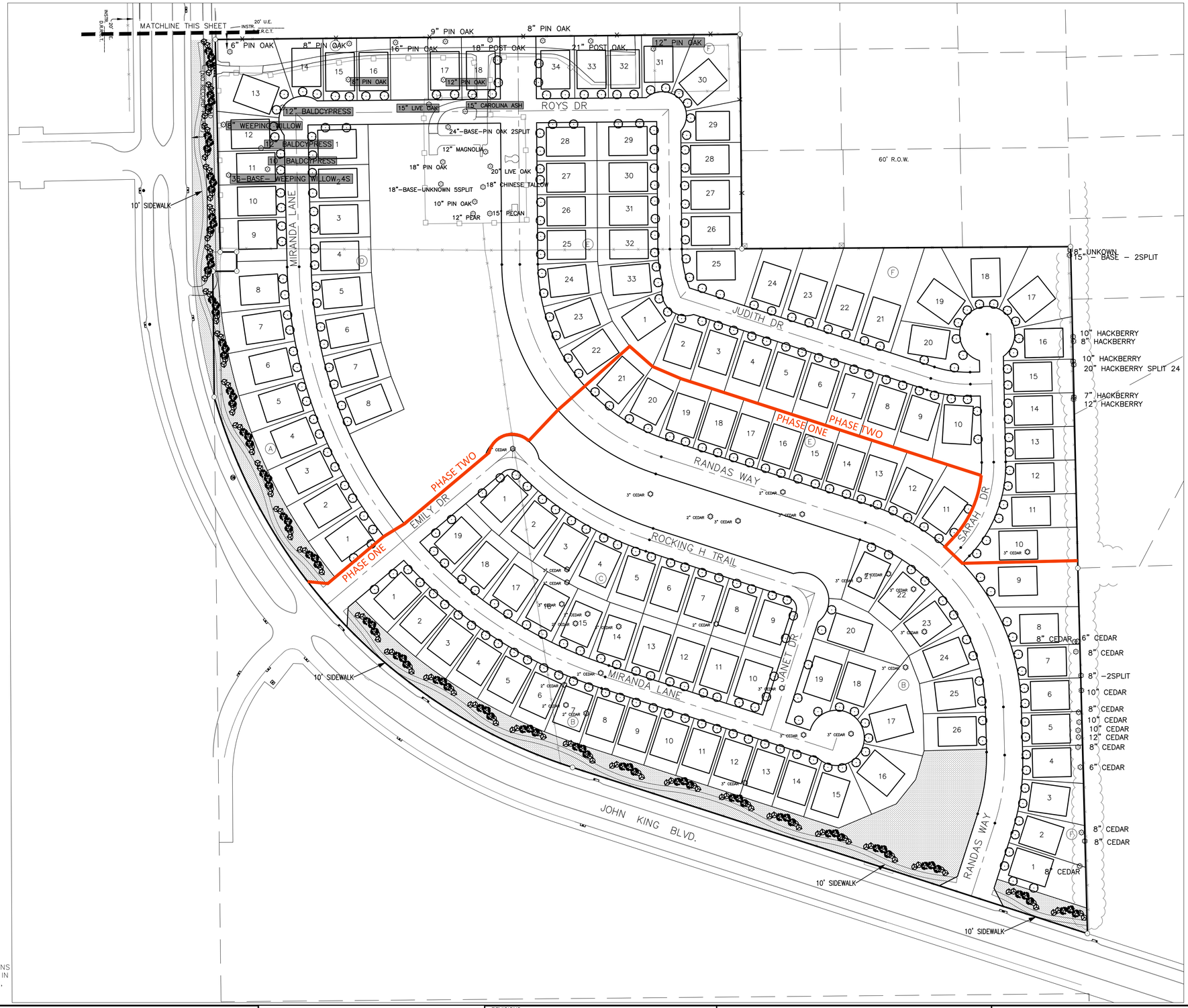
Hardscape Layout

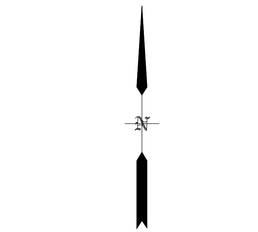
Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS10 of 12





LEGEND

- EXISTING TREE
- PROPOSED 4" CANOPY TREE
- PROPOSED 3" CANOPY TREE
- PROPOSED 6' ACCENT TREE

SADDLE STAR SOUTH
TREES to be REPLACED

84 – 4" CANOPY TREE
308 – 3" CANOPY TREE
112 – 6' ACCENT TREE

1260 CALIPER INCHES

SADDLE STAR SOUTH
TREES to be REMOVED

1 – 8" PIN OAK
2 – 12" PIN OAK
1 – 15" LIVE OAK
1 – 15" CAROLINA ASH
1 – 8" WEEPING WILLOW
1 – 36" WEEPING WILLOW
1 – 10" BALDCYPRESS
2 – 12" BALDCYPRESS

140 CALIPER INCHES

OWNER
SADDLE STAR
SOUTH HOLDINGS, LLC.
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201

DEVELOPER
SADDLE STAR
DEVELOPMENT, LLC.
3076 HAYS LANE
ROCKWALL, TX 75087

* 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.

CAUTION! EXISTING UTILITIES

CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARK:
BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
ELEVATION = 531.58

BM#3 (#106)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT. ELEVATION = 557.33'

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

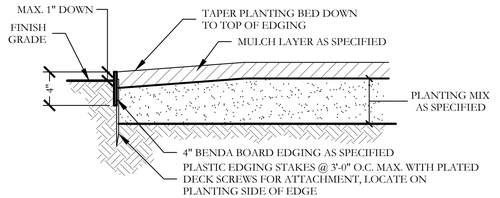
REVISIONS:

DRAWN: RCK	DATE:
CHECKED: RKH	DATE: 2/15/2019
PROJECT NO.: 6812	
DWG FILE NAME: 06812 TREESCAPE.DWG	

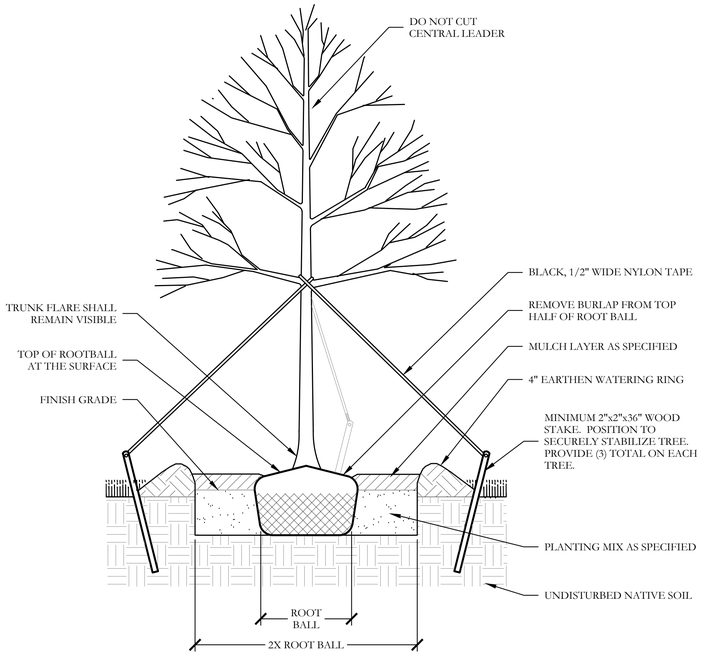
LANDSCAPE/TREE PLAN

SADDLE STAR SOUTH
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET ## OF 46



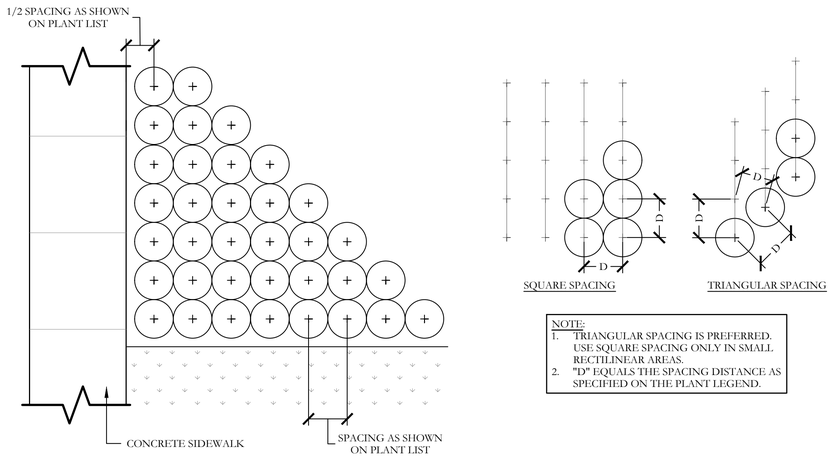
1 TYPICAL BED EDGING DETAIL
SECTION — NOT TO SCALE



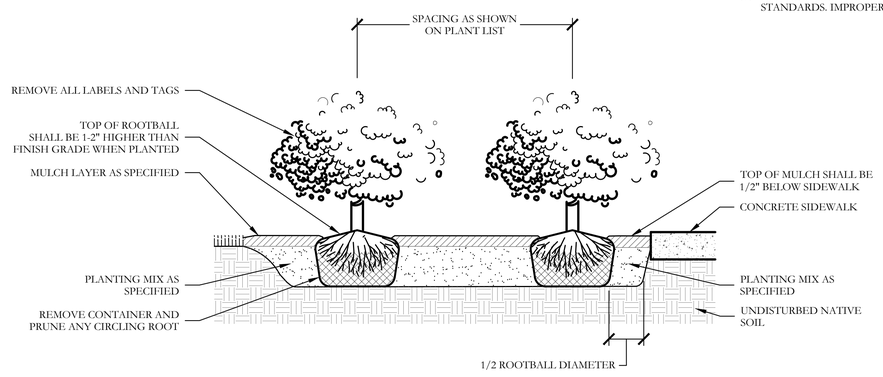
2 TYPICAL TREE PLANTING
SECTION — NOT TO SCALE

SYMBOL	QUANITITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	68	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	6	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	69	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	8,295	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	129,290	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	27,210	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	1,080	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	¾-1" DIAMETER
	2,535	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
	3 TONS	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

PLANT LEGEND



NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.



3 TYPICAL SHRUB AND GROUNDCOVER PLANTING
PLAN/SECTION — NOT TO SCALE

GENERAL LANDSCAPE NOTES

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

CODY JOHNSON
s.t.u.d.i.o
9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025
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EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 18, 2019

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

SCREENING AND BUFFERING
Hardscape Details
Saddle Star Estates South - Phase 1
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS12 of 12

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	February 26, 2019
SUBJECT:	Zoning Cost/Benefit Tool Background, Methodology, and Instructions

On February 19, 2019, staff held a work session with the City Council to discuss the use of a model intended to project the potential costs associated with a proposed zoning change compared to the existing and anticipated costs of the current zoning of a property. In addition, the model is intended to show the Planning and Zoning Commission and City Council how a proposed zoning change brings the City's land use mix closer to or further away from the chosen ratio of 67% residential value to 33% non-residential value (*i.e. estimated to equate to an 80% residential/20% non-residential mix of land uses*). This was one of the objectives set forth by the City Council as part of the City's Strategic Plan. At the conclusion of the work session, the City Council directed staff to start using the model with all zoning change cases.

In response to this direction, the Planning and Zoning Department will be holding a work session with the Planning and Zoning Commission to talk about how the model will be used, the information displayed by the model, and to familiarize the Planning and Zoning Commission with the output of the model prior to its implementation. Attached to this memorandum is a copy of a memorandum and exhibits that were provided to the City Council and that outline the background of the project, the model's methodology, the limitations of the model, how the model is setup and used, and how staff updates the model annually. Should the Planning and Zoning Commission have any questions, staff will be available at the work session meeting to discuss.

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
CC:	Rick Crowley, City Manager Mary Smith, Assistant City Manager Joey Boyd, Assistant City Manager
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	February 19, 2019
SUBJECT:	Zoning Cost/Benefit Tool Background, Methodology, and Instructions

SUMMARY

At the City Council's direction staff has prepared a model that is intended to project the potential costs associated with a proposed zoning change compared to the existing and anticipated costs of the current zoning of a property. In addition, the model is intended to show the City Council how a proposed zoning change brings the City's land use mix closer to or further away from the chosen ratio of 67% residential value to 33% non-residential value (*i.e. estimated to equate to an 80% residential/20% non-residential mix of land uses*). The following memorandum outlines the background and purpose of the model, the methodology used to create the model, and how the model is setup and used to evaluate zoning requests. This memorandum has been drafted for transparency purposes concerning the methodology used to create the model, and to provide appointed/elected officials, the development community, and interested parties with a basis for how the model is intended to be utilized. This memorandum is broken up into the following sections:

(1) Background
(2) Model Methodology
(3) Limitations of the Model
(4) Setting Up the Models Variables
(5) Using the Model
(6) Updating the Model

BACKGROUND

In 2012, the City of Rockwall contracted with Insight, Inc. -- *an economic consultant* -- to purchase *Z-Snap*, a software program that is intended to help quantify the potential fiscal impacts of zoning. This proprietary tool allowed City staff to estimate the economic impact of a zoning proposal based on a set of variables that included an estimate of the City's Cost of Community Service (COCS). Unfortunately, the model designed by Insight, Inc. does not allow staff the ability to view or adjust its variables to account for changes in economic conditions annually, and -- *due to the inability to update the software* -- the model is no longer relevant for 2019 conditions.

More recently, the City Council has requested a similar tool to the one created by Insight, Inc. that could also show how a zoning request will bring the City closer to or further away from its stated goal of 67% residential value to 33% non-residential value (*i.e. estimated to equate to an 80% residential/20% non-residential mix of land uses*). This tool was also referred to in both the Planning and Zoning Department's strategic plan and in the newly adopted OURHometown Vision 2040 Comprehensive Plan. Based on this direction, the Planning and Zoning Department staff have created a tool that: [*1*] shows the estimated shift in land use/land value proposed by a zoning request, [*2*] shows

conformance/non-conformance to the City's Future Land Use Plan, and [*3*] estimates the potential costs associated with the zoning request based on its current zoning versus the proposed zoning. The only criteria that City staff had when approaching the creation of this model -- *beyond the direction of the City Council* -- was to create a model that was easily updated, and could yield results using as little staff time as possible.

It should be noted that if the City Council chooses to use this tool in evaluating zoning cases, the results of this model are not a reasonable basis for the denial of a zoning request; rather, the results generated by this model are only meant to provide a general estimate of the potential fiscal impact of changing the zoning of a particular tract of land. When changing zoning the City Council should take into account other qualitative variables that exist outside the model (*e.g. conformance to the Future Land Use Map and Plan, the adjacent land uses and the potential impacts on these properties, the social impact of the zoning change on the community, etc.*).

MODEL METHODOLOGY

Fiscal Impact Analysis (FIA) is a tool that allows a rough comparison to be made showing the anticipated changes in municipal costs against the anticipated changes in municipal revenues. In preparing the model described above, it was postulated that a tool utilizing FIA would be the most efficient and most relevant way to show the nexus between land use changes and their impact on municipal revenues and expenditures. The following section details the methodology used by City staff in the creation of this tool.

1) *Land Value by Zoning Designation*. In order to estimate the potential changes in land and improvement values resulting from a change in zoning, City staff used an *Average Cost Method* to calculate the potential cost of land values and improvement values for one (1) square foot of land by zoning designation. The *Average Cost Method* assumes that the added value of land and improvements resulting from a zoning change are based on the average cost of land and improvement values that are currently contained within the City's limits. This method is summarized as follows:

$$x = \frac{(\sum b + \sum c)}{\sum(43{,}560a)}$$

WHERE:

x = *Estimated Price/SF*
a = *Sum of Total Square Feet for a Specific Zoning District*
b = *Sum of Total Estimated Land Value for a Specific Zoning District*
c = *Sum of Total Estimated Improvement Value for a Specific Zoning District*

To achieve this, the City's Geographic Information Systems (GIS) division used the City's zoning and parcel layers to extract the *2018 Certified Tax Roll* values -- *provided by the Rockwall Central Appraisal District (RCAD)* --, and break them down into a per square foot cost by each zoning designation. Once the average cost per square foot of land and improvement values was calculated for each zoning district, the model uses the proposed zoning change to calculate the potential increase/decrease in total taxable value (*i.e. land and improvement values*), less the loss of the land's current taxable value based on the *2018 Certified Tax Roll*. This calculation is summarized through the following formula:

$$d = (ab_x) - (ab_y)$$

WHERE:

d = *Change in Taxable Value*

a = *Land Area Proposed to be Rezoned*
b_x = *Estimated Value of Land and Improvements per Proposed Zoning Designation*
b_y = *Value of Current Land and Improvements per the 2018 Certified Tax Roll*

Once the estimated land value and improvements of a proposed zoning change have been calculated these are then used to show the shift in present versus proposed land values. This is done to visually display how the zoning change will either bring the City closer to or further away from its stated goal of 67% residential value versus 33% non-residential value. This model also translates the proposed zoning change to its impact on the Future Land Use Map, and shows how the projected change compares to the desired 80% residential land uses versus 20% non-residential land uses.

2) *Estimated Property Taxes for Residential and Non-Residential Land Uses*. Once the land and improvement values of the proposed zoning change have been established, the model calculates the estimated residential and non-residential property tax revenues anticipated from a project. This is calculated by taking the total value of the land (*i.e. the sum of the land and improvement values*) and dividing it by $100.00 to obtain the value per $100.00 valuation. This is then multiplied by the effective tax rate to determine the estimated tax collections. A summary of this formula is as follows:

$$x = \left(\frac{(a+b)}{\$100.00}\right)c$$

WHERE:

x = *Estimated Tax Revenue*
a = *Land Value of the Land*
b = *Improvement Values of the Land*
c = *Effective Tax Rate*

3) *Cost of Community Service*. To calculate the Cost of Community Service (COCS), City staff used an *Average-Cost* approach. The *Average-Cost a*pproach is a basic methodology of Fiscal Impact Analysis (FIA), which calculates costs and revenues based on the average cost per unit of service multiplied by the demand for that unit. This type of FIA can be achieved through various techniques (*e.g. Per-Capita Multiplier, Service Standard, Proportional Evaluation, etc.*); however, for this model staff utilized the *Per Capita Multiplier* and *Proportional Valuation* techniques.

(a) *Per-Capita Multiplier Approach for COCS for Residential Land Uses.* The *Per-Capita Multiplier* approach is obtained by dividing expenditures in the budget by the current population to obtain a cost per person. This can then be extrapolated using the projected population increase of a particular residential development to estimate the cost required to serve said development. This approach assumes that each of the service levels will be maintained in the future, and that the addition of each resident will generate the same level of costs to the municipality as each existing resident currently generates. This can be summarized by the following formula:

$$x = \frac{(ab)}{c}$$

WHERE:

x = *Cost of Expenditure per Person*
a = *Expenditure*
b = *Percent of Expenditure Attributed to Residential Development*
c = *Current Population*

(b) *Proportional Valuation Approach for COCS for Commercial Land Uses.* The *Proportional Valuation* approach is obtained by calculating the proportional percentage increase in non-residential property values anticipated by a particular development, and multiplying the expenditures in the budget associated with non-residential property by the proportional increase. This method assumes that the assessed property values are directly related to public service costs. This approach can be summarized by the following formula:

$$x = ab$$

$$y = \frac{(c + d)}{c}$$

$$z = xy$$

WHERE:

x = *Expenditure Attributed to Non-Residential Development*
a = *Percent Proportion of Non-Residential Value*
b= *Municipal Expenditure*
y = *Proportional Increase in Non-Residential Development*
c = *Value of Existing Non-Residential Value*
d = *Value of Proposed Development*
z = *Costs Allocated to New Facility*

To estimate the anticipated COCS for residential and non-residential land uses, City staff took the line item expenditures from the *Debt Services* and *Operating Expenditures* sections of the City's *FY2019 Budget*. For each of the line item expenditures, a percentage share was then assigned to either residential or non-residential costs with the total sum of the two (2) percentage shares equaling 100%. These shares were the perceived costs that were attributable to either residential land uses or non-residential land uses. In cases where staff is unable to ascertain the percentage of responsibility for the expenditure, a default value equal to the percentage of the residential value versus non-residential value currently existing in the city is used (*i.e. 76.31% residential value to 23.69% commercial value*). Once all expenditures are accounted for, the *Per-Capita Multiplier* and *Proportional Valuation* methods are applied to the percentage share for each expenditure. The sum of the *Per-Capita Multiplier* method (*i.e. percent share of expenditure divided by the current population*) represents the estimated cost attributable to one (1) resident. This is then multiplied by the anticipated number of residents for a given development (*i.e. the number of households determined by the acreage and zoning designation multiplied by the anticipated people per household*) to determine the total anticipated cost of a proposed residential development. The sum of the *Proportional Valuation* method (*i.e. the percent share of expenditure multiplied by the proportional increase less the original expenditure*) represents the cost attributable to a proposed non-residential development. The *Proportional Valuation* method is used in this model to calculate both the proposed non-residential zoning change and the estimated potential of the current non-residential zoning.

4) *Estimated Sales Tax.* When estimating sales tax revenues associated with residential and non-residential land uses, City staff used two (2) different types of sales tax categories to calculate the potential impacts of a change in zoning. These are *Direct Sales Tax* and *Indirect Sales Tax*.

(a) *Direct Sales Tax*. For this model, *Direct Sales Tax* refers to sales tax that is directly attributable to non-residential, non-industrial property. To calculate the *Direct Sales Tax*, City staff used an *Average Cost Method*. This method assumes that the sales tax generated by adding of one (1) square foot of non-residential land will be equal to the average sales tax generated by one (1)

square foot of non-residential land currently located in the City. The *Direct Sales Tax* calculation can be summarized by the following formula:

$$x = \left(43{,}560\left(\frac{b}{(43{,}560a)}\right)\right)c$$

WHERE:

x = *Estimated Direct Sales Tax*
a = *Total Acreage of Sales Tax Producing Land in the City*
b = *Estimated City Sales Tax*
c = *Acreage of Proposed Sales Tax Producing Land Associated with the Zoning Change*

(b) *Indirect Sales Tax*. *Indirect Sales Tax* refers to sales tax that is associated with the increase in residents resulting from a residential development. This is calculated using the *Per-Capita Multiplier* method described above. In this case, the total sales tax collected by the City is divided by the City's current population to establish the per-capita sales tax (*i.e. sales tax associated with one [1] person*). This per-capita number is then multiplied by the additional number of residence anticipated to be added to the population by a particular zoning change. The *Indirect Sales Tax* calculation can be summarized by the following formula:

$$x = \left(\frac{b}{a}\right)(cd)$$

WHERE:

x = *Estimated Direct Sales Tax*
a = *Current Population*
b = *Estimated City Sales Tax*
c = *Number of Households Associated with the Zoning Change*
d = *Average People Per Household*

5) *Estimated Annual Revenues, Expenditures and Total Cost.* Annual revenues are calculated by adding the [*1*] residential property tax, [*2*] non-residential property tax, [*3*] direct sales tax, and [*4*] indirect sales tax. Annual expenditures are calculated by adding the COCS for residential and non-residential land uses. Once these numbers are calculated the estimated total annual cost to the municipality is obtained by adding the total expenditures to the total revenues.

LIMITATIONS OF THE MODEL

Staff should point out that while the methodology contained in this model is based on general practices, there are some limitations associated with Fiscal Impact Analysis (FIA) and the model itself that are important to understand when analyzing the model's outputs. For starters, FIA can have the effect of placing an emphasis on alternatives and the perceived expenses associated with these alternatives, and take away the emphasis on other factors that are less easily quantified (*e.g. the social and political constraints of zoning*). FIA can also be misleading to outside parties that are not trained to interpret the data. When looking at the techniques used in this model (*i.e. Per-Capita Multiplier and Proportional Valuation approaches*) both are intended to provide a broad analysis, and will be less accurate than a detailed economic study of the proposed zoning case.

From the model's perspective, the determination of the proportional share relating to the City's cost is somewhat subjective to the person calibrating the model. This speaks to the elusiveness of the true valuation of Cost of Community Service (COCS). The model also lacks the ability to account for future

bond elections for infrastructure and public improvements. Finally, the sales tax estimates in this model attempt to account for both the direct and indirect forms of sales tax; however, it does not account for the overlap between the per-capita sales tax expenditures of a new resident and the direct sales tax generated by commercial/retail land uses when a zoning case deals with both residential and non-residential land uses.

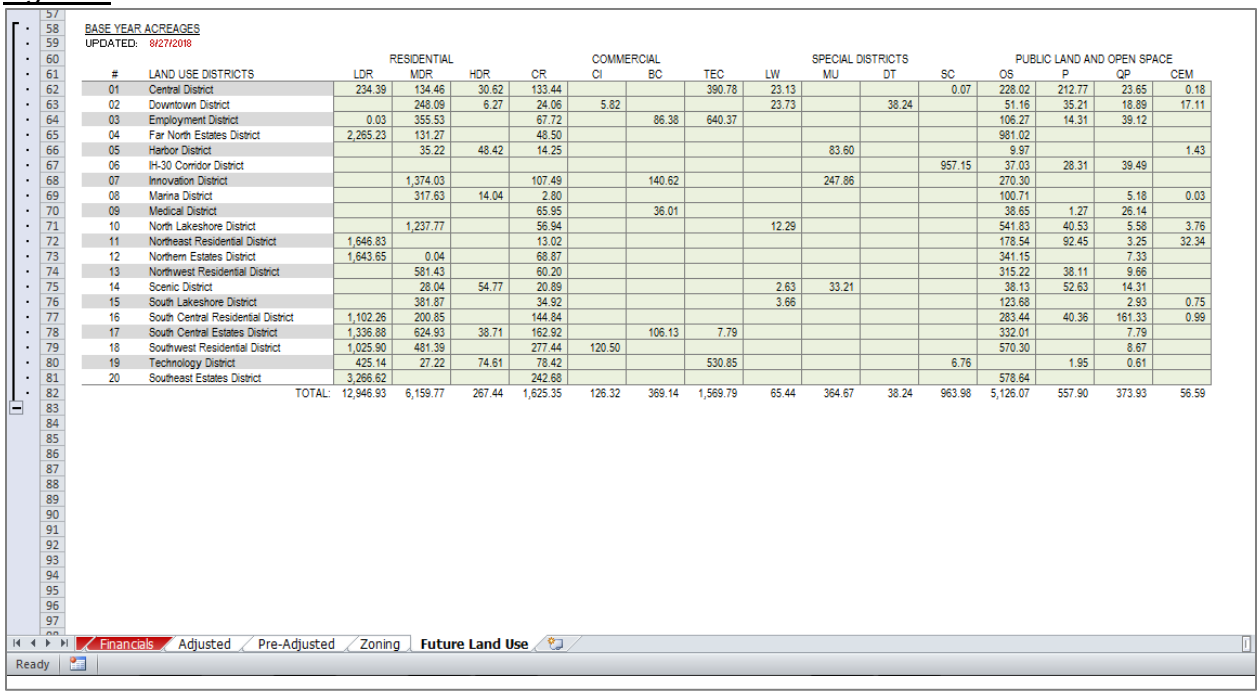
All of these items should be understood by elected and appointed officials when interpreting the results generated by this model. In addition, the merits of a zoning case should be decided by weighing all available information including the zoning changes conformance to the City's Comprehensive Plan. This model should ***not*** be a basis for the denial of a request to change the zoning of a property.

SETTING UP THE MODEL

The following are the steps necessary to setting up the model prior to use. The model should be recalibrated on an annual basis to ensure that the information provided by the model is accurate. During the annual update, all information in the *Zoning Cases* tab should be removed as these cases will be accounted for in the updated zoning and future land use acreages.

STEP 1. The first step in preparing the model is to utilize ArcMap to extract the acreages for each land use designation from the *Future Land Use* layer (*i.e. Feature Class*). These should be summarized by each of the *Land Use Districts* contained in the OURHometown Vision 2040 Comprehensive Plan. These acreages are then input into the green cells on the *Future Land Use* tab of the spreadsheet. By doing this the *Pre-Adjusted* and *Adjusted* tabs of the spreadsheet will auto populate with the acreages.

Figure 1. Future Land Use



BASE YEAR ACREAGES
UPDATED: 8/27/2018

		RESIDENTIAL			COMMERCIAL				SPECIAL DISTRICTS				PUBLIC LAND AND OPEN SPACE			
#	LAND USE DISTRICTS	LDR	MDR	HDR	CR	CI	BC	TEC	LW	MU	DT	SC	OS	P	QP	CEM
01	Central District	234.39	134.46	30.62	133.44			390.78	23.13			0.07	228.02	212.77	23.65	0.18
02	Downtown District		248.09	6.27	24.06	5.82			23.73		38.24		51.16	35.21	18.89	17.11
03	Employment District	0.03	355.53		67.72		86.38	640.37					106.27	14.31	39.12	
04	Far North Estates District	2,265.23	131.27		48.50								981.02			
05	Harbor District		35.22	48.42	14.25					83.60			9.97			1.43
06	IH-30 Corridor District											957.15	37.03	28.31	39.49	
07	Innovation District		1,374.03		107.49		140.62			247.86			270.30			
08	Marina District		317.63	14.04	2.80								100.71		5.18	0.03
09	Medical District				65.95		36.01						38.65	1.27	26.14	
10	North Lakeshore District		1,237.77		56.94				12.29				541.83	40.53	5.58	3.76
11	Northeast Residential District	1,646.83			13.02								178.54	92.45	3.25	32.34
12	Northern Estates District	1,643.65	0.04		68.87								341.15		7.33	
13	Northwest Residential District		581.43		60.20								315.22	38.11	9.66	
14	Scenic District		28.04	54.77	20.89				2.63	33.21			38.13	52.63	14.31	
15	South Lakeshore District		381.87		34.92				3.66				123.68		2.93	0.75
16	South Central Residential District	1,102.26	200.85		144.84								283.44	40.36	161.33	0.99
17	South Central Estates District	1,336.88	624.93	38.71	162.92		106.13	7.79					332.01		7.79	
18	Southwest Residential District	1,025.90	481.39		277.44	120.50							570.30		8.67	
19	Technology District	425.14	27.22	74.61	78.42			530.85				6.76		1.95	0.61	
20	Southeast Estates District	3,266.62			242.68								578.64			
	TOTAL:	12,946.93	6,159.77	267.44	1,625.35	126.32	369.14	1,569.79	65.44	364.67	38.24	963.98	5,126.07	557.90	373.93	56.59

STEP 2. The next step is to utilize ArcMap to extract the acreages, land values and improvement values for each parcel by its zoning designation. This requires that the *Zoning* layer be joined to the *Parcel* layer through a union. In addition, all Planned Development District acreages should be removed from the *Zoning* layer. For Planned Development Districts, the model requires these acreages be summarized by their base zoning. The *PD Base Zoning* layer has this information and will need to be joined to the *Parcel* layer through a union. Once this information is collected, the two (2) tables can be exported and merged in

Microsoft Excel. This information is then input into the green cells on the *Zoning* tab of the spreadsheet.

Figure 2. Zoning

CURRENT ZONING ACREAGES

UPDATED: 8/27/2018

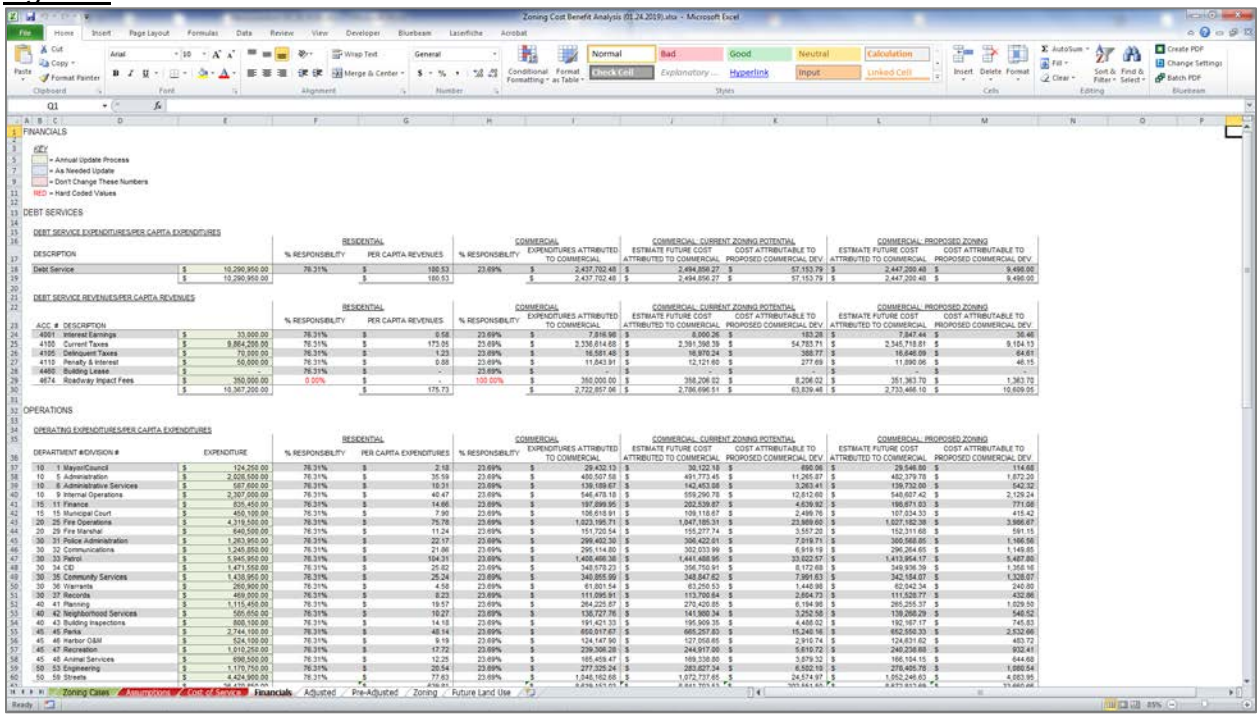
#	ZONING DISTRICTS	ACREAGES	TOTAL EST. LAND	TOTAL EST. IMPROVEMENTS	TOTAL EST. VALUES	EST. PRICE/SF
01	Agricultural (AG) District	1,417.03	$ 24,881,120.00	$ 88,253,208.00	$ 113,134,328.00	$ 1.83
02	Commercial (C) District	861.96	$ 276,332,839.00	$ 417,168,322.00	$ 693,501,161.00	$ 18.47
03	Cemetery (CEM) District	25.00	$ 660,740.00	$ -	$ -	$ -
04	Downtown (DT) District	43.11	$ 26,628,680.00	$ 27,708,559.00	$ 54,337,239.00	$ 28.94
05	General Retail (GR) District	308.01	$ 100,251,270.00	$ 245,842,857.00	$ 346,094,127.00	$ 25.80
06	Heavy Commercial (HC) District	76.85	$ 5,808,030.00	$ 9,518,250.00	$ 15,326,280.00	$ 4.58
07	Heavy Industrial (HI) District				$ -	$ -
08	Light Industrial (LI) District	410.77	$ 48,076,490.00	$ 158,496,419.00	$ 206,572,909.00	$ 11.54
09	Multi-Family 14 (MF-14) District	187.33	$ 39,653,416.00	$ 205,444,114.00	$ 245,097,530.00	$ 30.04
10	Neighborhood Services (NS) District	0.40	$ 92,570.00	$ 136,400.00	$ 228,970.00	$ 13.02
11	Open Space (OS)	9,365.99	$ 211,480,117.95	$ 40,494,155.00	$ 251,974,272.95	$ 0.62
12	Residential-Office (RO) District	33.72	$ 7,648,040.00	$ 11,627,106.00	$ 19,275,146.00	$ 13.12
13	Single Family (SF) District	351.18	$ 116,878,380.00	$ 270,426,994.00	$ 387,305,374.00	$ 25.32
14	Single Family Townhomes (SF-TH) District	5.52	$ 47,000.00	$ 41,110.00	$ 88,110.00	$ 0.37
15	Single-Family 1 (SF-1) District	8.51	$ 367,860.00	$ 497,340.00	$ 865,200.00	$ 2.33
16	Single-Family 10 (SF-10) District	1,388.80	$ 347,054,200.00	$ 961,625,207.00	$ 1,308,679,407.00	$ 21.63
17	Single-Family 16 (SF-16) District	248.93	$ 27,182,820.00	$ 131,908,231.00	$ 159,091,051.00	$ 14.67
18	Single-Family 6 (SF-6) District	1,833.00	$ 102,682,850.00	$ 269,009,916.00	$ 371,692,766.00	$ 4.66
19	Single-Family 7 (SF-7) District	926.04	$ 234,684,950.00	$ 607,617,436.00	$ 842,302,386.00	$ 20.88
20	Single-Family 8.4 (SF-8.4) District	384.25	$ 99,429,815.00	$ 366,251,591.00	$ 465,681,406.00	$ 27.82
21	Single-Family Estate 1.5 (SFE 1.5) District	251.39	$ 13,375,570.00	$ 50,560,556.00	$ 63,936,126.00	$ 5.84
22	Single-Family Estate 2.0 (SFE 2.0) District	53.02	$ 1,398,000.00	$ 4,285,320.00	$ 5,683,320.00	$ 2.46
23	Single-Family Estate 4.0 (SFE 4.0) District	185.43	$ 4,595,230.00	$ 19,843,418.00	$ 24,438,648.00	$ 3.03
24	Two-Family (2F) District	13.32	$ 1,868,650.00	$ 3,729,514.00	$ 5,598,164.00	$ 9.65
25	Zero Lot Line (ZLL-5) District	179.00	$ 37,093,500.00	$ 62,991,120.00	$ 100,084,620.00	$ 12.84
	TOTAL:	18,558.57	$ 1,728,172,137.95	$ 3,953,477,143.00	$ 5,680,988,540.95	$ 7.03 = AVG. PRICE/SF

Worksheet | Zoning Cases | Assumptions | Cost of Service | Financials | Adjusted | Pre-Adjusted | Zoning | Future Land Use

Ready

STEP 3. The third step in the process is to update the financial information using the current year's budget. This includes all expenditures and revenues for the City. The dollar amounts for each line item are input into the green cells on the *Financials* tab of the spreadsheet.

Figure 3. Financials

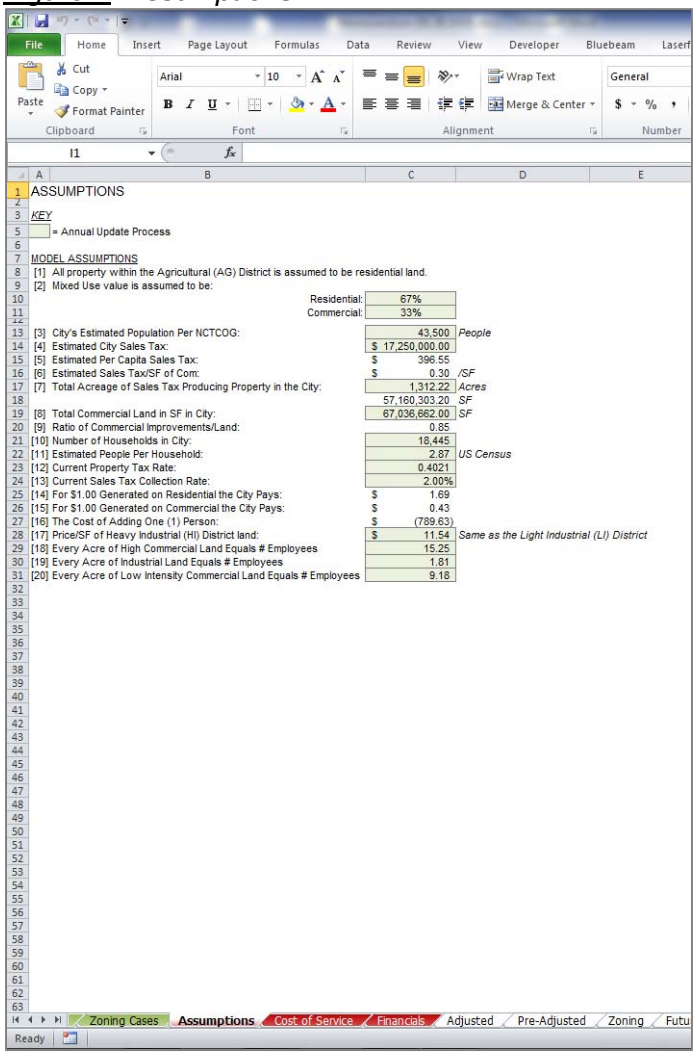


STEP 4. The next step involves inputting the models assumptions, which are located on the *Assumptions* tab in the spreadsheet. Each of the green cells on this tab represents

variables used by the model to make the calculations detailed in the methodology section. These assumptions can come from various sources; however, in the original setup of the model the following sources were used for each variable:

(1) *Mixed Use Value*: OURHometown Vision 2040 Comprehensive Plan [*using the desired land use mix*]
(2) *Population*: North Central Council of Governments (NCTCOG)
(3) *Sales Tax*: City's Annual Budget
(4) *Total Acreage of Sales Tax Producing Property*: GIS Division [*using the Current Land Use layer*]
(5) *Total Non-Residential Land in the City*: GIS Division [*using the Current Land Use layer*]
(6) *Number of Households in the City*: GIS Division [*using residential address points from the Address Point layer*]
(7) *Estimated People Per Household*: United States Census Bureau
(8) *Effective Tax Rate*: City's Annual Budget
(9) *Current Sales Tax Collection Rate*: City's Annual Budget
(10) *Price Per Square Foot of Heavy Industrial (HI) District Land*: Light Industrial (LI) District Land Per Square Foot
(11) *Employment Data for Land Uses*: ESRI Business Analyst and GIS Division

Figure 4. Assumptions



ASSUMPTIONS

KEY

= Annual Update Process

MODEL ASSUMPTIONS

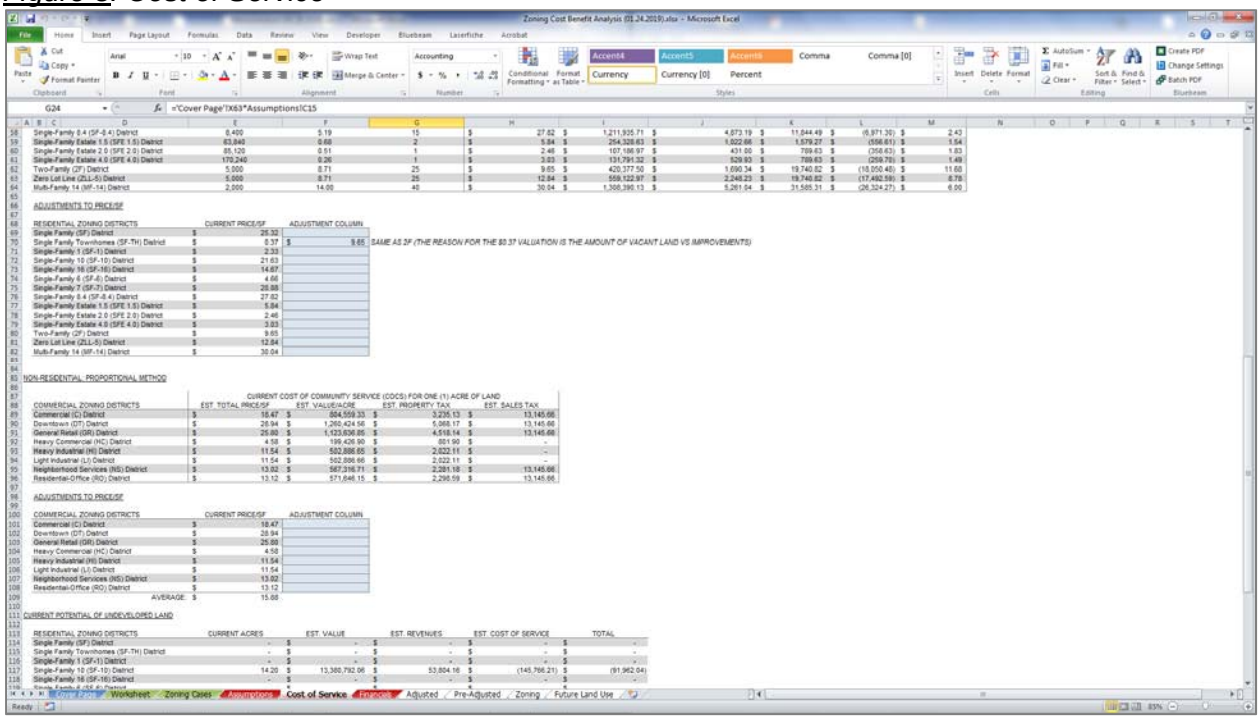
[1] All property within the Agricultural (AG) District is assumed to be residential land.
[2] Mixed Use value is assumed to be:

Residential:	67%
Commercial:	33%

[3] City's Estimated Population Per NCTCOG:		43,500	*People*
[4] Estimated City Sales Tax:		$ 17,250,000.00	
[5] Estimated Per Capita Sales Tax:		$ 396.55	
[6] Estimated Sales Tax/SF of Com:		$ 0.30	*/SF*
[7] Total Acreage of Sales Tax Producing Property in the City:		1,312.22	*Acres*
		57,160,303.20	*SF*
[8] Total Commercial Land in SF in City:		67,036,662.00	*SF*
[9] Ratio of Commercial Improvements/Land:		0.85	
[10] Number of Households in City:		18,445	
[11] Estimated People Per Household:		2.87	*US Census*
[12] Current Property Tax Rate:		0.4021	
[13] Current Sales Tax Collection Rate:		2.00%	
[14] For $1.00 Generated on Residential the City Pays:		$ 1.69	
[15] For $1.00 Generated on Commercial the City Pays:		$ 0.43	
[16] The Cost of Adding One (1) Person:		$ (789.63)	
[17] Price/SF of Heavy Industrial (HI) District land:		$ 11.54	*Same as the Light Industrial (LI) District*
[18] Every Acre of High Commercial Land Equals # Employees		15.25	
[19] Every Acre of Industrial Land Equals # Employees		1.81	
[20] Every Acre of Low Intensity Commercial Land Equals # Employees		9.18	

STEP 5. The final step in the process is optional depending on the accuracy of the calculations for per square foot land values in each zoning district. The blue cells on the *Cost of Service* tab of the spreadsheet allow the price per square foot to be adjusted for each zoning district. This may be necessary if there is a large amount of vacant land in any district, which could skew the overall price per square foot of land in that district.

Figure 5. Cost of Service



USING THE MODEL

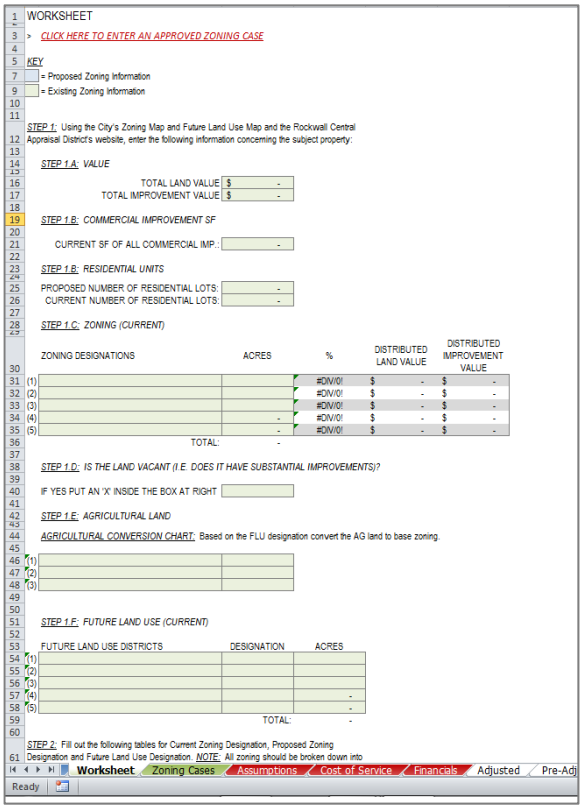
The following steps lay out the process of inputting a zoning case into the model and generating the summary page that will be provided to appointed and elected officials.

STEP 1.A. The first step in the process requests that the user input the land and improvement values of the subject property. This information is obtained from the Rockwall Central Appraisal District (RCAD).

STEP 1.B. The next step requests that the user submit the total square footage of all non-residential improvements on the property and/or the number of proposed/current residential lots on the property. This information is obtained from the Rockwall Central Appraisal District (RCAD) and/or the subdivision plat for the property.

STEP 1.C. This step requests the current zoning by acreage of the property. If the property has multiple zoning designations, the user will need to get the acreages from the

Figure 6. Worksheet (Step 1)



Geographical Information Systems (GIS) Division.

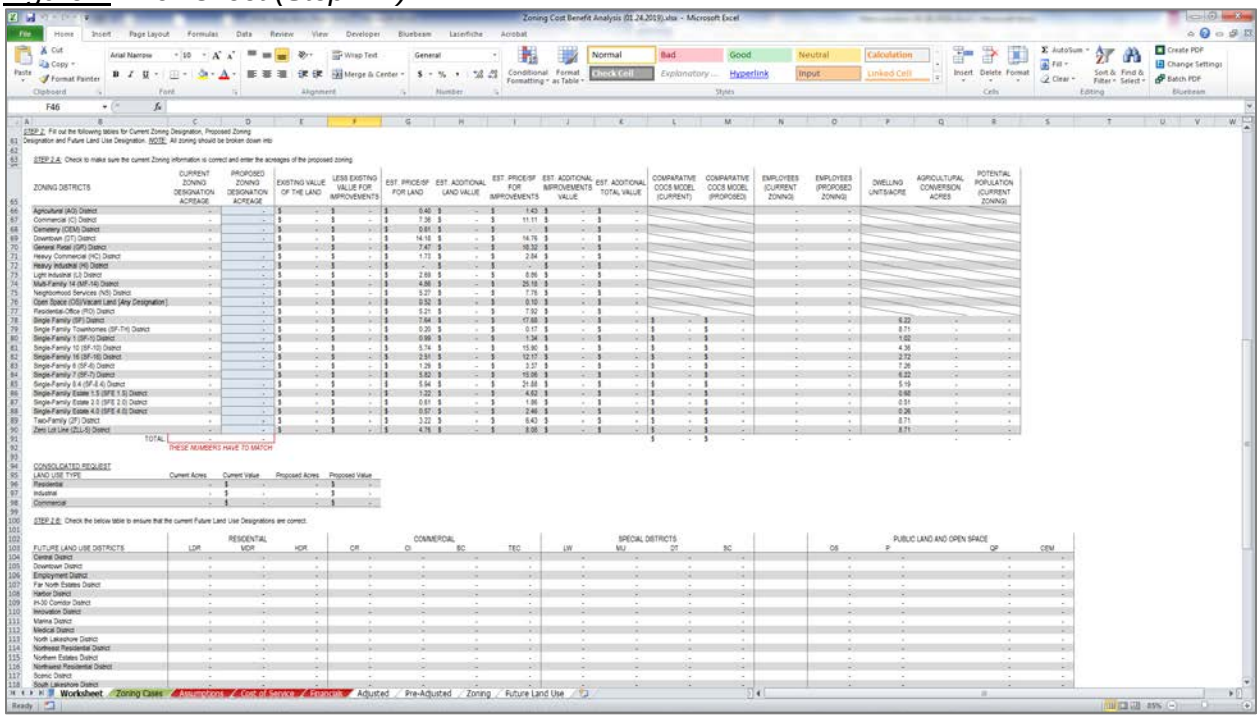
STEP 1.D. The next step asks the user if the subject property has any improvements currently existing on the property or if it is vacant. If the property is vacant, the user will need to put an 'X' inside the box. If the property has improvements, the box will need to be left blank.

STEP 1.E. The *Agricultural Conversion Chart* is intended to convert agricultural land to its intended base zoning based on the Future Land Use designation for the subject property. For example, if the subject property is designated for *Low Density Residential* land uses a base zoning of Single Family 10 (SF-10) District or Single Family 16 (SF-16) District would be appropriate.

STEP 1.F. The next step asks the user to input the Future Land Use designation and acreage of the subject property. If the property has multiple zoning designations, the user will need to get the acreages from the Geographical Information Systems (GIS) Division.

STEP 2.A. This step asks the user to fill in the proposed zoning acreages into the table in the blue cells. The bottom numbers should match to ensure that all the land associated with the zoning change is being accounted for.

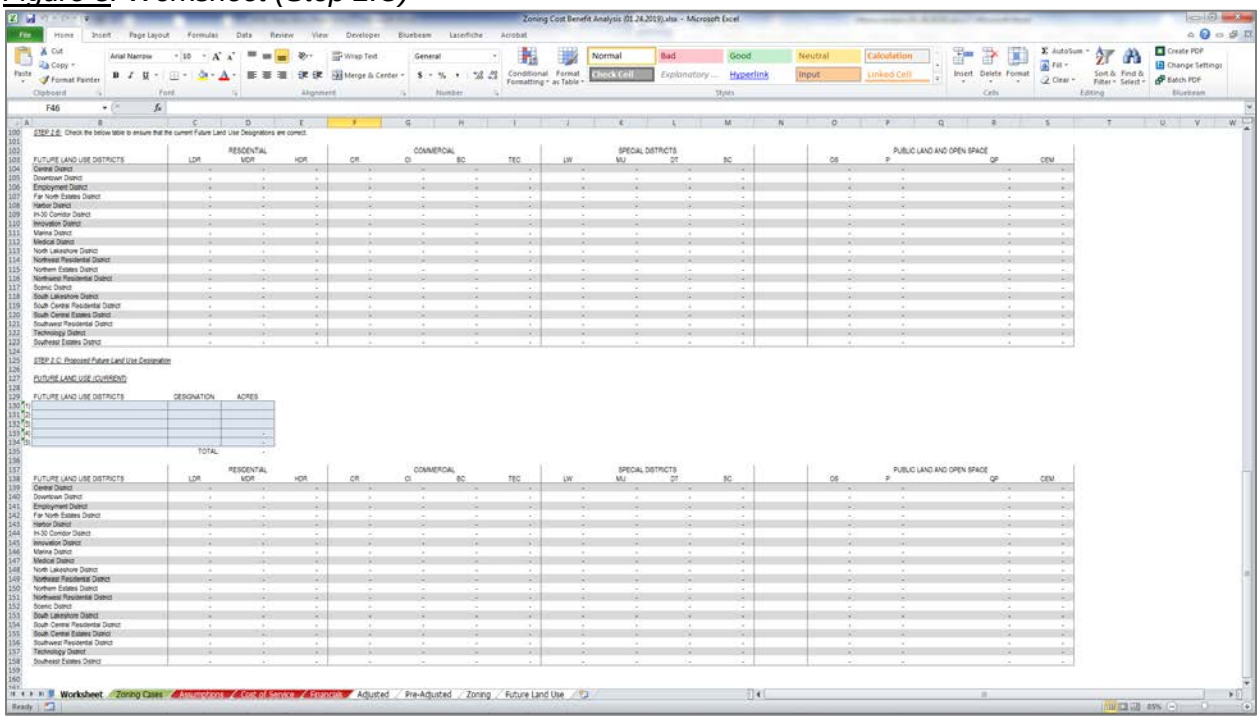
Figure 7. Worksheet (Step 2.A)



STEP 2.B. This step asks the user to check the information contained in the Future Land Use table to ensure that the current Future Land Use designation is correct with regard to the designation, acreage, and district.

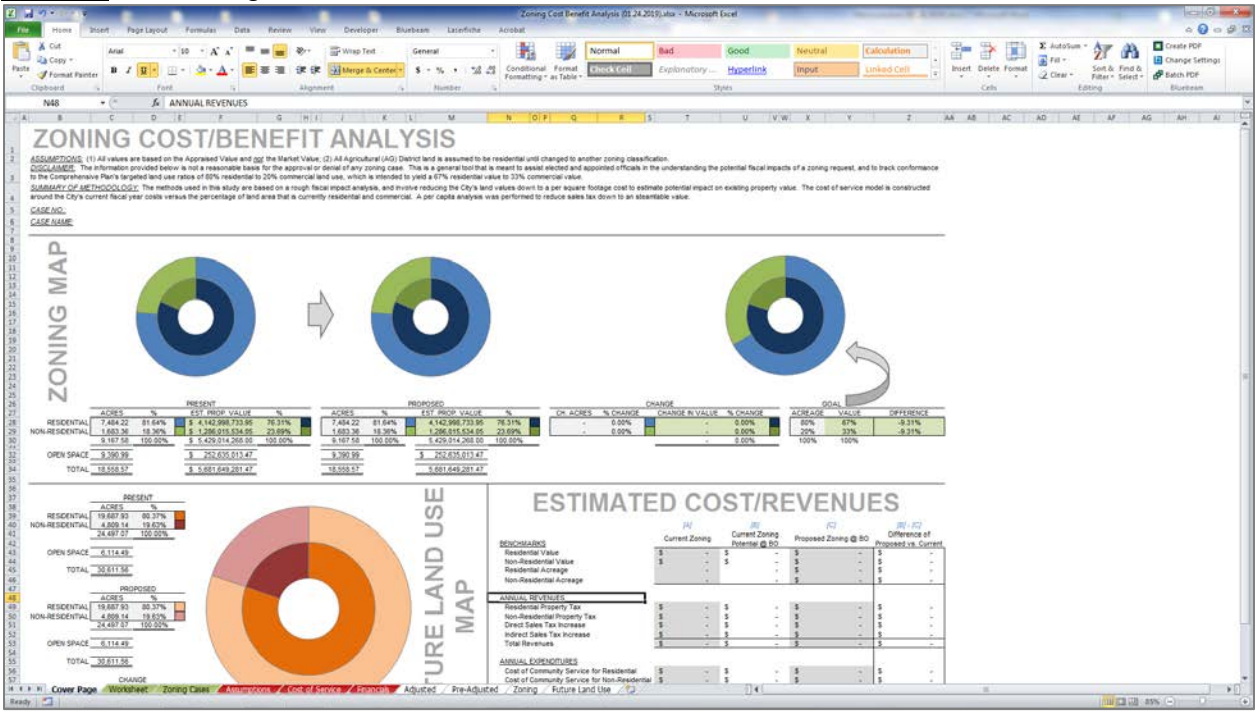
STEP 2.C. The next step asks the user to input the Land Use District and Future Land Use designations that will result from the zoning change if approved, and their associated acreages. This may require assistance from the Geographical Information Systems (GIS) Division to determine the acreages.

Figure 8. Worksheet (Step 2.C)



STEP 3. Once all information has been entered on the *Worksheet* tab, the user should click on the *Cover Page* tab and fill out the *CASE NO.* and *CASE NAME* blanks at the top of the page. The cover page can then be printed or exported to a .pdf file.

Figure 9. Cover Page



UPDATING THE MODEL

To ensure that the model is providing the most accurate information possible it is necessary to input approved zoning cases into the *Zoning Cases* tab of the model. To do this the model requires that the table entitled *Changes to the Zoning Map* be updated as well as the *Changes to the Future Land Use Map*. These two (2) tables should have one (1) entry for each zoning/future land use change resulting from a change in zoning. The red arrows below indicate the tables that should be updated.

Figure 10. Changes to the Zoning Map

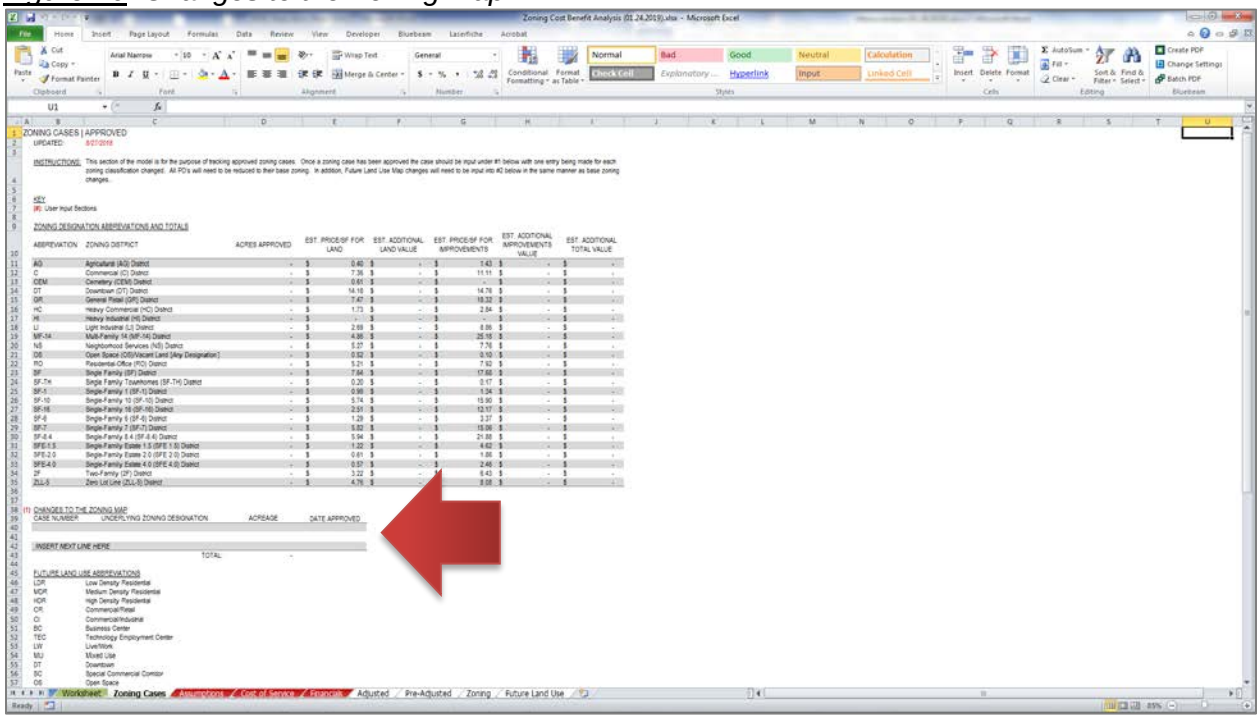
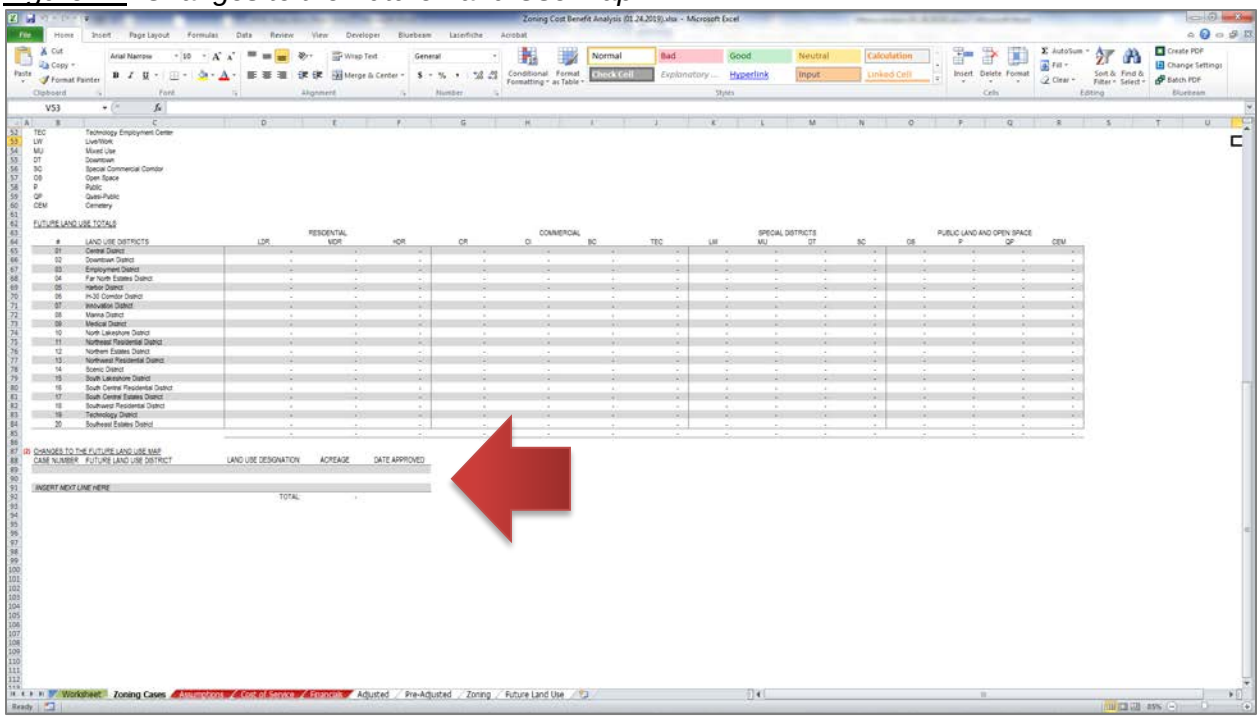


Figure 11. Changes to the Future Land Use Map



ZONING COST/BENEFIT ANALYSIS

ASSUMPTIONS: (1) All values are based on the Appraised Value and *not* the Market Value; (2) All Agricultural (AG) District land is assumed to be residential until changed to another zoning classification.
DISCLAIMER: The information provided below is not a reasonable basis for the approval or denial of any zoning case. This is a general tool that is meant to assist elected and appointed officials in the understanding the potential fiscal impacts of a zoning request, and to track conformance to the Comprehensive Plan's targeted land use ratios of 80% residential to 20% commercial land use, which is intended to yield a 67% residential value to 33% commercial value.
SUMMARY OF METHODOLOGY: The methods used in this study are based on a rough fiscal impact analysis, and involve reducing the City's land values down to a per square footage cost to estimate potential impact on existing property value. The cost of service model is constructed around the City's current fiscal year costs versus the percentage of land area that is currently residential and non-residential. A per capita multiplier and average cost method were used to estimate sales tax.

CASE NO.: *Z2018-010*
CASE NAME: *Wallace Tract (AG to PD)*

ZONING MAP



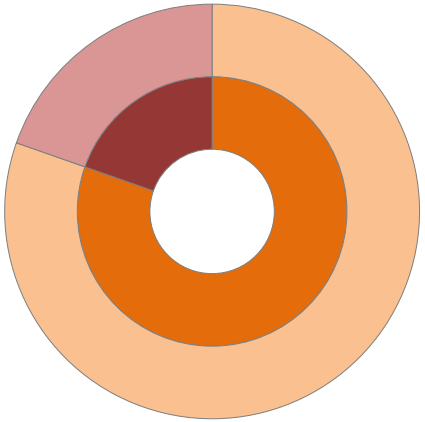
	PRESENT				PROPOSED				CHANGE				GOAL		
	ACRES	%	EST. PROP. VALUE	%	ACRES	%	EST. PROP. VALUE	%	CH. ACRES	% CHANGE	CHANGE IN VALUE	% CHANGE	ACREAGE	VALUE	DIFFERENCE
RESIDENTIAL	7,484.22	81.64%	$ 4,142,998,733.95	76.31%	7,484.22	81.64%	4,381,314,568.16	77.31%	-	0.00%	238,315,834.21	4.39%	80%	67%	-10.31%
NON-RESIDENTIAL	1,683.36	18.36%	$ 1,286,015,534.05	23.69%	1,683.36	18.36%	1,286,015,534.05	22.69%	-	0.00%	-	0.00%	20%	33%	-10.31%
	9,167.58	100.00%	$ 5,429,014,268.00	100.00%	9,167.58	100.00%	5,667,330,102.21	100.00%			238,315,834.21	4.39%	100%	100%	
OPEN SPACE	9,390.99		$ 252,635,013.47		9,390.99		$ 252,635,013.47								
TOTAL	18,558.57		$ 5,681,649,281.47		18,558.57		5,919,965,115.67								

FUTURE LAND USE MAP

	PRESENT	
	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	

	PROPOSED	
	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	

	CHANGE	
	ACRES	%
RESIDENTIAL	-	0.00%
NON-RESIDENTIAL	-	0.00%



ESTIMATED COST/REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
BENCHMARKS				
Residential Value	$ 47,210.00	$ 169,436,635.19	$ 238,315,834.21	$ 68,879,199.02
Non-Residential Value	$ -	$ -	$ -	$ -
Residential Acreage	262.06	262.06	$ 262.06	$ -
Non-Residential Acreage	-	-	$ -	$ -
ANNUAL REVENUES				
Residential Property Tax	$ 189.83	$ 681,304.71	$ 958,267.97	$ 276,963.26
Non-Residential Property Tax	$ -	$ -	$ -	$ -
Direct Sales Tax Increase	$ -	$ -	$ -	$ -
Indirect Sales Tax Increase	$ 5,690.52	$ 310,600.07	$ 734,076.72	$ 423,476.65
Total Revenues	$ 5,880.35	$ 991,904.78	$ 1,692,344.69	$ 700,439.91
ANNUAL EXPENDITURES				
Cost of Community Service for Residential	$ -	$ (1,845,790.24)	$ (3,724,760.85)	$ (1,878,970.61)
Cost of Community Service for Non-Resident	$ -	$ -	$ -	$ -
Total Estimated Expenditures	$ -	$ (1,845,790.24)	$ (3,724,760.85)	$ (1,878,970.61)
EST. ANN. COST/REVENUES	$ 5,880.35	$ (853,885.46)	$ (2,032,416.16)	$ (1,178,530.70)
OTHER BENCHMARKS				
Additional Citizens Added to Population		783	1,851	1,068
Estimated Non-Resident Consumers in City		0	-	-

ZONING COST/BENEFIT ANALYSIS

ASSUMPTIONS: (1) All values are based on the Appraised Value and *not* the Market Value; (2) All Agricultural (AG) District land is assumed to be residential until changed to another zoning classification.
DISCLAIMER: The information provided below is not a reasonable basis for the approval or denial of any zoning case. This is a general tool that is meant to assist elected and appointed officials in the understanding the potential fiscal impacts of a zoning request, and to track conformance to the Comprehensive Plan's targeted land use ratios of 80% residential to 20% commercial land use, which is intended to yield a 67% residential value to 33% commercial value.
SUMMARY OF METHODOLOGY: The methods used in this study are based on a rough fiscal impact analysis, and involve reducing the City's land values down to a per square footage cost to estimate potential impact on existing property value. The cost of service model is constructed around the City's current fiscal year costs versus the percentage of land area that is currently residential and commercial. A per capita analysis was performed to reduce sales tax down to an steamtable value.

CASE NO.: *Z2018-030*
CASE NAME: *Zoning Change (AG, C & HC to PD) for the Enclave*

ZONING MAP



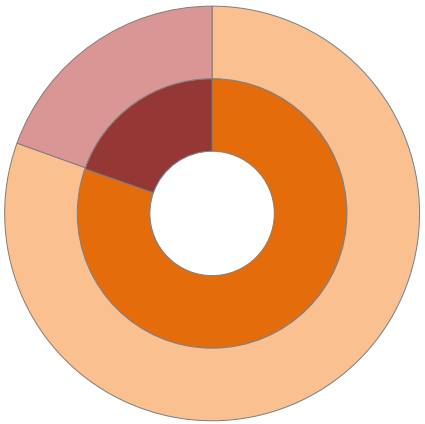
	PRESENT				PROPOSED				CHANGE				GOAL		
	ACRES	%	EST. PROP. VALUE	%	ACRES	%	EST. PROP. VALUE	%	CH. ACRES	% CHANGE	CHANGE IN VALUE	% CHANGE	ACREAGE	VALUE	DIFFERENCE
RESIDENTIAL	7,484.22	81.64%	$ 4,142,998,733.95	76.31%	7,528.43	82.12%	4,195,856,052.86	76.47%	44.21	0.48%	52,857,318.91	0.97%	80%	67%	-9.47%
NON-RESIDENTIAL	1,683.36	18.36%	$ 1,286,015,534.05	23.69%	1,639.15	17.88%	1,291,026,225.86	23.53%	(44.21)	-0.48%	5,010,691.81	0.09%	20%	33%	-9.47%
	9,167.58	100.00%	$ 5,429,014,268.00	100.00%	9,167.58	100.00%	5,486,882,278.72	100.00%			57,868,010.72	1.07%	100%	100%	
OPEN SPACE	9,390.99		$ 252,635,013.47		9,390.99		$ 252,635,013.47								
TOTAL	18,558.57		$ 5,681,649,281.47		18,558.57		5,739,517,292.19								

FUTURE LAND USE MAP

	PRESENT	
	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	

	PROPOSED	
	ACRES	%
RESIDENTIAL	19,722.63	80.51%
NON-RESIDENTIAL	4,774.44	19.49%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	

	CHANGE	
	ACRES	%
RESIDENTIAL	34.70	0.14%
NON-RESIDENTIAL	(34.70)	-0.14%



ESTIMATED COST/REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
BENCHMARKS				
Residential Value	$ 270,916.65	$ 13,380,792.06	$ 52,857,318.91	$ 39,476,526.85
Non-Residential Value	$ 944,583.35	$ 30,151,613.58	$ 5,010,691.81	$ (25,140,921.77)
Residential Acreage	14.20	14.20	$ 58.41	$ 44.21
Non-Residential Acreage	49.51	49.51	$ 5.30	$ (44.21)
ANNUAL REVENUES				
Residential Property Tax	$ 1,089.36	$ 53,804.16	$ 212,539.28	$ 158,735.11
Non-Residential Property Tax	$ 3,798.17	$ 121,239.64	$ 20,147.99	$ (101,091.65)
Direct Sales Tax Increase	$ -	$ 440,511.12	$ 69,672.01	$ (370,839.11)
Indirect Sales Tax Increase	$ -	$ 24,528.79	$ 139,986.72	$ 115,457.94
Total Revenues	$ 4,887.53	$ 640,083.71	$ 442,346.00	$ (197,737.71)
ANNUAL EXPENDITURES				
Cost of Community Service for Residential	$ -	$ (145,766.21)	$ (830,204.08)	$ (684,437.87)
Cost of Community Service for Commercial	$ -	$ (249,982.82)	$ (41,542.95)	$ 208,439.88
Total Estimated Expenditures	$ -	$ (395,749.03)	$ (871,747.03)	$ (475,998.00)
EST. ANN. COST/REVENUES	$ 4,887.53	$ 244,334.68	$ (429,401.03)	$ (673,735.71)
OTHER BENCHMARKS				
Additional Citizens Added to Population		62	353	291
Estimated Non-Resident Consumers in City		337	49	(288)

ZONING COST/BENEFIT ANALYSIS

ASSUMPTIONS: (1) All values are based on the Appraised Value and *not* the Market Value; (2) All Agricultural (AG) District land is assumed to be residential until changed to another zoning classification.
DISCLAIMER: The information provided below is not a reasonable basis for the approval or denial of any zoning case. This is a general tool that is meant to assist elected and appointed officials in the understanding the potential fiscal impacts of a zoning request, and to track conformance to the Comprehensive Plan's targeted land use ratios of 80% residential to 20% commercial land use, which is intended to yield a 67% residential value to 33% commercial value.
SUMMARY OF METHODOLOGY: The methods used in this study are based on a rough fiscal impact analysis, and involve reducing the City's land values down to a per square footage cost to estimate potential impact on existing property value. The cost of service model is constructed around the City's current fiscal year costs versus the percentage of land area that is currently residential and non-residential. A per capita multiplier and average cost method were used to estimate sales tax.

CASE NO.: *Z2018-022*
CASE NAME: *Zoning Change (SF-7 to RO) for 506 Barnes Street*

ZONING MAP



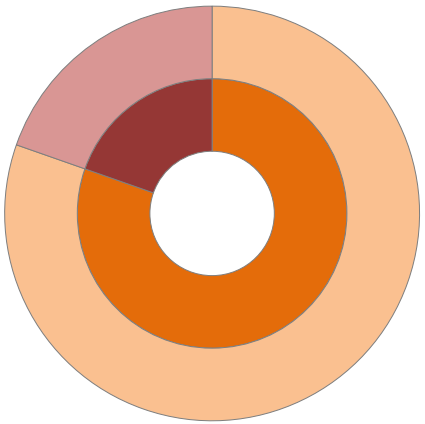
	PRESENT				PROPOSED				CHANGE				GOAL		
	ACRES	%	EST. PROP. VALUE	%	ACRES	%	EST. PROP. VALUE	%	CH. ACRES	% CHANGE	CHANGE IN VALUE	% CHANGE	ACREAGE	VALUE	DIFFERENCE
RESIDENTIAL	7,484.22	81.64%	$ 4,142,998,733.95	76.31%	7,484.05	81.64%	4,143,137,505.36	76.31%	(0.16)	0.00%	138,771.41	0.00%	80%	67%	-9.31%
NON-RESIDENTIAL	1,683.36	18.36%	$ 1,286,015,534.05	23.69%	1,683.52	18.36%	1,286,109,855.64	23.69%	0.16	0.00%	94,321.59	0.00%	20%	33%	-9.31%
	9,167.58	100.00%	$ 5,429,014,268.00	100.00%	9,167.58	100.00%	5,429,247,361.00	100.00%			233,093.00	0.00%	100%	100%	
OPEN SPACE	9,390.99		$ 252,635,013.47		9,390.99		$ 252,635,013.47								
TOTAL	18,558.57		$ 5,681,649,281.47		18,558.57		5,681,882,374.46								

FUTURE LAND USE MAP

	PRESENT	
	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	

	PROPOSED	
	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	

	CHANGE	
	ACRES	%
RESIDENTIAL	-	0.00%
NON-RESIDENTIAL	-	0.00%



ESTIMATED COST/REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
BENCHMARKS				
Residential Value	$ 52,730.00	$ 454,787.16	$ 138,771.41	$ (316,015.75)
Non-Residential Value	$ -	$ -	$ 94,321.59	$ 94,321.59
Residential Acreage	0.50	0.50	$ 0.34	$ (0.17)
Non-Residential Acreage	-	-	$ 0.17	$ 0.17
ANNUAL REVENUES				
Residential Property Tax	$ 212.03	$ 1,828.70	$ 558.00	$ (1,270.70)
Non-Residential Property Tax	$ -	$ -	$ 379.27	$ 379.27
Direct Sales Tax Increase	$ -	$ -	$ 2,169.03	$ 2,169.03
Indirect Sales Tax Increase	$ 1,138.10	$ 1,233.84	$ -	$ (1,233.84)
Total Revenues	$ 1,350.13	$ 3,062.54	$ 3,106.30	$ 43.76
ANNUAL EXPENDITURES				
Cost of Community Service for Residential	$ (7,106.69)	$ (7,106.69)	$ -	$ 7,106.69
Cost of Community Service for Non-Resident	$ -	$ -	$ (782.01)	$ (782.01)
Total Estimated Expenditures	$ (7,106.69)	$ (7,106.69)	$ (782.01)	$ 6,324.69
EST. ANN. COST/REVENUES	$ (5,756.56)	$ (4,044.15)	$ 2,324.29	$ 6,368.45
OTHER BENCHMARKS				
Additional Citizens Added to Population		3	-	(3)
Estimated Non-Resident Consumers in City		0	8	8

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 12, 2019
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *January 29, 2019* Planning and Zoning Commission meeting.

2. **Approval of Minutes** for the *February 12, 2019* Planning and Zoning Commission meeting.

3. **P2019-009** (Korey)
   Consider a request by Mathias Haubert of Bohler Engineering on behalf of Daniel J. Porter of Dynamic Development for the approval of a replat for Lot 1, Block A, Brakes Plus Addition being a 0.653-acre tract of land currently identified as Lots 1 & 2, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [*SH-205*], and take any action necessary.

4. **SP2019-005** (David)
   Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of CDT Rockwall/2017 LLC for the approval of a site plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.85-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

APPOINTMENTS

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

6. **Z2019-003** (Korey)
   Hold a public hearing to discuss and consider a request by Jeff Bresee of SET Engineers on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for a *Private Sports Arena, Stadium or Track* on a 35.295-acre parcel of land identified 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 take any action necessary.

7. **P2019-008** (Korey)
   Hold a public hearing to discuss and consider a request by Kevin Osornio on behalf of Jeaniffer Osornio for the approval of a replat for Lots 1 & 2, Block A, N. E. & J.O. Addition being a 0.46-acre parcel of land identified as Lot 2, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Overlay (SOV) District, addressed as 705 Peters Colony, and take any action necessary.

ACTION ITEMS

8. **SP2017-025** (Korey)
   Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Doug Fox of Cornerstone Church for the approval of an amended site plan for a church on a six (6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas,

zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1565 Airport Road, and take any action necessary.

9. SP2019-004 **(David)**
Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for a warehouse/manufacturing facility on a 11.3736-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

DISCUSSION ITEMS

10. Director's report of post City Council meeting outcomes for development cases **(Ryan)**.

- ✓ Z2019-001: Text Amendment to Article IV, Permissible Uses, UDC (*1st Reading*) [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 8th day of March 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
March 12, 2019
5:00 PM

CALL TO ORDER

ACTION ITEMS

1. **SP2017-025** (Korey)
   Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Doug Fox of Cornerstone Church for the approval of an amended site plan for a church on a six (6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1565 Airport Road, and take any action necessary.

2. **SP2019-004** (David)
   Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for a warehouse/manufacturing facility on a 11.3736-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 8th day of March 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 29, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:02 p.m. The Commissioners present at the meeting were, Jerry Welch, Eric Chodun, Mark Moeller, Annie Fishman, Tracey Logan, and John Womble. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. P2019-002

Consider a request by Gerald Houser of Collin-G Properties, LTD for the approval of a replat for Lot 2, Block A, Houser Addition being a 6.19-acre parcel of land identified Lot 1, Block A, Houser Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1611 SH-276, and take any action necessary.

2. P2019-003

Consider a request by Maria C. Bonilla of Winkelmann & Associates, Inc. on behalf of Jill Fisher of Dunhill Partners, Inc. for the approval of a replat for Lot 2, Block B, R. W. Marketcenter Addition being a replat of a 21.424-acre parcel identified as Lot 1A, Block B, R. W. Marketcenter Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated at the southwest corner of Market Center Drive and the E. IH-30 Frontage Road, and take any action necessary.

3. P2019-004

Consider a request by Tony Degelia of A & W Surveyors on behalf of Michael Fisher for the approval of a replat for Lot 7, Block A, Temunovic Addition being a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District, situated within the Scenic Overlay (SOV) District, addressed as 1306 Summer Lee Drive, and take any action necessary.

Commissioner Moeller made a motion to approve the consent agenda. Commissioner Fishman seconded the motion which passed by a vote of 7-0.

III. APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative, Julian Meyrat, gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. PUBLIC HEARING ITEMS

5. Z2018-056

Hold a public hearing to discuss and consider a request by Tom Jones on behalf of Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a zoning change from an Agricultural (AG) District to a Light Industrial (LI) District for a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The applicant is requesting a change in zoning from an Agricultural District to a Light Industrial District for the purpose of constructing a house of worship on the subject property. The subject property was annexed in 1985 and is zoned Agricultural District. The Agricultural District is a holding district with the intent that a property will be rezoned in conformance with the Future Land Use Plan contained in the Comprehensive Plan. According to the Unified Development Code, a house of worship is permitted in an Agricultural District by Specific Use Permit or permitted by-right in a Light Industrial District. The proposed request to rezone the property to Light Industrial District is in conformance with the City's Future Land Use Plan. According to the Unified Development Code, the Light Industrial District is intended for industrial parks and larger cleaner types of industries and located close to an arterial capable of carrying commercial traffic. In this case, the subject property is located at the intersection of an arterial and a major collector and conforms to these requirements. The Future Land Use Plan designates the subject property for Technology/Employment land uses, which is characterized by employment-oriented businesses, typically situated in larger centers that have access to key transportation networks. In this case, the applicant's request to rezone the property to Light Industrial District is in conformance with the Future Land Use Plan; however the land use, a house of worship is considered to be a Quasi-Public land use and will necessitate a change in the Future Land Use Plan and this change has been made a condition of approval.

Mr. Brooks further noted that the plan allows the City Council to consider requests conforming to the Special Commercial Corridor, which is typically associated with Commercial District zoning. In this case, the applicant originally submitted a request for Commercial District zoning; however, after reviewing the case staff suggested that the applicant consider Light Industrial District zoning. The reason for this suggestion is: (1) this property is directly adjacent to John King Boulevard and would hinder the visibility of adjacent properties that do not front onto John King Boulevard, therefore it is a reasonable expectation that the adjacent properties will develop in accordance with the Technology/Employment designation, and (2) the adjacent properties proximity to the existing railroad tracks may make the adjacent property better suited to Light Industrial District zoning in the future. While the Church could maintain its Agricultural District zoning by requesting a Specific Use Permit, a SUP would necessitate that the Church amend said SUP with every proposed change on the property. The Light Industrial District zoning will allow the church the flexibility to make improvements to the property in conformance with the UDC without the burden of a public hearing process for every proposed improvement. Approval of a zoning change is discretionary to the City Council, pending a recommendation from the Planning and Zoning Commission. In this case, the Planning and Zoning Commission and City Council have the discretion to approve the request as submitted Light Industrial District or choose to downzone the property to a Commercial District either zoning district allows the House of Worship land use by-right. In addition should the request be approved the applicant will be required to submit a site plan and go through the site planning process.

Mr. Brooks went on share that on January 14, 2019, staff mailed 10 notices to property owners and residents within 500-feet of the subject property and staff had did receive any notices for or against the request.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Tom Jones
5815 Meadowcrest
Dallas, TX

Mr. Jones came forward and shared that based on the new 2040 Rockwall Comprehensive Plan they feel that the Light Industrial designation is the most appropriate zoning for the property. They are currently working with staff for the alignment development of Justin Road. Mr. Jones indicated he was available for questions.

Chairman Lyons asked if anyone wished to speak to come forward.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forward and asked for clarification of the zoning designation as it pertains to changes being approved with a Specific Use Permit. Mr. Brooks explained that if the property remains Agricultural zoning and the applicant pursued a Specific Use Permit which would allow a house of worship, any time any improvements were to be made that deviated from the concept plan, then the SUP would have to be amended each time.

Chairman Lyons asked if anyone else wished to speak to come forward and do so; there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or motion.

Commissioner Welch made a motion to approve Z2018-056 with staff recommendations. Commissioner Logan seconded the vote which passed by a vote of 7-0

V. ACTION ITEMS

6. MIS2019-002

Discuss and consider a miscellaneous request by Reubin E. Harle for the approval of a masonry exception for the purpose of constructing an accessory building that does not meet the minimum masonry requirements stipulated by the Unified Development Code (UDC) on a 4.632-acre parcel of land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family One (SF-1) District, addressed as 825 Zion Hills Circle, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The applicant is requesting approval of a masonry exception to allow a metal accessory building on the subject property. In November 2018, the applicant submitted a request for the approval of a Specific Use Permit for an accessory building that did not meet the requirements of the Unified Development Code. Specifically, the applicant was proposing an accessory building that exceeded the maximum size requirements, *3,000* square foot metal building, exceeded the number of allowable accessory buildings since there are two existing metal buildings on the property, and did not conform to the minimum masonry requirements of the Unified Development Code. Ultimately on November 19, 2018, the City Council denied the request. Since that time, the City Council approved a text amendment allowing the Board of Adjustments the ability to grant an exception to the maximum size requirements of accessory buildings, and the Planning and Zoning Commission the ability to grant variances to the masonry requirements and this eliminated the requirement of a Specific Use Permit for accessory buildings not meeting the requirements of the UDC. In response to that change, the applicant submitted a request to the Director of Planning and Zoning proposing a 2,000 square foot building with a four foot high masonry wainscot on the front facade. In accordance with the UDC, the Director of Planning reviewed the request and after conferring with the City Attorney determined that the request represented a substantial change from the request that was denied by the City Council. At the time the determination was made, staff recommended to the applicant that the masonry wainscot should be extended to all four sides of the building. Based on the substantial change, the applicant submitted a request for a variance to the maximum size requirements to the Board of Adjustments and on January 10, 2019, the Board of Adjustments granted a variance to allow an accessory building that exceeded the maximum allowable size and the maximum number of accessory buildings permitted, a total of three accessory buildings, on the subject property. Based on this approval, the applicant has the ability to construct a 2,000 square foot accessory building meeting the minimum masonry requirements on the subject property by-right; however, since the proposed building is metal and does not conform to the minimum masonry requirements, a masonry exception from the Planning and Zoning Commission is required. According to the UDC, "(a)ccessory buildings and accessory structures not meeting the masonry requirements shall require approval of an exception from the Planning and Zoning Commission." The approval of any exception to the minimum masonry requirements is a discretionary decision for the Planning and Zoning Commission.

Mr. Brooks advised the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Reubin Harle
825 Zion Hills Circle
Rockwall, TX

Mr. Harle came forward and added additional comments in regard to his request and indicated he was available for questions.

Commissioner Chodun asked when City Council denied the request previously it was at that time being proposed to be 1,000 square feet larger and it was all metal. Mr. Brooks indicated that that was correct and City Council expressed disapproval with the size and it being all metal.

Commissioner Fishman asked how many other accessory buildings would be on the property in total. Mr. Brooks indicated it would be a total of three buildings and shared that the Board of Adjustments did approve that maximum number of accessory buildings on the property.

Commissioner Chodun asked concerning the staff recommendations that were given to the applicant to include the masonry wainscot be extended on all four sides. Planning Director, Ryan Miller, indicated that was staff's recommendations to the applicant based on concerns heard in the City Council meeting with regard to the size and material that was proposed.

General discussion took place between the Commission in regards to the size and orientation of where the applicant is proposing to provide the masonry wainscot on the building.

Chairman Lyons brought the item back to the Commission for discussion or action.

Commissioner Welch made a motion to approve MIS2019-002 with staff recommendations with the condition that a metal wainscot be applied to three sides of the building and a brick wainscot on the front of the building. Commissioner Womble seconded the motion which passed by a vote of 7-0.

VI. DISCUSSION ITEMS

7. Z2019-001
Hold a public hearing to discuss and consider approval of a text amendment to Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of incorporating standards for a *Barn or Agricultural Accessory Building* and to amend the land use conditions for the *Guest Quarters/Secondary Living Unit* land use, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation and background of the request. The City Council directed staff to amend the Land Use Standards contained in Article IV, Permissible Uses, of the UDC to allow guest quarters/secondary living units not meeting the requirements stated in the Land Use Standards the ability to request a Specific Use Permit. In addition, the City Council also directed staff to create a land use for Barns or Agricultural Accessory Buildings. This direction came in response to a request by a citizen to amend the code to allow a 4,950 square foot, metal barn that would contain a storage area for eight vehicles and a guest quarters/secondary living facility, the facility includes all components of a residential living unit with kitchen, bathroom, on a property zoned Agricultural District. Currently, the UDC does allow guest quarters/secondary living units in an Agricultural District pending they are [1] accessory uses to the primary use being a single family home, [2] not to exceed 30% of the area of the main structure, and [3] that they cannot be sold or conveyed separately without meeting the requirements of the zoning district and subdivision ordinance; however, the code does not address guest quarters/secondary living units that do not meet these standards. In other residential zoning districts this use is only allowed through a Specific Use Permit, which gives the City Council the discretion to grant these even if they do not meet the requirements. These changes would allow guest quarters/secondary living units not meeting the requirements the ability to request a Specific Use Permit in the AG Districts. The purpose of this is to incentivize smaller properties, being properties less than ten acres in size and considered to be legally non-

conforming, to zone in accordance with the Future Land Use Plan, bringing them into conformance with the UDC. Without this requirement, it would be difficult for the City to incentivize smaller properties to change their zoning, which could have the effect of leaving small spots of Agricultural District zoning on non-conforming lots throughout the City. To address this, the City Council has directed staff to establish a new land use, barn/agricultural accessory building, which would allow larger buildings in the Agricultural District. Based on this direction Additionally Mr. Miller shared that the City Council did have a discussion concerning allowing these structures by-right as opposed to by Specific Use Permit and he went over the details of the new land uses being created and indicated a draft ordinance outlining the proposed changes was provided for the Commissions review.

Mr. Miller advised the Commission staff was available for questions.

Following brief discussion in regards to the case Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

8. Z2019-002

Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (*11.3736-acres*); Tract 31 of the R. Ballard Survey, Abstract No. 29 (*8.197-acres*); and, Lot 1-01, Block 1, Indalloy Addition (*14.53-acres*), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

Planning Manager, David Gonzales, indicated the applicant was present and would go over the review and staff would be available for questions.

Mark Pross
5310 Harvest Hill Road, Suite 180
Dallas, TX

Mr. Pross came forward and provided an extensive explanation of the request. He indicated that SPR Packaging has been an existing business in the City of Rockwall for the last ten years located south of the subject property. He shared that they utilize large extensive type equipment in their manufacturing process and said equipment also requires maintenance out of the top so the extruding area is much higher than the rest of the building which is the basis for their request in height. Mr. Pross went on to share the detailed plans SPR Packaging had in the purchase of the property and the different phases they would be constructed in and the plans for each in regards to material, elevations, design and height. He then indicated he was available for questions.

Mr. Gonzales added that in regards to the elevations, those were put into the draft ordinance to reference for the height of the extruder bays as well as for the silos. The actual approval of the elevations will come before the Commission at the time of site plan.

Commissioner Womble asked what the height of the existing structure to the south. Mr. Gonzales indicated it is 75 feet in height and a Specific Use Permit was approved for that.

Commissioner Logan asked what the square footage of the building they are proposing the 120 feet would be. Mr. Pross indicated it will be approximately 64,000 square feet although they are still working on the exact size.

General discussion took place between the Commission in regards to the height and location of the proposed building. The question as to what would be the alternative option should the request be denied was asked.

Ignacio Echavarri
President of SPR Packaging
1480 Justin Road
Rockwall, TX

Mr. Echaavarri came forward and shared that they requested the 120 feet as it is the maximum and would allow them flexibility but they would be open to modifications should that height not be feasible.

Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

9. SP2019-001

Discuss and consider a request by Reese Baez of Triton General Contractors on behalf of Kevin Lefere for the approval of a site plan for a medical office building on a 0.26-acre portion of a larger one (1) acre tract of land identified as Block 26 of the Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, located north of the northwest corner of the intersection of W. Heath Street and S. Goliad Street [SH-205], and take any action necessary.

Senior Planner, Korey Brooks, indicated that the applicant was present and would speak in regards to the request.

Chairman Lyons asked the applicant to come forward.

Reese Baez
1415 Open Bay Court
Rockwall, TX

Mr. Baez came forward and indicated they are looking to construct a build a suite for T3 Chiropractic's and will be the same design as the Foote building that is south of the subject property that was recently approved.

Chairman Lyons asked the Commission for questions for staff or the applicant.

Commissioner Chodun asked if there would be any variances being requested. Mr. Brooks indicated there would not be variances and they have met with the Architectural Review Board. Additionally the case went before the Historical Preservation Advisory Board and they granted a Certificate of Appropriateness for the project.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

10. SP2019-002

Discuss and consider a request by Chuck Vickers of T & C Main Street Holdings, LLC for the approval of a site plan for an office building on a 0.50-acre parcel of land identified as Block 80B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, addressed as 108 St. Mary's Street, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation of the request. Last year a zoning change was approved for the subject property and the applicant is requesting to convert the residential structure into an office building however most of the changes will be made to the interior of the structure rather than the outside. The case went before the Architectural Review Board and a recommendation for approval was made by the Board. Mr. Brooks indicated the applicant was not present however staff would be available for questions.

Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

11. SP2019-003

Discuss and consider a request by Matt Moore of ClayMoore Engineering, Inc. for the approval of a site plan for a multi-tenant office/warehouse complex on a 7.52-acre portion of a larger 9.76-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall,

Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and take any action necessary.

Senior Planner, Korey Brooks, indicated the applicant was present and would go over the request.

Chairman Lyons asked the applicant to come forward.

Robert LaCroix
4517 Scenic Drive
Rowlett, TX

Mr. LaCroix came forward and provided a brief explanation and background of the request. He indicated that the owner would like to build office warehouses that will be constructed in two phases. They are looking to have a much more organized development than what has occurred in that area in the past and are working to meet as many of the requirements as they can and as are possible in terms of the infrastructure. They feel that what they are proposing fits a demand for such office/warehouse and fits to the already existing metal buildings which are adjacent and along Ranch Trail and County Line Road. Mr. LaCroix indicted that they met with the Architectural Review Board earlier and the Board recommended that they try to articulate the buildings that face the street and after speaking with their architect on the project and they will provide something to try to address those issues. Mr. LaCroix further noted that they will be meeting the landscape buffer along County Line Road and Ranch Trail which will add some screening to the buildings.

Chairman Lyons asked if they would be 5,000 square feet and would they be split up into multiple bays. Mr. La Croix indicated each building would be independent and would be right under 5,000 square feet to avoid the fire sprinkler requirement. He added that they feel that the buildings will fit a need and demand for smaller type self-proprietary business.

Commissioner Welch asked if the intent was to rent each individual building and not to sell. Mr. LaCroix indicated that the intent is to rent and maintain ownership which will allow them to maintain the property and have rules and regulations for the tenants which they feel will be beneficial to maintain the upkeep of the buildings.

Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

12. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2018-047: Preliminary Plat for Breezy Hill, Phase XII [*Approved*]
- ✓ Z2018-049: SUP for an Animal Shelter for 1700 E. SH-66 (*2nd Reading*) [*Approved*]
- ✓ Z2018-050: SUP for a Covered Patio in the Take-Line for 5808 Constellation Circle (*1st Reading*) [*Withdrawn*]
- ✓ Z2018-055: SUP for a Mini-Warehouse Facility on Ridge Road (*1st Reading*) [*Denied*]
- ✓ Z2018-057: Amendment to Planned Development District 57 (PD-57) (*1st Reading*) [*Approved*]
- ✓ Z2018-058: SUP for a Craft Winery and Commercial/Amusement Outdoors (*1st Reading*) [*Postponed to the February 4, 2019 Meeting*]
- ✓ Z2018-059: Zoning Change (SFE-2.0 to SFE-1.5) for 1085 Dalton Road (*1st Reading*) [*Approved*]
- ✓ SP2018-043: Waiver for Marina Village Condominiums [*Approved*]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 7:28 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 12, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, Eric Chodun, Mark Moeller, Tracey Logan, John Womble, and Annie Fishman. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the January 2, 2018 Planning and Zoning Commission meeting.

2. SP2019-001

Discuss and consider a request by Reese Baez of Triton General Contractors on behalf of Kevin Lefere for the approval of a site plan for a medical office building on a 0.26-acre portion of a larger one (1) acre tract of land identified as Block 26 of the Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, located north of the northwest corner of the intersection of W. Heath Street and S. Goliad Street [SH-205], and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Chodun seconded the motion which passed by a vote of 7-0.

III. APPOINTMENTS

3. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

Chairman Lyons indicated that agenda item #5 would be moved up.

IV. PUBLIC HEARING ITEMS

4. Z2019-001

Hold a public hearing to discuss and consider approval of a text amendment to Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of incorporating standards for a *Barn or Agricultural Accessory Building* and to amend the land use conditions for the *Guest Quarters/Secondary Living Unit* land use, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation and background pertaining to agenda item. On January 7, 2019 the City Council directed staff to amend the Land Use Standards contained in Article IV, Permissible Uses, of the UDC to allow guest quarters/secondary living units not meeting the requirements stated in the Land Use Standards the ability to request a Specific Use Permit. In addition, the City Council also directed staff to create a land use for Barns or Agricultural Accessory Buildings. This direction came in response to a request by a citizen to amend the code to allow an 4,950 square feet, metal barn that would contain a storage area for eight vehicles and a guest quarters/secondary living facility, the facility includes all components of a residential living unit kitchen, bathroom, on a property zoned Agricultural District.

Mr. Miller advised the Commission staff was available for questions.

Chairman Lyons opened up the public hearing and asked if there was anyone wished to speak to come forward and do so; there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or a motion.

Following brief discussion Commissioner Welch made a motion to approve the text amendment with Barn or Agricultural Accessory Buildings being allowed through a Specific Use Permit in the Agricultural District. Chairman Lyons seconded the motion which passed by a vote of 7-0.

5. Z2019-002

Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (*11.3736-acres*); Tract 31 of the R. Ballard Survey, Abstract No. 29 (*8.197-acres*); and, Lot 1-01, Block 1, Indalloy Addition (*14.53-acres*), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

Planning Manager, David Gonzales, indicated that the applicant has requested to withdraw the case at this time and action will be required to be taken.

Commissioner Moeller made a motion to accept the withdrawal. Commissioner Fishman seconded the vote which passed by a vote of 7-0

V. ACTION ITEMS

6. SP2019-002

Discuss and consider a request by Chuck Vickers of T & C Main Street Holdings, LLC for the approval of a site plan for an office building on a 0.50-acre parcel of land identified as Block 80B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, addressed as 108 St. Mary's Street, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief background and explanation of the request. On April 2 2018, the City Council approved a request] to rezone the subject property from a Single-Family 7 District to a Residential-Office (RO) District. The request included a second property, 106 St. Mary's Street). At the time of the rezoning request, the property owners stated that the intent was to convert two single-family homes into two residential-office buildings. The Residential-Office District is a unique district that allows live/work arrangements with the intention of extending the life of older homes by allowing them to be converted into low-intensity office buildings. These areas usually serve as a transition between high-intensity, non-residential land uses to low-intensity residential land uses. The flexibility of live/work arrangements in a Residential-Office District allows a residential-office structure to be utilized as a single-family home, an office, or both. The applicant is requesting approval of a site plan to convert an existing single-family home to an office building. The home is approximately 1,423 SF including the garage. The applicant is proposing to demolish the existing garage, which reduces the size of the structure to approximately 1,221 square feet. The exterior of the existing structure is clad with hardie board or a similar cementitious material and the applicant is proposing to add an approximately three foot stone wainscot to each façade. Since the structure is being converted from a single-family home to an office building, it will require a parking lot to be constructed. The applicant is proposing to locate the parking lot behind the main structure and provide landscape screening in conjunction with an existing six foot tall wooden fence to screen the property from the adjacent residential properties.

Mr. Brooks further noted that the Future Land Use Plan shows the subject property being located in the Downtown District and designated for Live/Work land uses. The Downtown District contains some of the City's oldest structures and maintains its small town atmosphere by utilizing strategies such as live/work arrangements, historic preservation, and the adaptive reuse of existing buildings. Given the proximity of the subject property to S. Goliad Street and the surrounding Commercial/Retail land uses, the proposed office building appears to be a natural transition from the high-intensity, non-residential land uses west of the subject property

to the lower intensity land uses east of the subject property. Since the subject property is designated for Live/Work land uses, the existing structure utilized as a single-family home, an office, or both. The applicant's request to convert a single-family home into an office building conforms to the Future Land Use Plan and the strategies implemented in the Downtown District. According to the Unified Development Code, Residential-Office Districts "…recognize the existence of older residential areas where older homes can be converted into low-intensity office uses…" Additionally, the Residential-Office District "…provides low-intensity services such as offices, medical and professional services, and some limited retail businesses to residents in the adjacent neighborhoods…" Residential-Office Districts serve as a transition between high-intensity, non-residential uses or busy arterial roadways to lower intensity residential uses and should have access to major or secondary thoroughfares. With that being said, the applicant's request for approval of a site plan to convert an existing single-family home to an office building appears to be in conformance with the intent of the Residential-Office District. Currently, there is residential adjacency to the east, and the proposed office would serve as a transition between the higher intensity General Retail District land uses to the west of the subject property and the lower intensity residential uses to the east. The Unified Development Code requires a six foot masonry-screening wall be constructed for all non-residential property adjacent to residentially zoned or used property; however, the code does give the Planning and Zoning Commission the discretion to approve alternative landscape screening plans when warranted. In this case, the adjacent residential subdivision has an existing six foot wood fence that extends along the entire adjacency. Based on this, the applicant has indicated a preference to use a thick vegetative screen utilizing trees and bushes in lieu of the required masonry-screening wall and staff has requested an updated landscape plan reflecting these changes; however, the applicant has failed to provide the plan prior to the resubmission date. As a result, staff has added a condition of approval requiring that the applicant resubmit a landscape plan showing canopy trees planted on 20-foot centers and mature bushes planted in a staggered pattern along the eastern property line along the entire residential adjacency. If the Planning and Zoning Commission chooses to approve this alternative screening method the applicant would be required to submit a landscape plan showing conformance to this requirement prior to submitting civil plans and/or a building permit.

Mr. Brooks went on to share that the Architectural Review Board reviewed the building elevations and passed a motion to recommend approval of the site plan. He then advised the Commission that the applicant was present and available for questions.

Commissioner Womble asked if the screening was only required on the one side. Mr. Brooks indicated it is only required on the residential adjacency which in this case is only on the one side. South of the property is the Post Office and west of the property is General Retail District. Commissioner Womble asked if they are removing part of the structure. Mr. Brooks indicated that they are removing the garage.

Commissioner Fishman asked if they require a masonry wall, would they be required to also do the landscape buffer. Mr. Brooks indicated it was discretionary to the Commission. Discussion took place between the Commission in regards to what would be a better fit for the property the landscape buffer or the masonry wall.

Chairman Lyons asked the applicant to come forward.

Jeff Carol
750 E. IH-30
Rockwall, TX

Mr. Carol came forward and provided additional comments in regards to the case. He shared that they feel the living screen makes the most sense in this situation. With the mixture of the bushes and the trees it provides a good buffer to the residential adjacency. He indicated he was available for questions.

Chairman Lyons brought the item back to the Commission for further discussion or action. Chairman Lyons generally shared being in favor of the landscape buffer as it offers a better transition as opposed to the masonry wall. Commissioner Fishman expressed the same opinion.

Chairman Lyons made a motion to approve SP2019-002 with staff recommendations and the condition that a thick vegetative screen be planted and maintained adjacent to the residential properties to the east. Commissioner Chodun seconded the motion which passed by a vote of 7-0.

7. SP2019-003

Discuss and consider a request by Matt Moore of ClayMoore Engineering, Inc. for the approval of a site plan for a multi-tenant office/warehouse complex on a 7.52-acre portion of a larger 9.76-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background pertaining to the request. The applicant is requesting approval of a site plan for a multi-tenant office/warehouse complex on the subject property. The proposed facility consists of 11 office buildings on approximately seven acres. The proposed buildings will be approximately 4,999 square feet, constructed of metal, utilize roll-up doors, and have a pitched roof design. The applicant is proposing to incorporate a seven foot stone and brick wainscot on all building façades that are visible from the street. The remaining buildings will be internal to the complex, be constructed of metal, and will not be visible from the street. In order to provide some variation in the building facades, the applicant is proposing to utilize a contrasting roof and trim color, and utilize metal awnings on the façades visible from the street. Additionally, the applicant is proposing to provide landscape screening adjacent to the northern property line to screen the property from the adjacent residential land uses. According to the applicant, the intent of the development is to provide offices for multiple tenants such as plumbers, contractors, or other similar uses. Additionally the applicant has submitted a treescape plan showing that 38.5 caliper-inches of primary protected trees and 493 caliper-inches of secondary protected trees will be required to be removed to develop the subject property. According to the Unified Development Code, primary protected trees require mitigation calculated on an inch-for-inch basis and secondary protected trees require mitigation of ½ the total caliper inches being removed. Based on the submitted treescape plan, the total mitigation balance for both primary and secondary protected trees is 285 caliper-inches. Since the applicant is planting 150 caliper-inches within the proposed development, the remaining balance will be 135 caliper-inches. The Unified Development Code allows up to 20% of the total tree mitigation to be paid to the City's tree fund. The Unified Development Code gives the City Council the ability to approve alternative tree mitigation agreements, pending a recommendation from the Planning and Zoning Commission. Since the applicant is proposing to exceed the 20% maximum allowable tree mitigation paid to the City's tree fund by proposing 47% of total mitigation balance, an alternative tree mitigation plan will need to be approved by the City Council, pending a recommendation by the Planning and Zoning Commission.

Mr. Brooks further noted that the Future Land Use Plan indicates that the subject property is located in the Southwest Residential District and is situated within an area that is identified as a Transitional Area. According to the district, the Transitional Area is defined as, "…currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties…" In this case, the applicant is proposing a multi-tenant office facility that is composed of metal buildings. This use and the proposed metal buildings are similar to the existing buildings in the area, and the proposed improvements are similar to other buildings that have been approved along Ranch Trail since this area was annexed by the City in 2004. The Unified Development Code states that the Commercial District is a district intended to provide commercial land uses such as retail, large shopping centers, and restaurants. Commercial Districts are generally situated in close proximity to an arterial or major collector that is capable of carrying the traffic generated by the land uses in the district. In addition, these areas may require increased water, fire protection, and wastewater and drainage capacity. Since the Commercial District is general in nature, development standards are less stringent as lower intensity districts such as Residential-Office, Neighborhood Services, and General Retail Districts. In this case, the applicant's proposal is adjacent to County Line Road identified as a Minor Collector on the City's Master Thoroughfare Plan, and the office land use is not typically a high volume water/wastewater user. With regard to the land use, an office complex is permitted by-right in a Commercial District. Additionally according to the Unified Development Code, non-

residential developments that are directly across the street from a residential development should incorporate a minimum ten foot landscape buffer that incorporates trees on 50-foot centers. In this case, the applicant's plan does appear to meet the minimum requirements.

Mr. Brooks then went over the details of the variances and exceptions that are being requested by the applicant to the construction materials and building articulation. He then advised the Commission the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Robert LaCroix
Scenic Drive
Rowlett, TX

Mr. LaCroix provided a power point presentation and shared a brief explanation of the request. The presentation included pictures of surrounding metal buildings to the subject property. He provided a picture of the site plan and shared the project will be done in two phases with the complete infrastructure being done in the first phase. He added that they feel this building will be an improvement to the area and owner operated which will allow the owner to maintain the integrity of the site.

Following brief discussion Commissioner Welch made a motion to approve to approve SP2019-003 with staff recommendations and recommended approval of the alternative tree mitigation plan. Commissioner Moeller seconded the vote which passed by a vote of 6-0 with Commissioner Logan dissenting.

VI. DISCUSSION ITEMS

Planning Manager, David Gonzales, provided a brief update about the outcome of the above referenced case at the City Council meeting.

8. Director's report of post City Council meeting outcomes for development cases.

- ✓ P2019-002: Lot 2, Block A, Houser Addition [*Approved*]
- ✓ P2019-003: Lot 2, Block B, R. W. Marketcenter Addition [*Approved*]
- ✓ P2019-004: Lot 7, Block A, Temunovic Addition [*Approved*]
- ✓ Z2018-056: Zoning Change (AG to LI) for Friendship Baptist Church (*1st Reading*) [*Approved*]
- ✓ Z2018-057: Amendment to Planned Development District 57 (PD-57) (*2nd Reading*) [*Approved*]
- ✓ Z2018-058: SUP for a Craft Winery and Commercial/Amusement Outdoors (*1st Reading*) [*Approved*]
- ✓ Z2018-059: Zoning Change (SFE-2.0 to SFE-1.5) for 1085 Dalton Road (*2nd Reading*) [*Approved*]

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 6:54 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	March 12, 2019
APPLICANT:	Mathias Haubert; *Bohler Engineering*
CASE NUMBER:	P2019-009; *Lot 1, Block A, Brakes Plus Addition*

SUMMARY

Discuss and consider a request by Mathias Haubert of Bohler Engineering on behalf of Daniel J. Porter of Dynamic Development for the approval of a replat for Lot 1, Block A, Brakes Plus Addition being a 0.653-acre tract of land currently identified as Lots 1 & 2, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting to replat a 0.653-acre tract of land for the suppose of combining two (2) lots (*i.e. Lots 1 & 2, Billy Peoples # Addition*) into one (1) lot (*i.e. Lot 1, Block A, Brakes Plus Addition*) for the purpose of constructing a minor auto repair garage (*i.e. Brakes Plus*). A minor auto repair garage is permitted with a Specific Use Permit (SUP) in a General Retail (GR) District. The subject property was annexed prior to 1959, is situated within the SH-205 Overlay (SH-205 OV) District, and is zoned General Retail (GR) District.

☑ On October 1, 2018, the City Council approved a request [*Case No. Z2018-040*] for the approval of a Specific Use Permit (SUP) [*Ordinance No.18-45, SUP No. S-197*] to allow a *minor auto repair garage (i.e. Brakes Plus)* in a General Retail (GR) District. Currently the property has two (2) vacant buildings (*i.e. formerly EZ-Mart Gas Station and Pizza Hut*) that will need to be demolished in order to develop the site.

☑ On November 11, 2018, the Planning and Zoning Commission approved a site plan [*Case No. SP2018-030*] and recommended conditional approval (*i.e. with the condition that two [2] faux windows be added to the east elevation*) of the associated variances (*i.e. variances to the vertical and horizontal articulation requirements and pitched roof requirements*) for a minor auto repair garage (*i.e. Brakes Plus*). Subsequently, on November 19, 2018, the City Council approved the variances associated with the approved site plan.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below and the *Operational Conditions* stipulated in Specific Use Permit (SUP) No. S-197 [*Ordinance No. 18-45*].

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 1, Block A, Brakes Plus Addition,* staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) The development shall adhere to the *Operational Conditions* stipulated by Specific Use Permit (SUP) No. S-197 [*Ordinance No. 18-45*]; and

(3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



City of Rockwall

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

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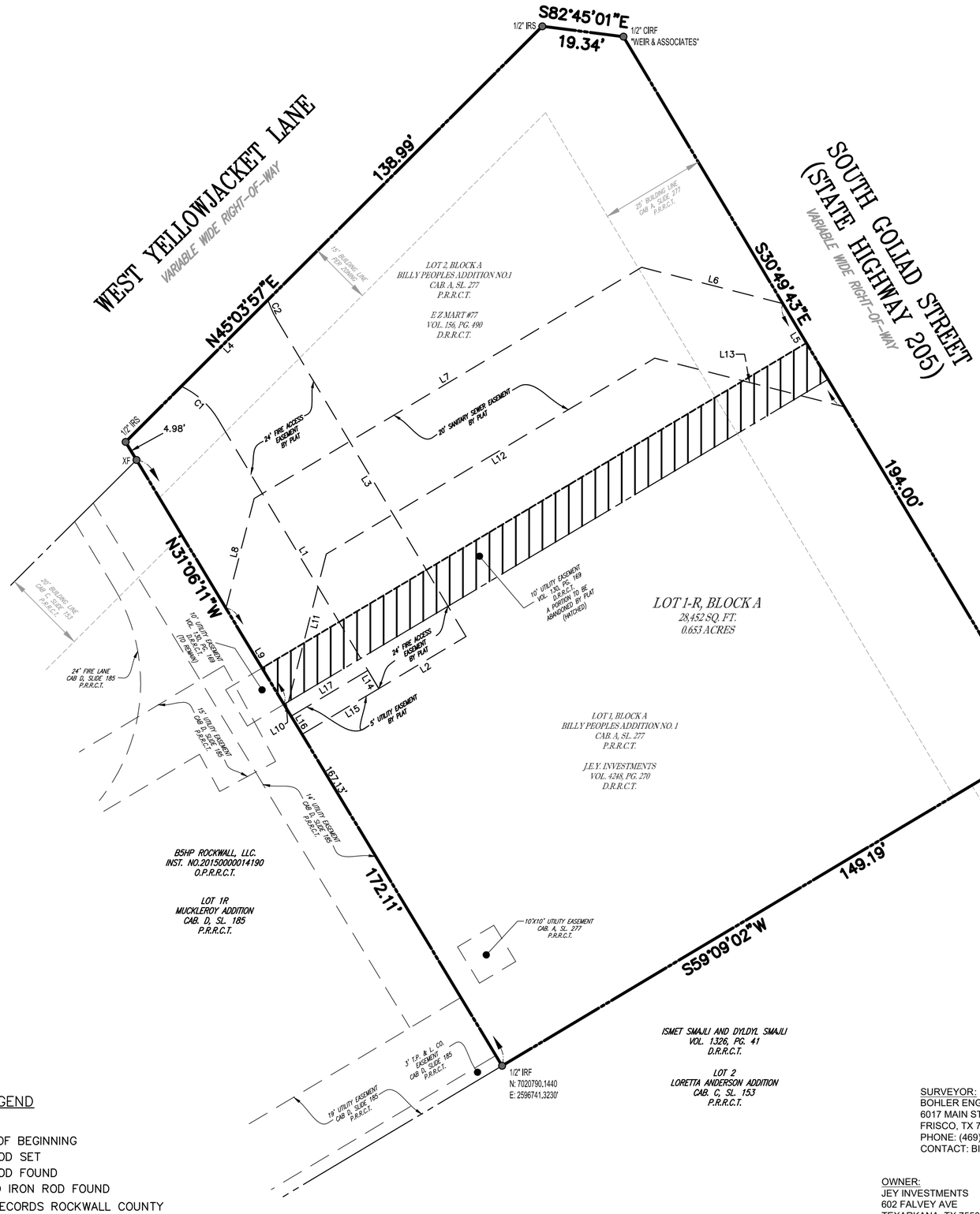



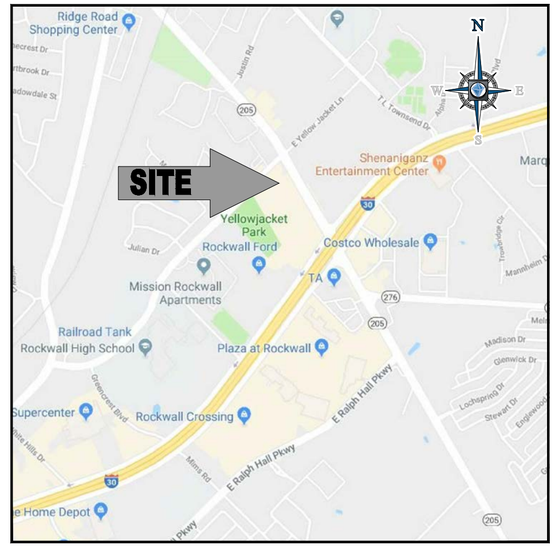

LOCATION MAP

SCALE: N.T.S.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S30°49'43"E	68.49'
L2	N59°10'17"E	24.00'
L3	N30°49'43"W	81.46'
L4	N45°03'57"E	28.87'
L5	N30°49'43"W	28.40'
L6	N75°35'41"W	34.42'
L7	S59°10'17"W	106.57'
L8	S14°24'19"W	26.74'
L9	S31°05'51"E	26.50'

LINE TABLE		
NO.	BEARING	LENGTH
L10	N59°09'19"E	1.25'
L11	N14°24'19"E	35.97'
L12	N59°10'17"E	90.31'
L13	S75°35'41"E	46.25'
L14	S30°49'43"E	5.00'
L15	S59°10'17"W	21.10'
L16	N31°06'11"W	5.00'
L17	N59°10'17"E	21.12'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	11.90'	034°04'50"	20.00'	6.13'	S47°52'08"E	11.72'
C2	5.31'	012°10'02"	25.00'	2.66'	N24°44'42"W	5.30'

CITY PROJECT NO. FP ___-_____

REPLAT

BRAKES PLUS

LOT 1R, BLOCK A

BEING ALL OF LOT 1 AND LOT 2, BLOCK A
BILLY PEOPLES ADDITION NO. 1
CAB A, PG 277.

0.653 ACRES OUT OF THE
JAMES CADLE SURVEY, ABSTRACT NO. 65;

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

LEGEND

POB	POINT OF BEGINNING
IRS	IRON ROD SET
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY

SURVEYOR:
BOHLER ENGINEERING
6017 MAIN STREET
FRISCO, TX 76107
PHONE: (469) 458 - 7300
CONTACT: BILLY LOGSDON

ENGINEER
BOHLER ENGINEERING
6017 MAIN STREET
FRISCO, TX 76107
PHONE: (469) 458-7300
CONTACT: MATHIAS HAUBERT

OWNER:
JEY INVESTMENTS
602 FALVEY AVE
TEXARKANA, TX 75501
PHONE: (903) 832-6502

OWNER:
EZ MART □77
PO BOX 1426
TEXARKANA, TX 75504
PHONE: (903) 832 - 6502

APPLICANT:
EXPRESS OIL CHANGE, LLC
1800 SOUTHPARK DR
BIRMINGHAM, AL 35244
PHONE:(205) 397-1164
CONTACT: JOHN DAVIS

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD180033	12/10/18	ASA	BL	BL	1" □ 20'	1 OF 2

OWNER'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS, E[illegible] MART [illegible]77 and J.E.Y. INVESTMENTS [illegible] are the owners of [illegible] described property situated in the City of ROCKWALL, Rockwall County, Texas, and being all of Lot 1, Block A, BILLY PEOPLES ADDITION NO. 1, an addition to the City of ROCKWALL, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 277, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING [illegible] at a [illegible] found for the Northwest corner of said Lot 1, said point being in the East line of Lot 2, Lot [illegible] Addition, an addition to the City of ROCKWALL, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 153, Plat Records of Rockwall County, Texas, said point also being in the South right-of-way line of S[illegible] Ground Spring Road (a 50' right-of-way);

THENCE South [illegible]59 degrees [illegible]09 minutes [illegible]02 seconds West, 149.19 [illegible] along the North line of said Lot 1 (Billy Peoples' Addition No. 1) and said South right-of-way line to a [illegible] found for the Northeast corner of Lot 2 (Lot [illegible] Addition) and the Northwest corner of said Lot 1 (Billy Peoples' Addition No. 1), said point also being in the East line of Lot 1R, M[illegible] Addition, an addition to the City of ROCKWALL, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Slide 185, Plat Records of Rockwall County, Texas;

THENCE North [illegible]31 degrees [illegible]06 minutes [illegible]11 seconds W[illegible], [illegible] along the East line of said Lot 1R, 167.13 [illegible] to a [illegible] found for the Southwest corner of said Lot 2 (Billy Peoples' Addition No. 1) and the Northwest corner of said Lot 1R, 172.11 [illegible] to a [illegible] found for the Northeast corner of said Lot 2 (Billy Peoples' Addition No. 1), said point also being in the South line of [illegible] W[illegible]Y [illegible] Lot [illegible] (a [illegible] right-of-way);

THENCE North [illegible]45 degrees [illegible]03 minutes [illegible]57 seconds E[illegible], 138.99 [illegible] along the South line of said Lot 2 (Billy Peoples' Addition No. 1) and said [illegible] to a [illegible] found for the Southeast corner of said Lot 2 (Billy Peoples' Addition No. 1), said point also being in the West line of [illegible] W[illegible]Y [illegible] Lot [illegible] and being in the [illegible] of said South Ground Spring Road;

THENCE South [illegible]82 degrees [illegible]45 minutes [illegible]01 seconds E[illegible], 19.34 [illegible] along said [illegible] and the South line of said Lot 2 (Billy Peoples' Addition No. 1), said point also being in the [illegible] of said South Ground Spring Road;

THENCE South [illegible]30 degrees [illegible]49 minutes [illegible]43 seconds E[illegible], 194.00 [illegible] along the [illegible] of said South Ground Spring Road to the POINT OF BEGINNING and containing 28,452 [illegible] or 0.653 [illegible] of land.

KNOW ALL MEN THESE PRESENTS:

That I, B[illegible] M. L[illegible]dge, Jr, do [illegible] certify that I [illegible] prepared this [illegible] and that all [illegible] and [illegible] were [illegible] under my [illegible] supervision.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

B[illegible] M. L[illegible]dge, Jr.
R[illegible]istered Pr[illegible]fessional L[illegible]nd S[illegible]veyor N[illegible] 6487
FEBRUARY 14, 2019

STATE OF TEXAS

COUNTY OF COLLIN

B[illegible]fore [illegible], [illegible] on this day [illegible]ersonally [illegible], N[illegible]ry P[illegible]blic in and for the S[illegible] of Texas, on this [illegible]day [illegible]ersonally [illegible]ared BILLY M. LOGSDON, JR, L[illegible]d S[illegible]veyor, [illegible] to me to be the [illegible]erson whose [illegible]e is [illegible]ed to the [illegible]oing [illegible]ument and [illegible]knowledged to me that he [illegible]ecuted the same for the [illegible]oses and [illegible]sideration therein [illegible]ressed and in the [illegible]acity therein [illegible]ressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this [illegible]day of [illegible], 2019.

[illegible]
N[illegible]ry P[illegible]blic in and for the S[illegible] of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §

COUNTY OF ROCKWALL §

I ([illegible]) the [illegible]dersigned [illegible]ner(s) [illegible] and [illegible] of the [illegible], and [illegible]signated [illegible] BRAKES PLUS [illegible]d [illegible] Ground Spring Road, [illegible] and [illegible] [illegible] [illegible]

Geometric Closure Report

Client:
Express Oil Change, LLC
Lots 1 and 2, Block A
Billy Peoples Addition No. 1

Date: 2/26/2019 8:35:12 AM

Prepared by:
Aaron Andree
Bohler Engineering
6017Main Street

Parcel Name: Site 1 - 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False
North:7,021,624.5346' East:2,596,776.7198'

Segment# 1: Line
Course: S59° 09' 02"W Length: 149.19'
North: 7,021,548.0324' East: 2,596,648.6375'

Segment# 2: Line
Course: N31° 06' 11"W Length: 172.11'
North: 7,021,695.3998' East: 2,596,559.7291'

Segment# 3: Line
Course: N45° 03' 57"E Length: 138.99'
North: 7,021,793.5676' East: 2,596,658.1228'

Segment# 4: Line
Course: S82° 45' 01"E Length: 19.34'
North: 7,021,791.1270' East: 2,596,677.3082'

Segment# 5: Line
Course: S30° 49' 43"E Length: 194.00'
North: 7,021,624.5384' East: 2,596,776.7277'

Perimeter: 673.63'
Error Closure: 0.0087
Error North : 0.00374

Area: 28,452.22Sq.Ft.
Course: N64° 33' 28"E
East: 0.00787

Precision 1: 77,428.74

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	March 12, 2019
APPLICANT:	Pat Atkins of *Saddle Star Land Development, LLC*
CASE NUMBER:	SP2019-005; *Site Plan for Saddle Star South*

SUMMARY

Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of CDT Rockwall/2017 LLC for the approval of a site plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

BACKGROUND

The subject property is a 55.413-acre tract of land located along the north side of John King Boulevard, east of the intersection of Featherstone Drive and John King Boulevard. *Ordinance No. 98-10*, annexed a 44.292-acre portion of the subject property on March 16, 1998. The City Council approved annexation of the remaining 11.121-acre portion of the subject property on May 16, 2016 by *Ordinance No. 16-30* [*A2016-001*]. On January 4, 2016, the City Council approved Planned Development District 79 (PD-79) [*Case No. Z2015-034*], which rezoned the 44.292-acre portion of the subject property from an Agricultural (AG) District to a Planned Development District for a single-family residential subdivision consisting of 113 single-family lots. On June 6, 2016, the City Council approved an amendment to Planned Development District 79 (PD-79) to incorporate the additional 11.121-acre tract of land annexed on March 16, 2016. This increased the number of lots in the subdivision from 113 to 138.

PURPOSE

On February 19, 2019, the applicant Pat Atkins of Saddle Star Land Development, LLC submitted an application requesting approval of a site plan, landscape plan, and hardscape plan for the purpose of developing a master planned community consisting of 138 single-family homes that will be developed in two (2) phases. Phase 1 will consist of 86 single-family lots, and Phase 2 will incorporate the remaining 52 single-family lots and the proposed amenity center.

ADJACENT LAND USES AND ACCESS

The subject property is located on the north side of John King Boulevard, east of the intersection of Featherstone Drive and John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the City's corporate boundaries followed by two (2) large tracts of land situated within the City's Extraterritorial Jurisdiction (ETJ).

South: Directly south of the subject property is John King Boulevard, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's *Master Thoroughfare Plan*. Beyond this are several tracts of vacant land zoned Agricultural (AG) District.

East: Directly east of the subject property is a 29.192-acre vacant tract land zoned Planned Development District 77 (PD-77) for Single Family 10 (SF-10) District land uses. Beyond this are several single-family homes zoned Agricultural (AG) District.

West: Directly south of the subject property is John King Boulevard, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's *Master Thoroughfare Plan*. Beyond this arterial is a vacant property zoned Planned Development District 70 (PD-70) for Single Family 10 (SF-10) District land uses. This is the remainder of the Stone Creek Subdivision.

DENSITY AND DIMENSIONAL REQUIREMENTS

The Saddle Star South Subdivision is a two (2) phase, master planned community that will be composed of 138 single-family, residential lots on approximately 55.413-acres land. The 138 single-family lots will be a minimum of 70' x 125' lots (*or a minimum of 8,750 SF*), and the development will have a gross residential density of 2.49 units per acre. Additionally, the plan will consist of 11.090-acres of open space (*or ~20% of total land area*), meeting PD-79 standards. The plan also shows the addition of a six (6) foot trail system within the open space and a ten (10) foot trail along John King Boulevard. The trail system along John King Boulevard will include a trail rest area situated at the intersection of Randas Way and John King Boulevard. The addition of a playground, pool area, and an amenity center is included with the site plan submittal; however, this will be constructed with Phase 2 of the development.

The submitted site plan, landscape plan, and hardscape plan generally conform to the technical requirements contained within Planned Development District 79 (PD-79) and the Unified Development Code (UDC) for a property located within a PD-79. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*8,750 SF*	*In Conformance*
Minimum Lot Frontage	*70-Feet*	*In Conformance*
Minimum Lot Depth	*125-Feet*	*In Conformance*
Minimum Front Yard Setback	*20-Feet*	*In Conformance*
Minimum Rear Yard Setback	*20-Feet*	*In Conformance*
Minimum Side Yard Setback	*5-Feet*	*In Conformance*
Maximum Building Height	*30-Feet*	*In Conformance*
Max Building/Lot Coverage	*65%*	*In Conformance*
Minimum Masonry Requirement	*90%*	*In Conformance*
Minimum Number of Parking Spaces	*2-Off Street*	*In Conformance*
Minimum Landscaping Percentage	*2-(3) inch trees per lot*	*In Conformance*

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.

[4]: As measured from the rear yard property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks (Adjacent to a Street)* and shall not encroach into public right-of-way [a *Sunroom* is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

TREESCAPE PLAN

The treescape plan indicates a total of 140-caliper inches to be removed from the site. As a note, protected trees are any tree that has a diameter of four (4) inch caliper dbh or greater, with the exception of Bois d'Arc, Willow, Cottonwood, Locust, and Chinaberry. Hackberry and Cedar trees that have a dbh of less than 11 caliper inches are not considered protected trees. Cedar trees represent the majority of the trees being removed on the subject property. The total mitigation balance due for this project is 96-inches. The applicant has indicated that they intend to mitigate for all inches on site [*i.e. Saddle Star South Addition*] in order to satisfy the mitigation balance. This involves planting a minimum of two (2), three (3)-inch caliper trees on each residential lot, including 84 four (4)-inch caliper trees and 112 six (6) foot accent trees along the John King Boulevard 50-foot landscape buffer. This totals 1,260-caliper inches [*i.e. 308 trees x 3-inches = 924-inches + 84 trees in 50-foot buffer x 4-inches = 336-inches*]. Based on the number of inches being applied towards the mitigation balance of 96-inches, the mitigation for this site is considered to be satisfied.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Saddle Star South Addition will incorporate district strategy No. 5 (*i.e. John King Boulevard Trail Plan*), which states "A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan." The applicant site plan meets these criterion.

CONFORMANCE WITH THE CITY'S CODES

On June 6, 2016, the City Council approved an amendment to Planned Development District 79 (PD-79) by amending the concept plan and incorporating an additional 11.121-acres into the existing 44.292-acres development. This amendment created a 55.413-acre Planned Development District (*i.e. PD-79*) allowing for the construction of 138 single family homes. The underlying zoning for this development is the Single-Family 8.4 (SF-8.4) land uses designation; however, PD-79 establishes density and dimensional requirements that regulate this development. Based on the site plan, landscape plan and hardscape plan, the applicant is in conformance with PD-79 *(i.e. Ordinance No. 16-39*).

PARKS AND RECREATIONS BOARD RECOMMENDATION

On March 5, 2019, the Parks and Recreation Board approved a recommendation to accept the site plan, landscape plan and hardscape plan as presented. It should be noted that the Parks and Recreation Board assessed park fees for Park District No. 6 on June 7, 2016 in the amount of $101,154.00 [*i.e. cash in lieu of land fees = $42,090.00 & pro-rata equipment fees = $59,064.00*], which are due at final plat. These fees are subject to change. In addition, the Parks and Recreation Board approved the following with staff recommendations:

- ✓ The applicant is to provide a 10-foot concrete trail along John King Boulevard as part of the Master Thoroughfare Plan;
- ✓ The applicant is to provide a drinking fountain that includes a dog bowl and jug filler as part of the John King Boulevard 10-foot trail system. This amenity will serve as a trail stop and rest station for the public;
- ✓ When constructed, the trail along John King Boulevard should gently "meander" and not create harsh radii for the safety and enjoyment of the trail users;
- ✓ All amenities and trail features within the Saddle Star South Addition are to be maintained by the Homeowners Association (HOA) and indicated as such on the final plat;
- ✓ The applicant should be aware that fees estimated at the time of approval of the preliminary plat are subject to change and will be due at the time of final plat; and,

- ✓ The installation of the playground equipment should meet all appropriate design, installation and maintenance standards in accordance with the CPSC and ASTM guidelines. The Homeowners Association (HOA) should be made aware that monthly and annual inspections of the playground are required to be performed by a CPSI (Certified Playground Safety Inspector).

**The following are considered to be private amenities; a) amenity center, b) pool, and c) playground. These amenities are expected to be for the private use of the Saddle Star residents only. The amenities are to be maintained by the Homeowners Association (HOA), and therefore would not count toward Mandatory Parkland Dedication Fees.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to site plan the Saddle Star South Addition, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development No. 79 (PD-79)District* ordinance (*i.e. Ordinance No. 16-39*);

(2) The development shall be required to adhere to the recommendations made at the March 5, 2019 Parks and Recreations Board meeting as noted in staff's report;

(3) The applicant will be required to submit a site plan for the Amenities Center prior to final platting Phase 2 of the subdivision; and,

(4) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Staff Comments to be Addressed are Highlighted

Project Number	SP2019-005	**Owner**	R, & R HANCE INVESTMENTS LP	**Applied**	2/19/2019	LM
Project Name	Saddle Star South	**Applicant**	SADDLE STAR LAND DEV. LLC	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype	PD			**Expired**		
Status	P&Z HEARING			**Status**	2/21/2019	DG

Site Address	**City, State Zip**	**Zoning**
JOHN KING BLVD	,	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
GIDEON GROVE	2-03		2-03	0097-0000-0002-03-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	2/19/2019	2/26/2019	3/6/2019	15	APPROVED	
ENGINEERING	Sarah Hager	2/19/2019	2/26/2019	2/22/2019	3	COMMENTS	See comments
(2/22/2019 9:48 AM SH) Sheet HS12 - Add a note stating, "No trees within 5' of utilities." Show Emily Dr to have 65' ROW from John King to Miranda Ln.							
ENGINEERING	Sarah Hager	3/6/2019	3/13/2019	3/6/2019		COMMENTS	Revision 1
(3/6/2019 3:43 PM SH) Sheet HS12 - Add a note stating, "No trees within 5' of utilities." Show Emily Dr to have 65' ROW from John King to Miranda Ln. Label this ROW.							
FIRE	Ariana Hargrove	3/6/2019	3/8/2019				Revision 1
FIRE	Ariana Hargrove	2/19/2019	2/26/2019	2/21/2019	2	COMMENTS	comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(2/21/2019 5:53 PM AA) Fire lanes width will be measured face of curb to face of curb (FC-FC) and shall have a minimum width of 24 feet. To approve the use of the median, you must provide autoTURN details that exhibits the ability of the largest fire apparatus to navigate the turns into and out of the development in all directions. Contact the Fire Marshal for additional details. Dead-end fire lanes in excess of 150-feet shall be provided with an approved turnaround. Size, type and location of turnarounds are required to be approved by the Fire Marshal. Provide details on how dead-ends will be addressed during the phasing plan. Fire hydrants shall be so spaced such that all portions of the exterior of the building are within 600-feet as the hose lays. Fire hydrants shall be located at every street intersection Fire hydrants shall be located 6 feet behind the edge of the pavement. Unless otherwise specifically approved.							
GIS	Lance Singleton	2/19/2019	2/26/2019	2/20/2019	1	COMMENTS	See comments
(2/20/2019 11:42 AM LS) Please submit cad file (.dwg) of lot lines and road centerlines. Please submit street names for review so addressing can begin.							
Parks Board	WENDY YOUNG	3/6/2019	3/6/2019	3/6/2019		APPROVED	See comments
(3/6/2019 10:46 AM WY) Park Board approved site plan with following staff recommendations: -Provide a 10' concrete trail along John King as part of the Master Thoroughfare Plan. -Drinking fountain includes dog bowl and jug filler as part of the John King trail system. It will serve as a trail stop and rest station. -Trail along John King should gently "meander" and not create harsh radii for the safety and enjoyment of the trail users. -All amenities and trail features are to be maintained by the HOA and indicated as such on the final plat. -Applicant should be aware that fees are subject to change between the preliminary plat fee estimate and the time of final plat. -Playground equipment should meet all appropriate design, installation and maintenance standards in accordance with the CPSC and ASTM guidelines. HOA should be made aware that monthly and annual inspections of the playground are required to be performed by a CPSI (Certified Playground Safety Inspector). (((Also proposed are private amenities such as an amenity center, pool and playground. These amenities are expected to be for the private use of the Saddle Star residents and maintained by the HOA and therefore would not count toward Mandatory Parkland Dedication Fees.)))							
PLANNING	David Gonzales	2/19/2019	2/26/2019	2/21/2019	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of CDT Rockwall/2017 LLC for the approval of a site plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.85-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday March 5, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Label all revised site plan documents with "Case No. SP2019-005" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department.

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested above.

Site Plan:
1.Label 50-ft landscape buffer along John King Blvd.
2. Indicate and label subdivision entry monumentation at Randas Way& Emily Drive. Additonlly, entry signs must be on-site and not within any easements.
3. Indicate and label Trail Rest Area on site plan
4. Include percentages for all "open space" areas and add the following note: All common area's/open space to be maintained by HOA.
5. Provide table/legend with all perinent information which includes:
a. Open Space %
b. Total Acres of Site
c. Number of Dwelling Units
d. Zoning (PD-47)
e. Subdivision Name
f. Provide list of amenities within subdivision

6. Add to existing Saddle Star South Plan Legend:
a. Provide tree list for all tree types within subdivision as per Ord. No. 16-39.
b. Provide list of all other landscape materials being used.

7. Indicate all easements (i.e. ss, wtr, etc.) on PD Site Plan.
8. Trail system within open space area needs to meander and match the plans submitted for Hardscape/Landscape and Buffering. Additionally, the trail will need to be a minimum of 6-ft as indicated on hardscape/landscape & buffering plans.
9. Dimension and label right-of-way along John King Blvd.
10. Relabel 'metal' fence as "Wrought Iron" or "Tubular Steel" fence.
11. Provide location of light poles within subdivision - these are not to exceed 20-ft in overall height. Provide detail.
12. Will there be a berm along the 50-ft landscape buffer area? If not, provide shrubbery that is a minimum of 30-inches in height with a maximum height of 48-inches.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

13. Are there any additional trees to be located within the open space area of Phase 2? If so, provide on site plan.

Hardscaped Plan [Screening and Buffering] Detail Plan:
1. Provide an updated Plant Legend for all pages with specific tree types as approved in Ord No. 16-39.
2. Is there a built up berm? If not, provide shrubbery that is a minimum of 30-inches in height with a maximum height of 48-inches.
3. Fence detail needs to indicate wrought iron or tubular steel fencing materials Fence columns to be spaces at 45-ft O.C.
4. Street names to match PD Site Plan. Names to be approved by the GIS Department (Lance Singleton, GIS Supervisor).

Landscape/Treescape Plan:
1. Update tree legend by providing a list of tree types that are approved in Ord No. 16.39
2. Provide all other landscape materials (i.e. type, species, etc.) being used within development.
3. Delineate and label 50-ft landscape buffer along John King Blvd.
4. Built-up berm or shurbs or both? Indicate on plan to match PD Site Plan.
5. Based on the number of inches being removed and the number of inches provided on site, the mitigation is considered to be satisfied, pending approval of the Planning and Zoning Commission.

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: February 26, 2019 (6:00p.m.) [Applicant to present case to P&Z for discussion]

Planning - Action: March 12, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

PLANNING	David Gonzales	3/6/2019	3/8/2019	3/6/2019		COMMENTS	Revision 1

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

The following staff comments are to be addressed and resubmitted no later than Tuesday March 19, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a final/subsequent review by staff:

* Planning Department General Comments - Revision 1 - 03.06.2019
1. Adherence to the Parks and Recreations Board recommendations from the March5, 2019 meeting.

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested above:

Site Plan:
1. Minimum required Open Space per PD-79 is 11.29-acres (or 20%). Review and recalc open space.
2. Update table/legend for the following:
a. Open Space %
b. Zoning (PD-79)
3. Will there be a berm along the 50-ft landscape buffer area? If not, provide shrubbery that is a minimum of 30-inches in height with a maximum height of 48-inches. The plan does not indicate whether a berm is being used or what height or species of shrubbery is being used.

Landscape/Treescape Plan:
1. Built-up berm or shurbs or both? Indicate on plan to match PD Site Plan.

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Action: March 12, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

PLANNING	David Gonzales	3/8/2019	3/15/2019	3/8/2019		COMMENTS	Revision 2

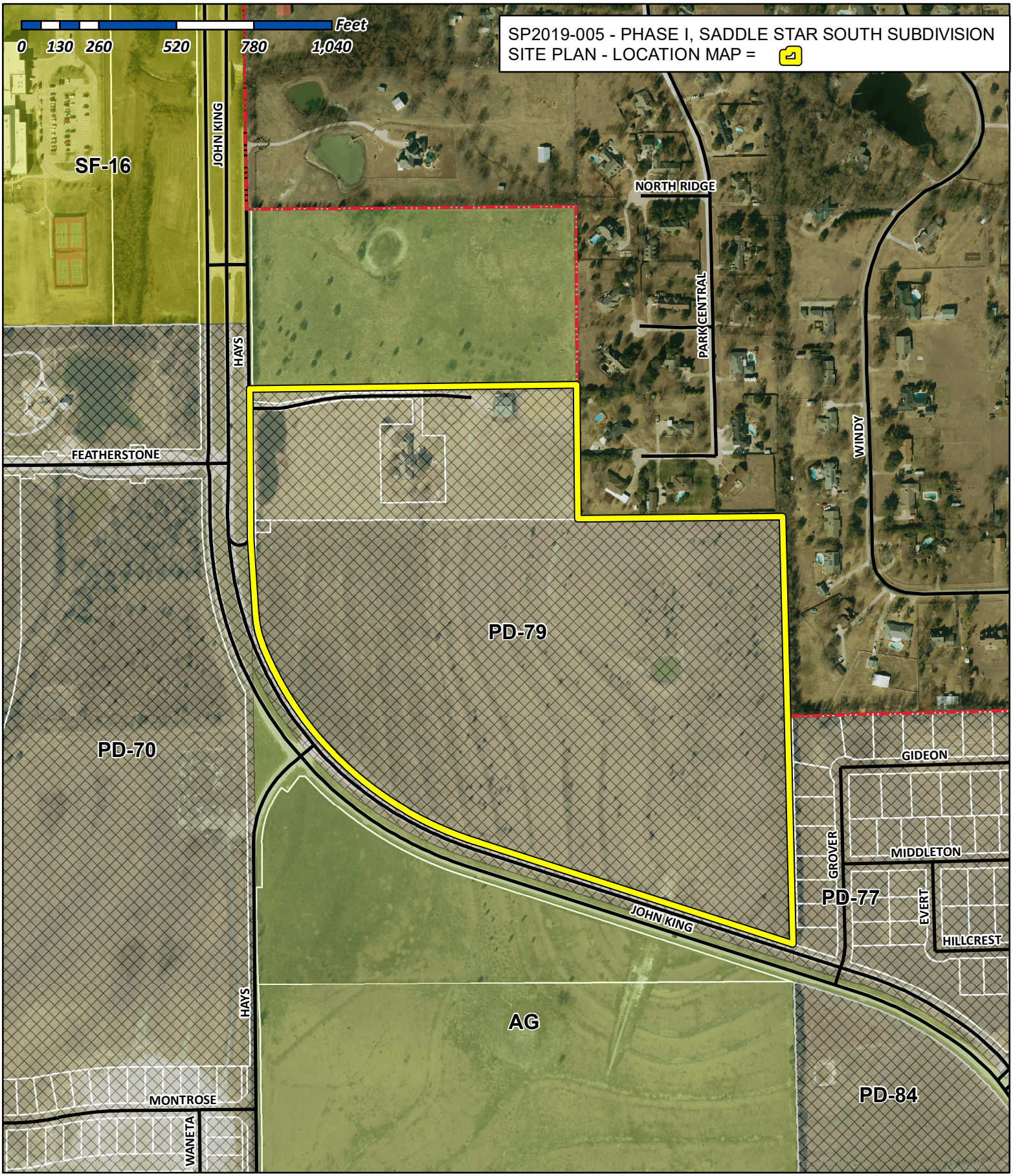
* Planning Department General Comments - Revision 2 - 03.08.2019

1. Approval by the Planning and Zoning Commission required.
2. Must adhere to all engineering and fire department standards.

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Action: March 12, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]



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.

SADDLE STAR LAND DEVELOPMENT L.L.C.

3076 HAYS LN.-ROCKWALL,TEXAS 75087-PAT ATKINS-DIRECTOR

2-19-19

RYAN C. MILLER AICP , DAVID GONZALES AICP

DIRECTOR OF PLANNING /CITY OF ROCKWALL

385 S. GOLIAD STREET

ROCKWALL,TEXAS 75087

RE: SADDLE STAR SOUTH-55.413 ACRES –OWNER - C.D.T-2017 L.L.C.-Saddle Star South Holdings, LLC

ROCKWALL , ROCKWALL COUNTY , TEXAS

DEAR MR. MILLER ,GONZALES

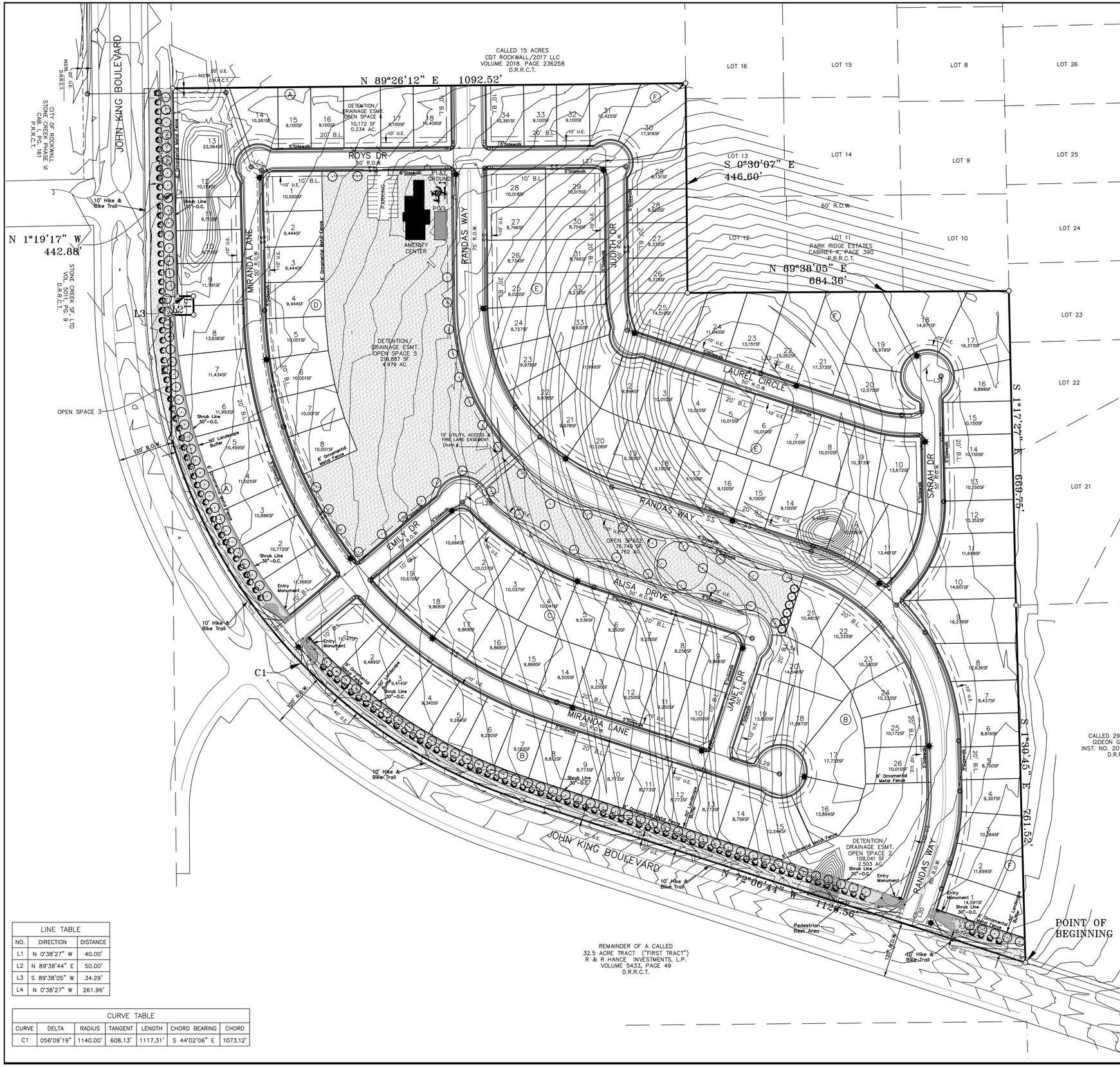
WE ARE THE SAID AUTHORIZED REPRESENATIVES OF THE OWNERS OF THE 55.413 ACRE TRACT IN ROCKWALL, ROCKWALL COUNTY.

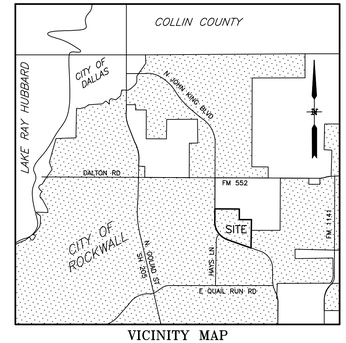
WE HEREBY AS AUTHORIZED AGENT, PAT ATKINS DIRECTOR OF SADDLE STAR LAND DEVELOPMENT L.L.C.,TO PURSUE APPROVAL OF OUR LANDSCAPE/TREE PLAN THE PLAN REPRESENTS REMOVAL 0F 140" CALIPER EXISTING TREES AND PLANTING OF1260" CALIPER OF NEW VEGATATION.

SINCERELY

Pat Atkins

PAT ATKINS-DIRECTOR-SADDLE STAR





VICINITY MAP
N.T.S.

SADDLE STAR SOUTH
PLANT LEGEND

123 – 4" SHADE TREE
(Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)

6 – 3" EASTERN RED CEDAR

126 – 2"' ORNAMENTAL TREE
(Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel and Desert Willow)

BERMUDA GRASS

SHRUB BED
(Shrubbery Minimum Height 30"–Maximum Height 48")

BEE HAPPY MIX

WHITE CRUSHED GRANITE

TEXAS RIVER ROCK MIX

SADDLE STAR SOUTH
SITE PLAN DATA

a. 55.413 Acres
b. PD–79 Zoning
c. 138 Dwelling Units
d. 11.090 Acres Open Space(20%)
e. Amenities within Subdivision:
   Club House
   Pool
   Playground Equipment
   Concrete Walking Trails
f. All Common Areas/Open Space to be maintained by the H.O.A.
g. ✷ Denotes Street Lights

SADDLE STAR SOUTH
TREES to be REMOVED

1 – 8" PIN OAK
2 – 12" PIN OAK
1 – 15" LIVE OAK
1 – 15" CAROLINA ASH
1 – 8" WEEPING WILLOW
1 – 36" WEEPING WILLOW
1 – 10" BALDCYPRESS
2 – 12" BALDCYPRESS

140 CALIPER INCHES

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 0°38'27" W	40.00'
L2	N 89°38'44" E	50.00'
L3	S 89°38'05" W	34.29'
L4	N 0°38'27" W	261.96'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	056°09'19"	1140.00'	608.13'	1117.31'	S 44°02'06" E	1073.12'

OWNER
SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201

DEVELOPER
SADDLE STAR DEVELOPMENT, LLC
3076 HAYS LANE
ROCKWALL, TX 75087

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532–0636
FAX (972) 412–4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 355

PD SITE PLAN
Case No. SP2019–005

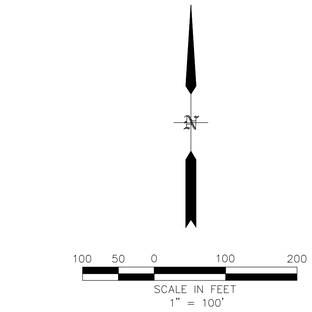
SADDLE STAR ESTATES SOUTH

138 SINGLE FAMILY LOTS
6 COMMON AREA TRACTS
55.413 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, A–97
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941–8400 FAX (972) 941–8401

DATE: MARCH 7, 2019





LEGEND

- EXISTING TREE
- PROPOSED 4" CANOPY TREE (Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Allé Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)
- PROPOSED 3" CANOPY TREE (Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Allé Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)
- PROPOSED 3" EASTERN RED CEDAR
- PROPOSED 2" ORNAMENTAL TREE (Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel and Desert Willow)

- BERMUDA GRASS
- SHRUB BED
- BEE HAPPY MIX
- WHITE CRUSHED GRANITE
- TEXAS RIVER ROCK MIX

SADDLE STAR SOUTH TREES to be REPLACED

84 – 4" CANOPY TREE
308 – 3" CANOPY TREE
112 – 6' ACCENT TREE

1260 CALIPER INCHES

SADDLE STAR SOUTH TREES to be REMOVED

1 – 8" PIN OAK
2 – 12" PIN OAK
1 – 15" LIVE OAK
1 – 15" CAROLINA ASH
1 – 8" WEEPING WILLOW
1 – 36" WEEPING WILLOW
1 – 10" BALDCYPRESS
2 – 12" BALDCYPRESS

140 CALIPER INCHES

OWNER
SADDLE STAR
SOUTH HOLDINGS, LLC.
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201

DEVELOPER
SADDLE STAR
DEVELOPMENT, LLC.
3076 HAYS LANE
ROCKWALL, TX 75087

* 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.

CAUTION! EXISTING UTILITIES
CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARK:
BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD, AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
ELEVATION = 531.58

BM#3 (#106)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD, TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT. ELEVATION = 557.33'

ENGINEERINGCONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

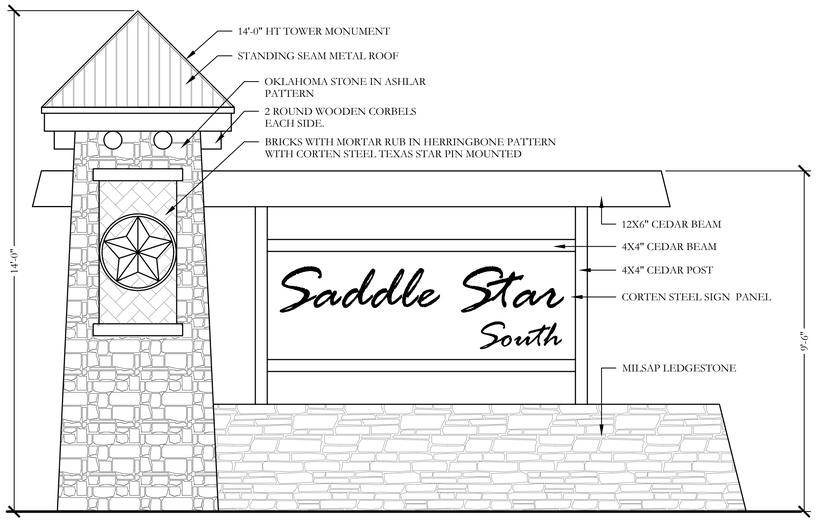
DRAWN: RCK	DATE:
CHECKED: RKH	DATE: 3/07/2019
PROJECT NO.: 6812	
DWG FILE NAME: 06812 TREESCAPE.DWG	

LANDSCAPE/TREE PLAN

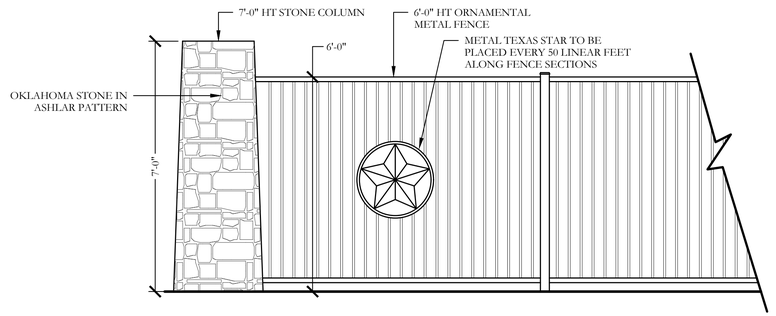
SADDLE STAR SOUTH

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

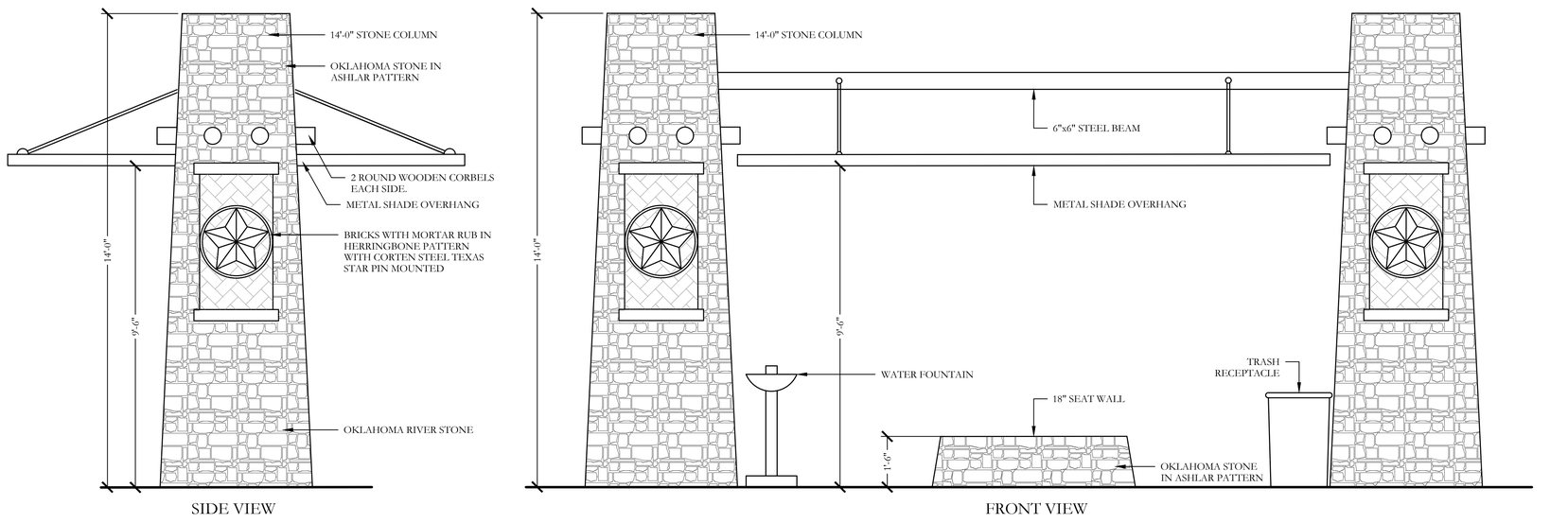
SHEET 46 OF 46



1 ENTRY SIGN PANEL
ELEVATION
SCALE: ½" = 1'-0"



2 7'-0" STONE COLUMN AND 6'-0" ORNAMENTAL METAL FENCE
ELEVATION
SCALE: ½" = 1'-0"



SIDE VIEW

FRONT VIEW

3 PEDESTRIAN REST AREA
ELEVATION
SCALE: ½" = 1'-0"

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EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

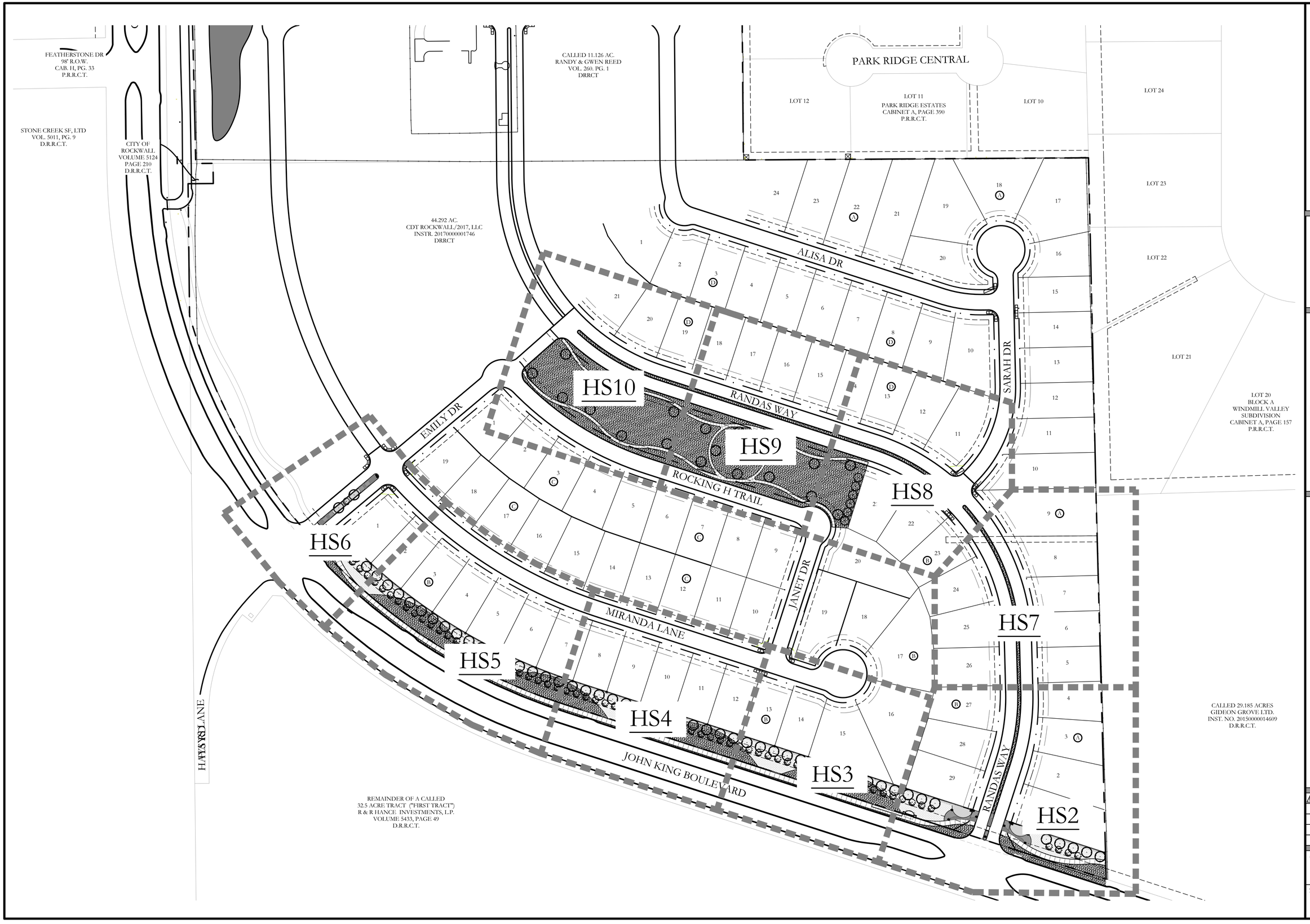
February 18, 2019

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

SCREENING AND BUFFERING
Hardscape Details
Saddle Star Estates South - Phase 1
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS11 of 12



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February 18, 2019

NORTH

100 50 0 100

Scale: 1" = 100'-0"

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One Inch

SCREENING AND BUFFERING

Overall Layout Plan

Saddle Star Estates South - Phase 1

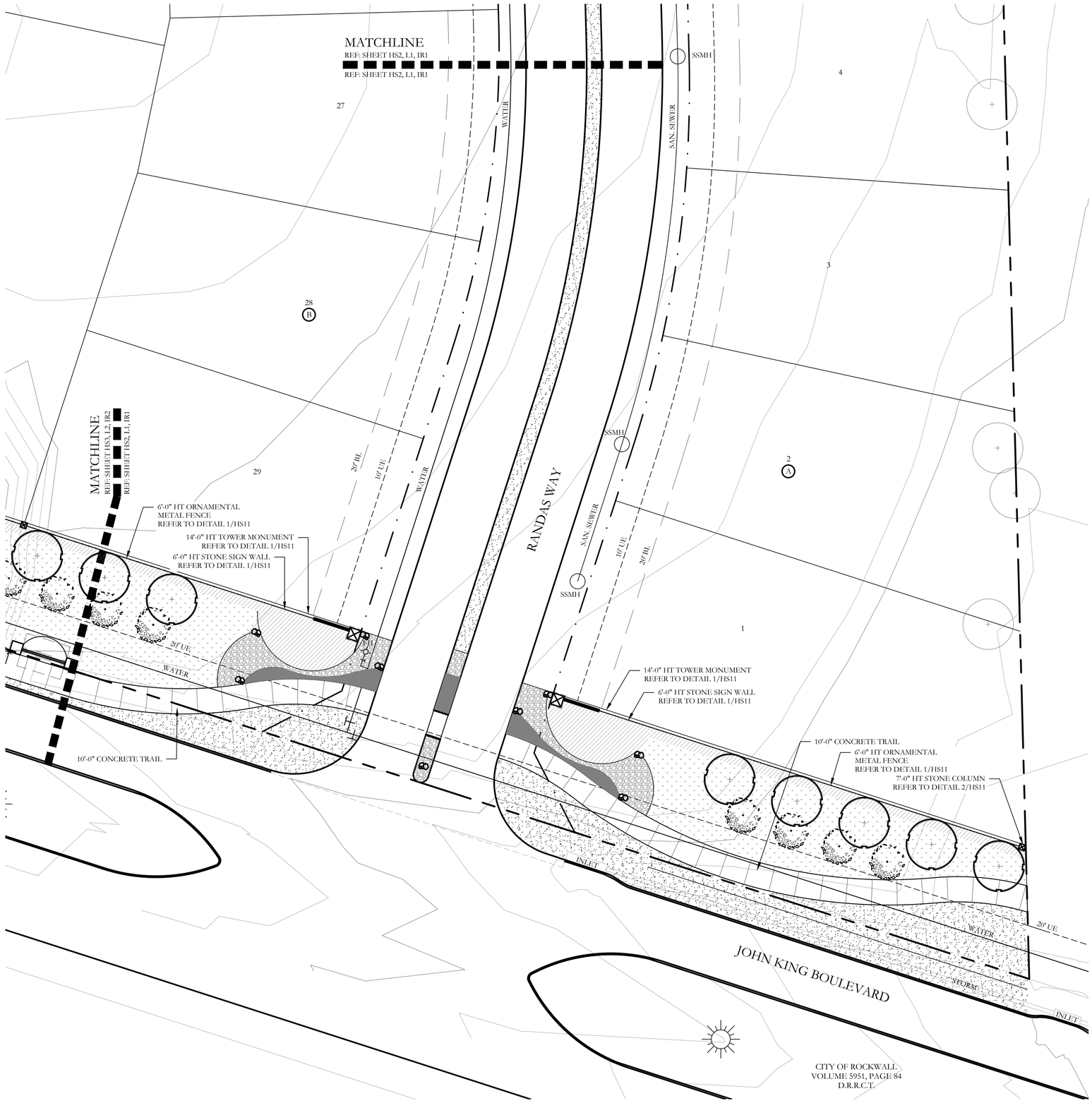
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001

SHEET NO.

HS1 of 12



PLANT LEGEND

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{4}$-1" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

HARDSCAPE LEGEND

- 6'-0" HT. STONE SIGN WALL REFER TO DETAIL 1/HS11.
- 14'-0" HT. TOWER MONUMNET REFER TO DETAIL 1/HS11.
- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
- 6'-0" HT. ORNAMENTAL METAL FENCE REFER TO DETAIL 2/HS11.
- PEDESTRIAN REST AREA REFER TO DETAILS 3/HS11.

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NORTH

20 10 0 20
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One Inch

SCREENING AND BUFFERING

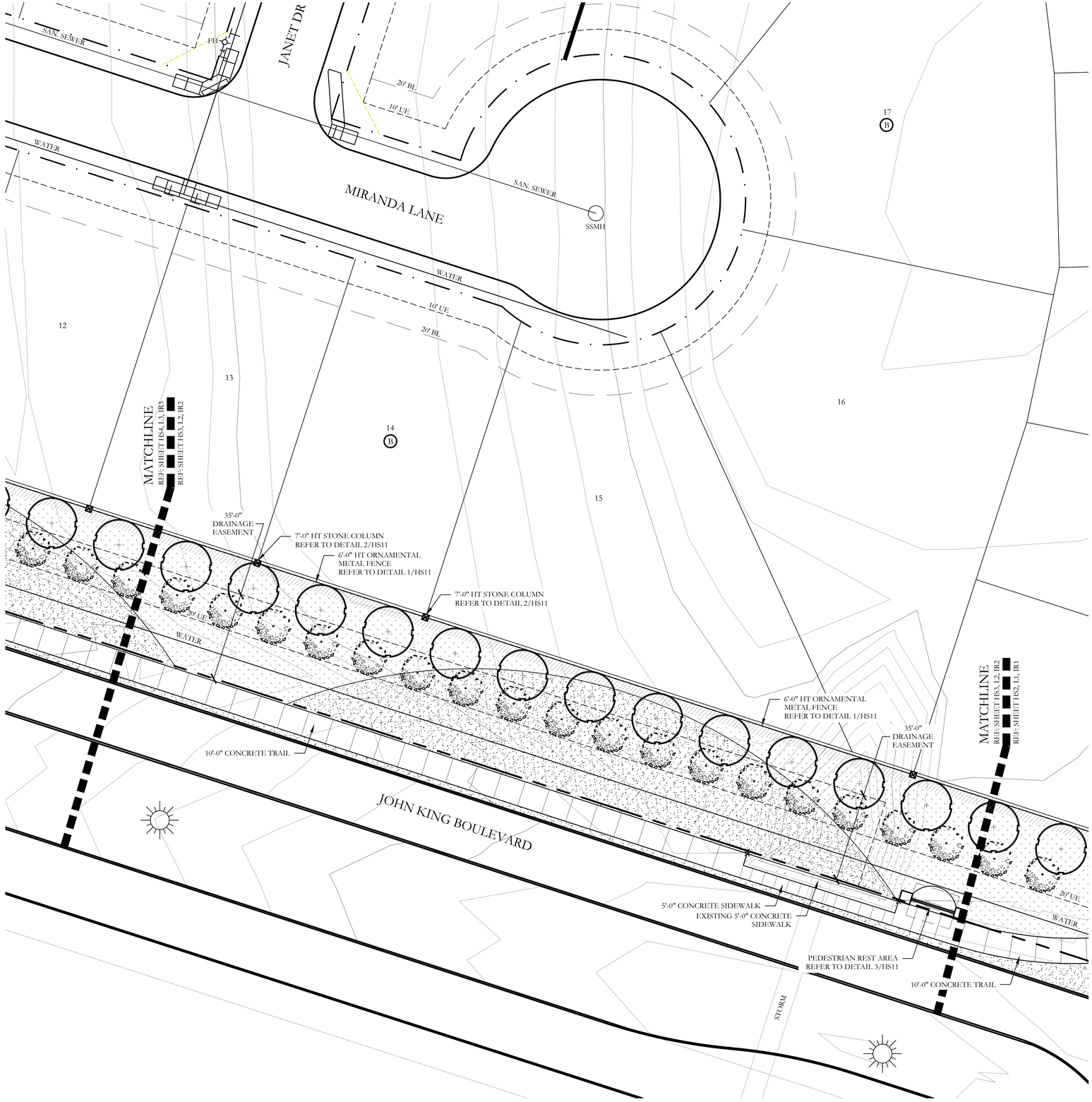
Hardscape Layout

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS2 of 12



PLANT LEGEND

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{4}$-1" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
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HARDSCAPE LEGEND

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- PEDESTRIAN REST AREA REFER TO DETAILS 3/HS11.

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STATE OF TEXAS

February 18, 2019

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SCREENING AND BUFFERING

Hardscape Layout

Saddle Star Estates South - Phase 1

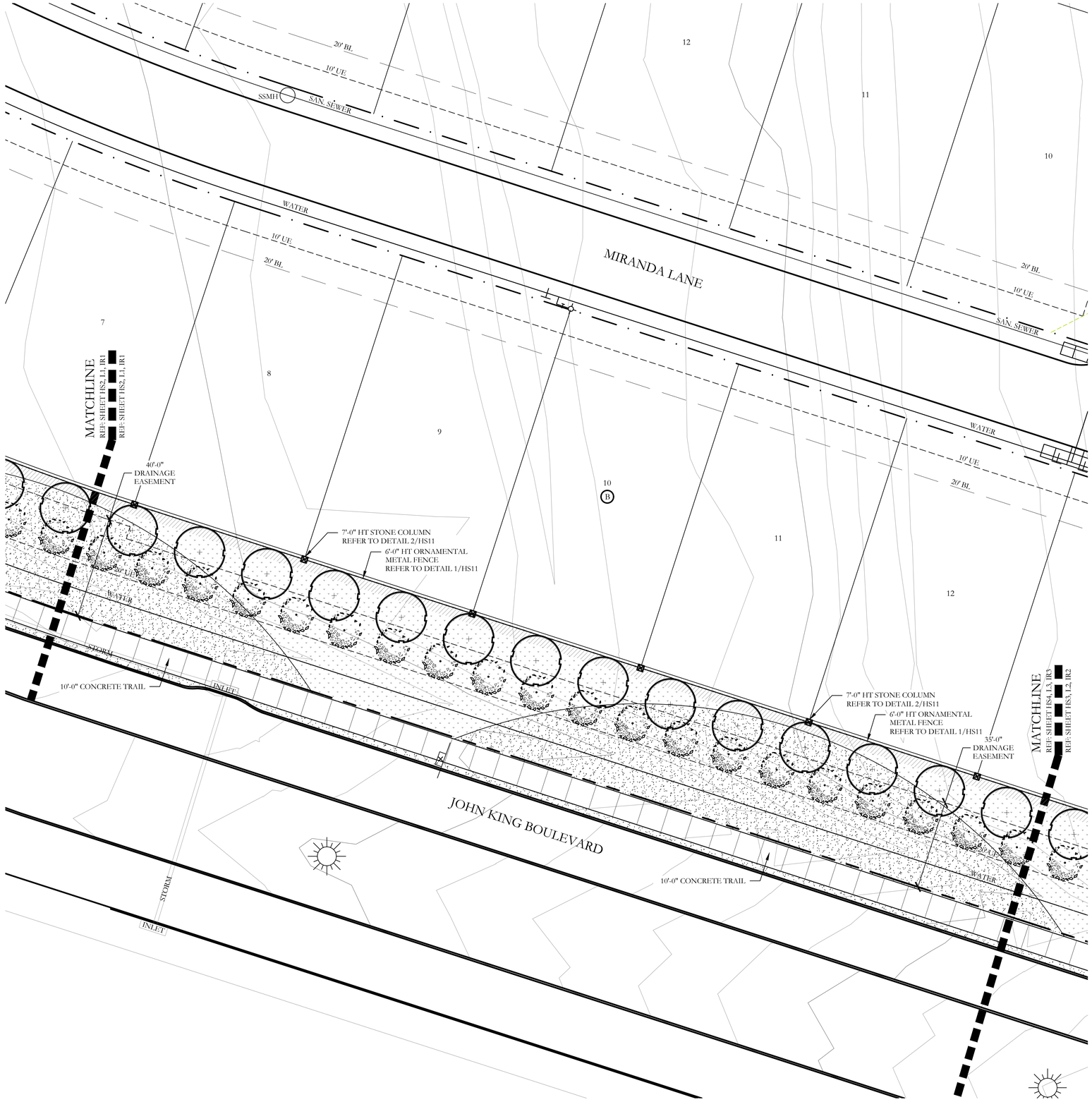
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001

SHEET NO.

HS3 of 12



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	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{4}$-1" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
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HARDSCAPE LEGEND

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REGISTERED LANDSCAPE ARCHITECT CODY L. JOHNSON 2833 STATE OF TEXAS

February 18, 2019

NORTH

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SCREENING AND BUFFERING

Hardscape Layout

Saddle Star Estates South - Phase 1

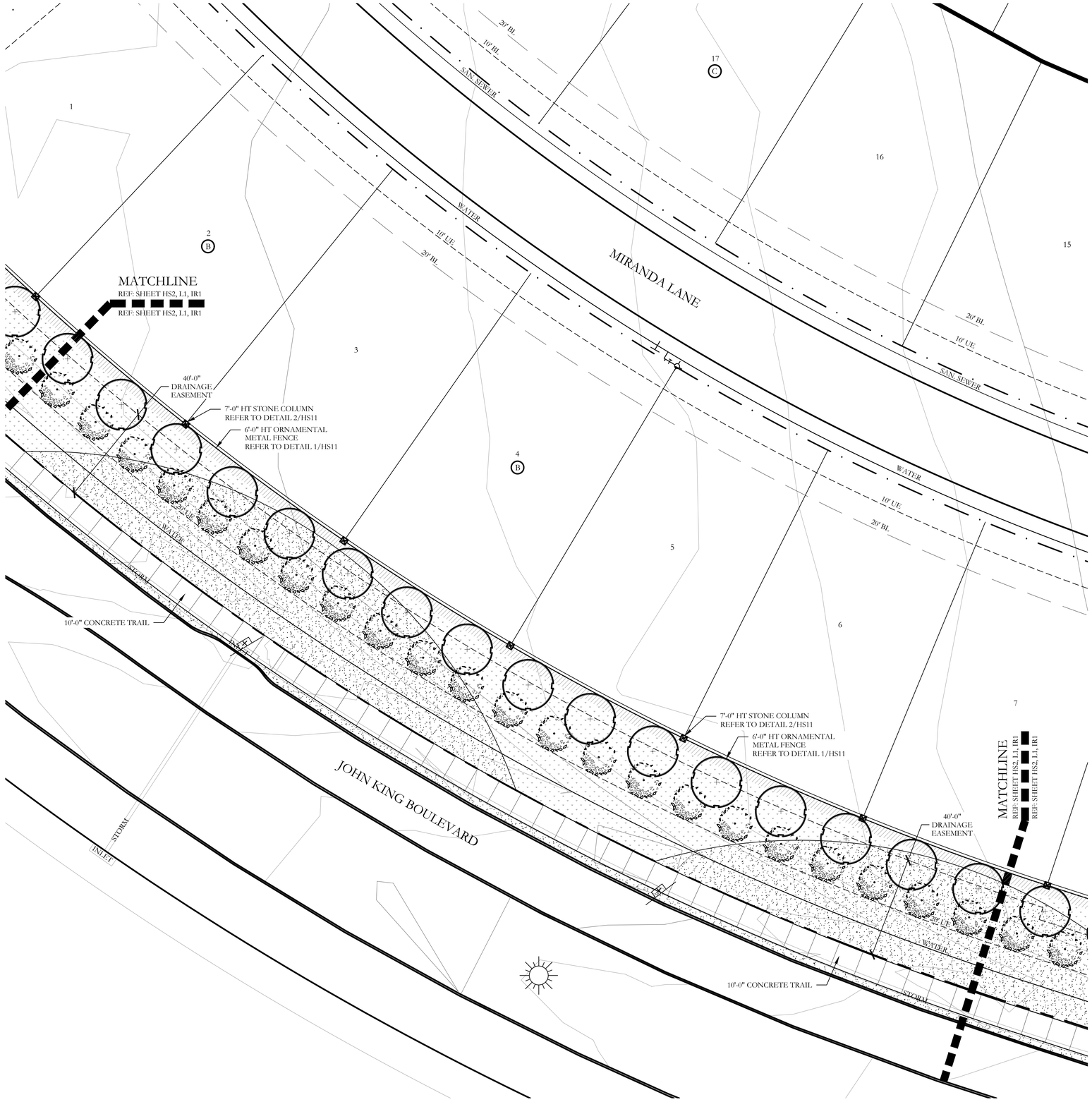
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001

SHEET NO.

HS4 of 12



PLANT LEGEND

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	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{4}$-1" DIAMETER
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STATE OF TEXAS

February 18, 2019

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One Inch

SCREENING AND BUFFERING

Hardscape Layout

Saddle Star Estates South - Phase 1

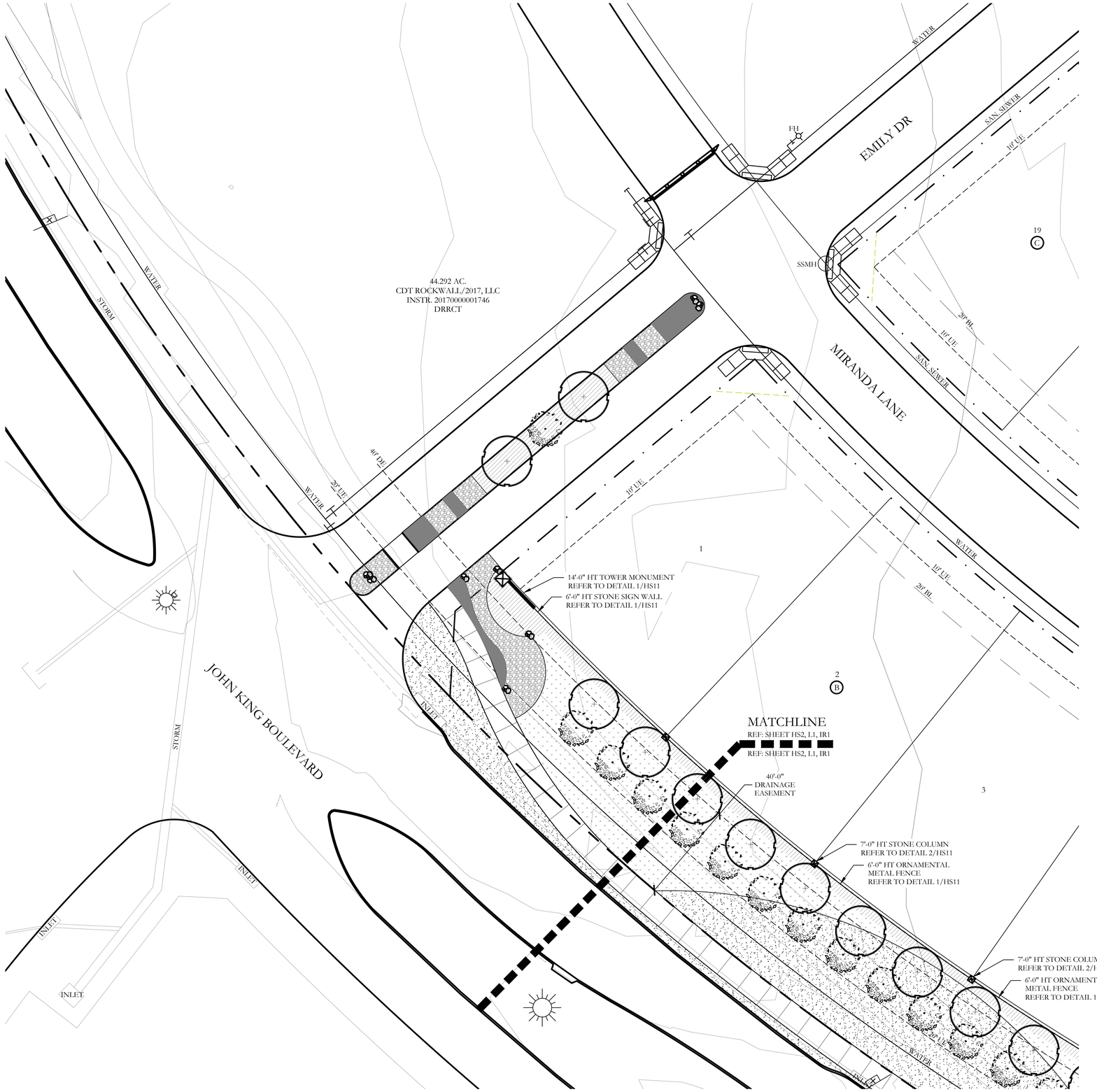
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001

SHEET NO.

HS5 of 12



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	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{4}$-1" DIAMETER
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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 18, 2019

NORTH

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One Inch

SCREENING AND BUFFERING

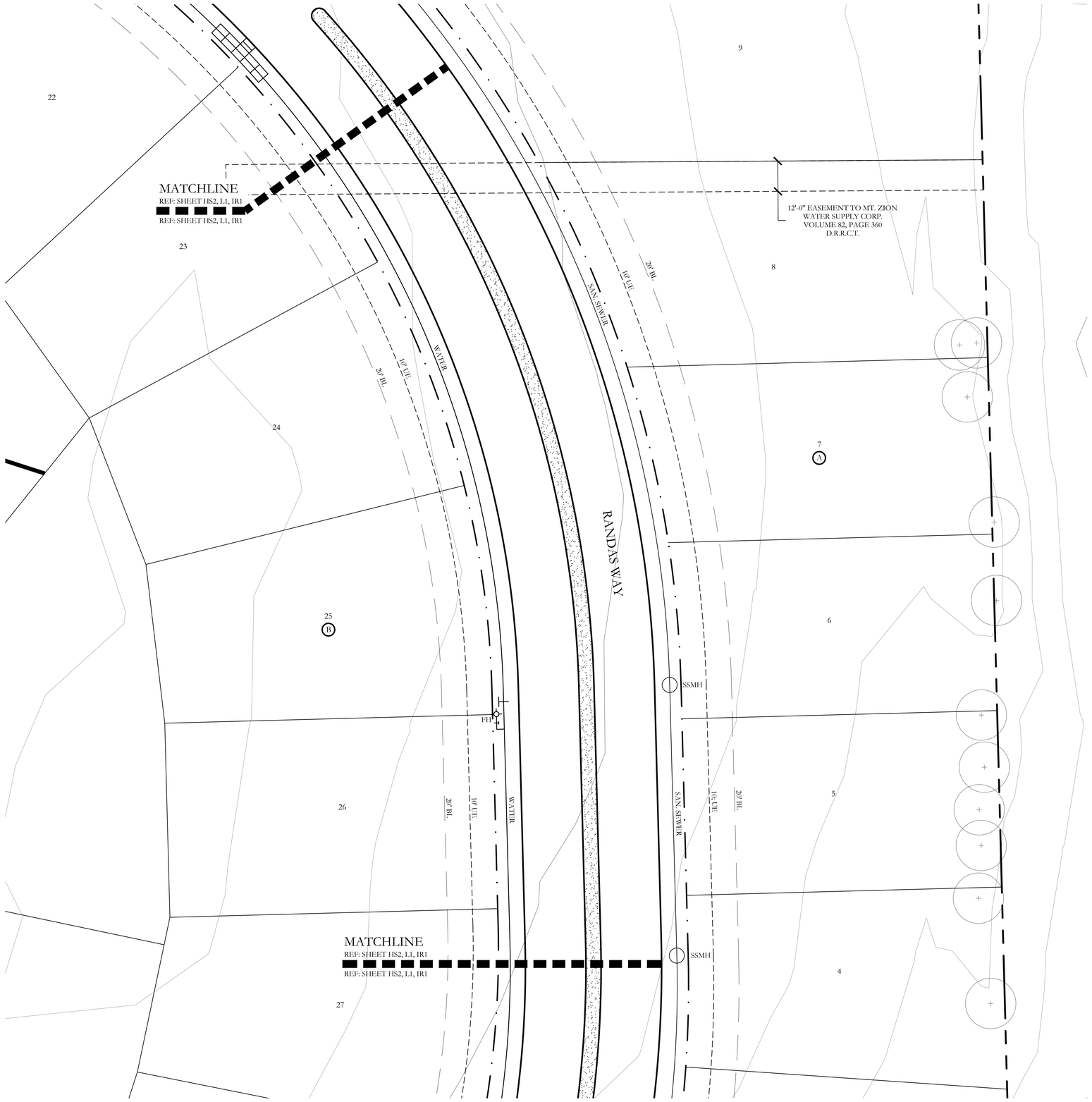
Hardscape Layout

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS6 of 12



PLANT LEGEND

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	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{4}$-1" DIAMETER
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REGISTERED LANDSCAPE ARCHITECT
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STATE OF TEXAS

February 18, 2019

NORTH

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SCREENING AND BUFFERING

Hardscape Layout

Saddle Star Estates South - Phase 1

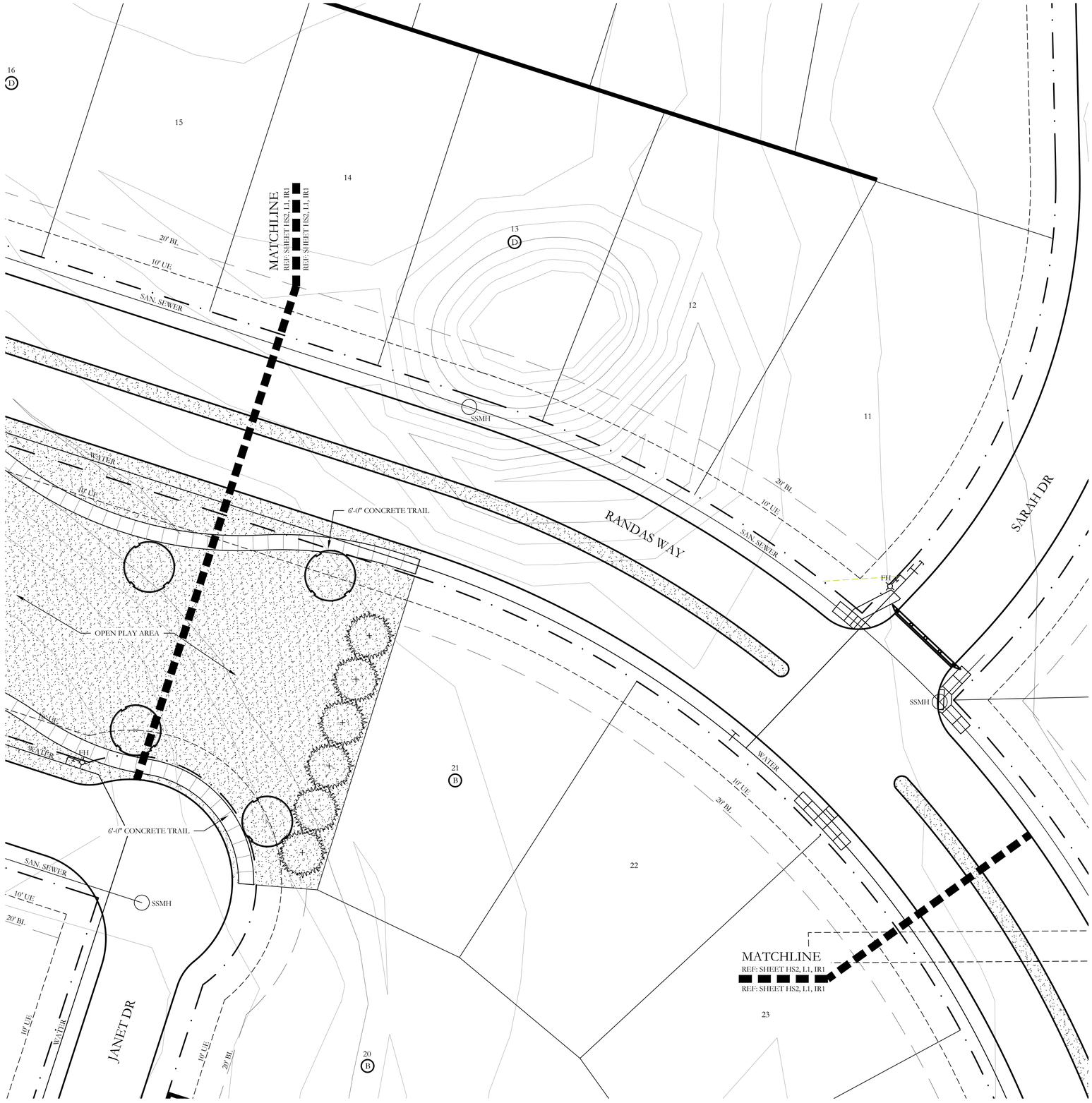
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001

SHEET NO.

HS7 of 12



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STATE OF TEXAS

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NORTH

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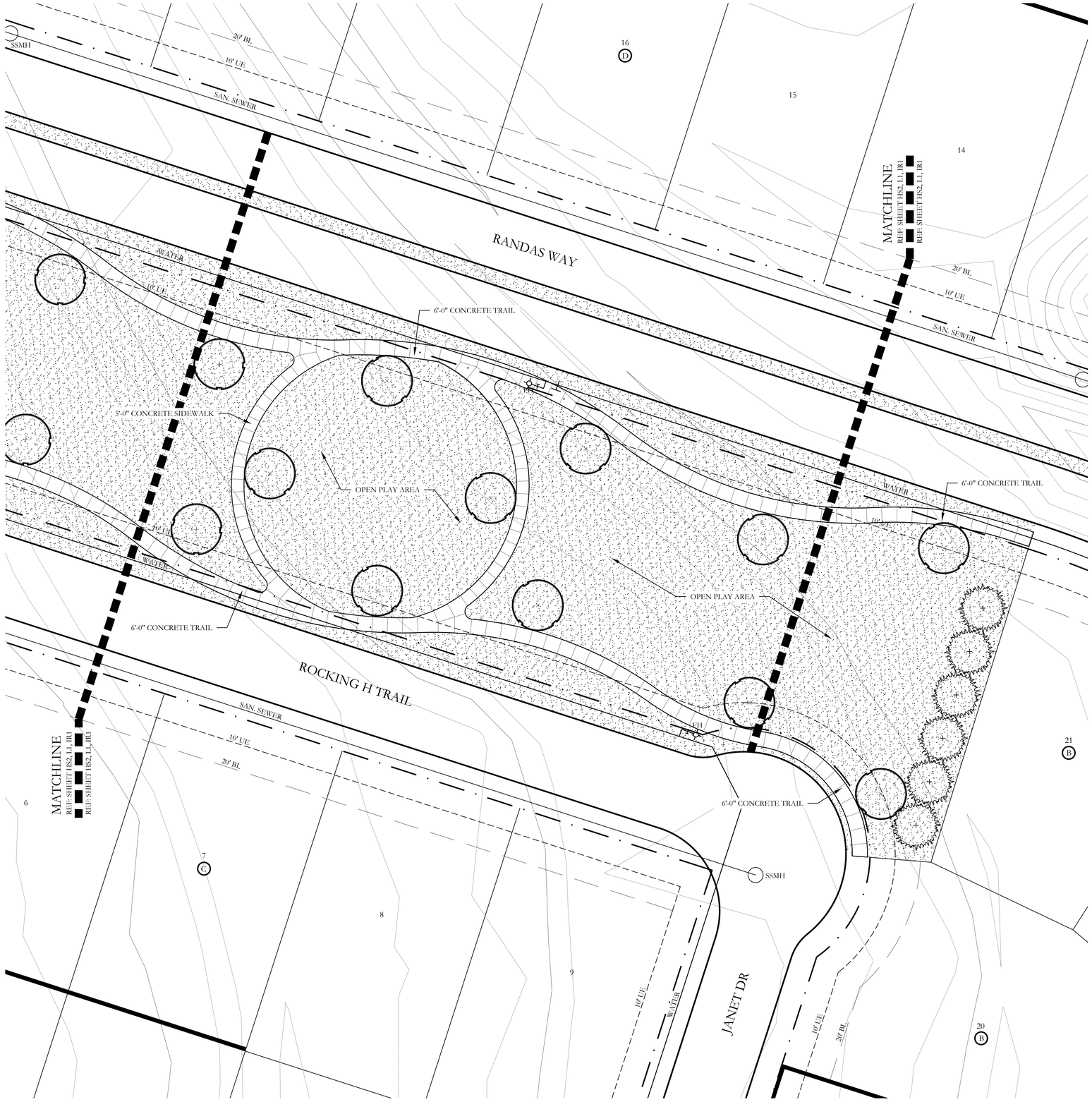
Hardscape Layout

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS8 of 12



PLANT LEGEND

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{4}$-1" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

HARDSCAPE LEGEND

- 6'-0" HT. STONE SIGN WALL REFER TO DETAIL 1/HS11.
- 14'-0" HT. TOWER MONUMNET REFER TO DETAIL 1/HS11.
- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
- 6'-0" HT. ORNAMENTAL METAL FENCE REFER TO DETAIL 2/HS11.
- PEDESTRIAN REST AREA REFER TO DETAILS 3/HS11.

CODY JOHNSON
s·t·u·d·i·o
9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH. (903) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 18, 2019

NORTH

20 10 0 20

Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

Hardscape Layout

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.

PAD001

SHEET NO.

HS9 of 12



PLANT LEGEND

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	$\frac{3}{4}$-1" DIAMETER
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	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

HARDSCAPE LEGEND

- 6'-0" HT. STONE SIGN WALL REFER TO DETAIL 1/HS11.
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- 7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
- 6'-0" HT. ORNAMENTAL METAL FENCE REFER TO DETAIL 2/HS11.
- PEDESTRIAN REST AREA REFER TO DETAILS 3/HS11.

CODY JOHNSON
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9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH. (903) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

February 18, 2019

NORTH

20 10 0 20
Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

SCREENING AND BUFFERING

Hardscape Layout

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS10 of 12

Equestrian Pathway located in Greenbelt Around Development and Clubhouse beside Pedestrian Pathway -4'



Equestrian Pathway located in Greenbelt Around Development and Clubhouse beside Pedestrian Pathway -4'

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	March 12, 2019
APPLICANT:	Jeff Bresee; SET Engineers
CASE NUMBER:	Z2019-003; SUP for RISD Practice Field

SUMMARY

Hold a public hearing to discuss and consider a request by Jeff Bresee of SET Engineers on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for a Private Sports Arena, Stadium or Track on a 35.295-acre parcel of land identified 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 take any action necessary.

BACKGROUND

The subject property is located at the southeast corner of the intersection of Yellow Jacket Lane and Greencrest Boulevard and is addressed as 901 W, Yellow Jacket Lane. The property was annexed in 1960, is situated within the IH-30 Overlay (IH-30 OV) District, and is zoned Commercial (C) District. On February 18, 1991, the City Council approved a request [*Case No. P&Z 91-03-Z/SP/PP*] for a change in zoning from a Multi-Family 15 (MF-15) District to a Commercial (C) District. Included with that request was the approval of a site plan and a preliminary plat for a school (*i.e. Rockwall High School*). In June, 1991, the City Council approved a request [*Case No. P&Z 91-21-CUP*] for a Conditional Use Permit (CUP) [*Ordinance No. 91-28*] to allow less than 90% masonry materials on the façade of the building, and later amended the Conditional Use Permit (CUP) [*Ordinance No. 91-51*] to include an additional structure. In August 1998, the City Council approved a site plan [*Case No. PZ-1998-39-2*] for an additional parking lot for the existing school (*i.e. Rockwall High School*).

PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) for a *Private Sports Arena, Stadium, or Track* on the subject property. Currently, the Rockwall Independent School District (RISD) utilizes this area as an existing multi-purpose field that serves as a practice facility for various sports (*e.g. softball, baseball, football, soccer, discus, etc.*). According to the applicant, in order to protect vehicles and/or patrons of the commercial businesses (*e.g. Rooms-To-Go, Heritage Buick-GMC, and the future Texas Roadhouse Restaurant and Marriott Towneplace Suites hotel*) adjacent to the field, the school is requesting to construct a 40-foot fence/netting combination around the perimeter of the field.

ADJACENT LAND USES AND ACCESS

The subject property is located at 901 W. Yellow Jacket Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Yellow Jacket Lane, which is identified as a M4D (*major collector, four [4]-lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a sports complex (*i.e. Spring Sports Complex*) followed by a single-family residential subdivision (*i.e. Waterstone Estates*). These areas are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are several commercial businesses (*e.g. Rooms-To-Go and the future Texas Roadhouse and Marriott Towneplace Suites hotel*). Beyond this is IH-30, which is identified as a *TxDOT Roadway* on the City's Master Thoroughfare Plan. Following this are several commercial businesses (*e.g. Sleep Experts, FedEx, and Chipotle*) that are zoned Commercial (C) District.

East: Directly east of the subject property is a car dealership (*i.e. Heritage Buick-GMC*) followed by Kyle Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this is a Rockwall Independent School District (RISD) athletics field for track and field events, and a multi-family residential development (*i.e. Missions Rockwall Apartments*). These areas are zoned Commercial (C) and Multi-Family 14 (MF-14) Districts. Beyond this are two (2) car dealerships (*i.e. Rockwall Chrysler and Rockwall Ford*) that are zoned Commercial (C) District.

West: Directly west of the subject property is a tract of land that is being developed for a hotel (*i.e. Marriott Towneplace Suite*s). Beyond this is a vacant tract of land followed by Greencrest Boulevard, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Following, are several commercial businesses (*e.g. Dominos, Fireside Chicken and Tacos, Wal-Mart*) that are zoned Commercial (C) District.

CHARACTERISTICS OF THE REQUEST

The applicant is proposing to replace the existing natural grass field with artificial turf, to utilize a ten (10) foot tall black vinyl coated chain link fence installed one (1) foot inside the boundaries of the practice field. The fence will be topped with 30-foot tall black netting and lights, which will be installed at the top of the poles adjacent to the north and south boundaries of the field. The proposed field will be serve as a practice field for the school's sports teams, intramural sports, physical education classes, and some other uses not identified by the applicant. According to the applicant, the field will be utilized mostly during the day; however, the applicant intends on the field being utilized (on a limited basis) atnight. According to the applicant, this project is a part of the Rockwall Independent School District's (RISD's) bond program that includes a provision for a practice facility for the softball and baseball team. Granting this request will enable the field to be more functional and meet that purpose.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 3.3, *Minimum Requirements*, of Section 3, *Outdoor Lighting for Non-Residential Properties*, of Article VII, *Environmental Performance*, of the Unified Development Code (UDC), "…the maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 of one [1] footcandle (FC)…" It goes on to state "...for planned shopping centers or other commercial developments that contain more than one (1) lot, the Planning and Zoning Commission may consider lighting plans that result in light spillover across common lots within the same development…however; in no case shall light levels exceed 0.2 of one [1] footcandle (FC) at the property lines adjacent to the street and/or along the perimeter of the development…" In this case, the photometric plan submitted by the applicant shows that the light intensity along the east and west boundaries range from 0.1 FC to 0.3 FC. Along the north and south boundaries (*i.e. where the lights will be installed*), the light intensity range from 0.1 FC to 0.9 FC. Staff should note, this practice field is located toward the rear of the school (*i.e. away from the property lines adjacent to the street*) and this request does not appear to affect the light intensity levels adjacent to the street (*i.e. adjacent to Yellow Jacket Lane*). With that being said, since the proposed lighting exceeds the maximum light intensity of 0.2 FC at the southeast property line approving this request will effectively waive the lighting requirements with regard to lighting spillover. Additionally, the Unified Development Code (UDC) requires that light sources be oriented down and toward the center of the site or shielded so as not to be visible from the property line. The proposed light fixtures will be oriented toward the center of the site and partially shielded; however, due to the proposed use (*i.e. to light a practice field*) combined the height of the light poles (*i.e. 40-feet in height*), there is a possibility that the lights will be visible from the

property line. Since this does not meet the requirements of the Unified Development Code (UDC), approving this request will effectively waive the lighting requirements with regard to the shielding and orientation of the lights. Subsection 6.01G, *Lighting Standards*, of Subsection 6.01, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), "…any light fixture, light pole, pole base, or a combination thereof shall not exceed a height of 30-feet…" within the IH-30 Corridor Overlay (IH-30 OV) District. In this case, the proposed light fixtures will be mounted on the top of 40-foot tall light poles and oriented toward the field. Since this exceeds the maximum allowable height of 30-feet, approval of this request will effectively waive the lighting requirements with regard to the maximum allowable height of light poles within the IH-30 Overlay (IH-30 OV) District.

Article XI, *Fences*, of Chapter 10, *Buildings and Building Regulations* of the Municipal Code of Ordinances requires all chain link fences to be setback a minimum of 10-feet from the property line unless "…completely screened from the adjacent public areas by a structure or a solid landscape screening…" In this case, the proposed fence appears to be partially screened from Yellow Jacket Lane by the main building and partially screened from IH-30 by the adjacent commercial business (*i.e. Rooms-To-Go and Heritage Buick-GMC*) and will seemingly have limited visibility from Yellow Jacket Lane and IH-30. With that being said, the Planning and Zoning Commission is tasked with determining if the existing buildings provide sufficient screening of the adjacent public areas, if additional screening/landscaping is required, and/or if approval of this request is warranted.

STAFF ANALYSIS

When analyzing the applicant's request (*i.e. to install fencing, netting, and lighting on the practice field*), it appears that the proposal generally conforms to the Unified Development Code (UDC) with the exception of the items listed above. Given the proposed use (*i.e. a practice field*), one could reasonably expect this type of development to vary from the lighting standard. Typical fields of this type appear to utilize similar light fixtures. According to the applicant, the proposed lighting is designed to provide the *minimum level* of light needed for a practice field *(i.e. the design is lower intensity than typical stadiums and other competition facilities*). The applicant has stated that since the surrounding properties are commercial land uses and utilizes similar lighting, the proposed lighting will not adversely affect the neighboring properties. Staff should note, although the neighboring commercial businesses utilize lighting that is similar in *height*, the light fixtures are shielded and oriented downward. The Unified Development Code (UDC) allows the Planning and Zoning Commission to consider lighting plans that result in spillover for planned shopping centers or other commercial developments with common lot lines. Although Rockwall High School and the adjacent commercial developments are not considered to be a planned shopping center, the adjacent commercial businesses and the main building on campus seem to serve as a buffer from the residential properties to the north. When looking at the proposed chain link fence and netting, the fence appears to have limited visibility from IH-30. Specifically, the Rooms-To-Go, which is located adjacent to the practice field, ranges from 28-feet to 43-feet in height. Additionally, the Room-To-Go appears to rest at a slightly higher elevation than the practice field (*i.e. ~572-feet v. s. 570-feet above sea level*); however, this does not negate the possibility of the netting and lights being visible from IH-30. Given the location of the proposed field combined with the height of the proposed netting and lights, the Planning and Zoning Commission is tasked with considering if this request will adversely affect the neighboring properties and providing a recommendation to the City Council. Should this request be approved, staff has recommended to the applicant to provide a thick vegetative screening along the adjacent property lines (outside of the fence), which consists of a combination of mature trees, bushes, and tall grasses. This will require the applicants to provide staff with an updated concept plan reflecting the proposed screening. Additionally, this may require that the proposed fence is shifted inward to accommodate the additional landscaping.

NOTIFICATIONS

On February 22, 2019, staff mailed notifications to 39 property owners/residents within 500-feet of the subject property. Additionally, staff notified the Turtle Cove and Waterstone Homeowner's Associations

(HOA's), which are the only Homeowner's Associations/Neighborhood Organizations that are within 1,500-feet of the subject property and participating in the Neighborhood Notification Program. At the time this report was written, staff had not received any notices concerning this case.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP), then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:

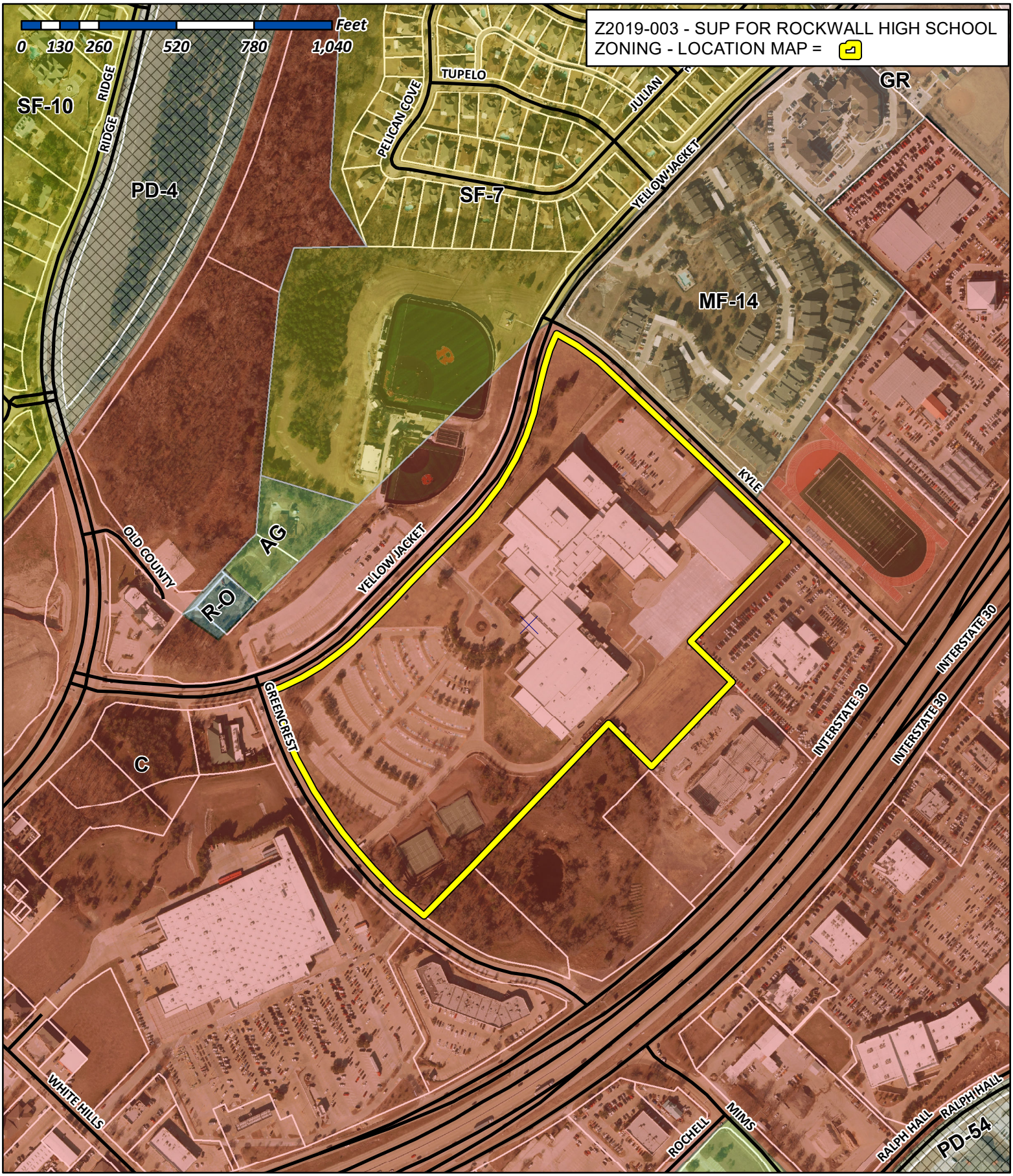
a) The private arena, stadium, or track shall generally conform to concept and photometric plans and elevations depicted in Exhibits '*B*', '*C*', and '*D*' of the attached ordinance;

b) The applicant shall provide a thick vegetative screening utilizing a combination of mature trees, bushes, and/or grasses adjacent to the property line;

c) The applicant shall submit a revised concept plan showing the location of the proposed landscaping; and

d) The light fixtures shall not be mounted above 40-feet in height.

(2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



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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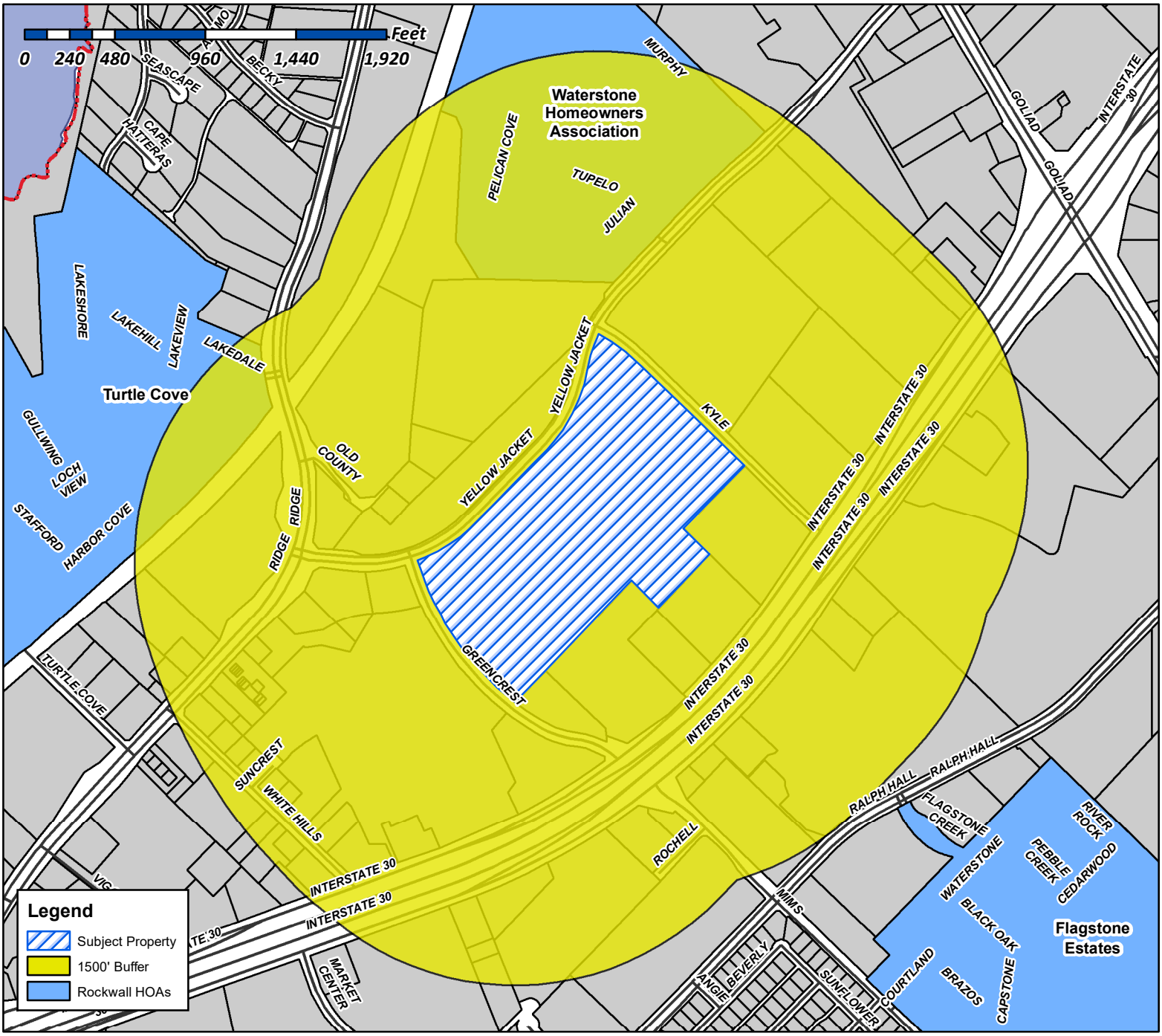
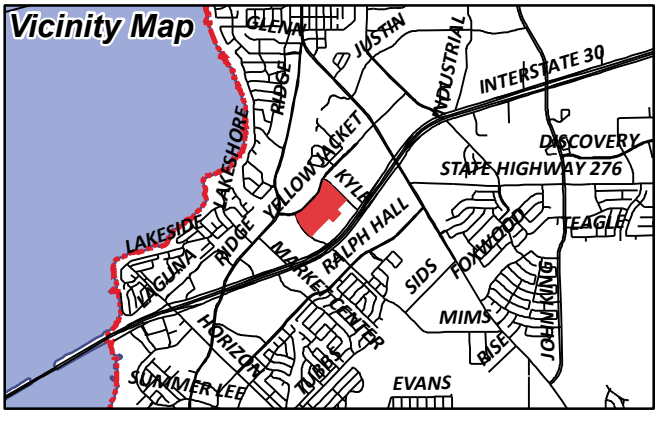


Case Number: Z2019-003
Case Name: SUP for Rockwall High School
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 901 W. Yellowjacket Lane



Date Created: *2/19/2019*

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

Brooks, Korey

From: Morales, Laura
Sent: Friday, February 22, 2019 1:35 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: HOA Map.pdf; PUBLIC NOTICE.PDF

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***February 22, 2019***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 3/12/2019 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Tuesday, 3/18/2019 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2019-003 Hold a public hearing to discuss and consider a request by Jeff Bresee of SET Engineers on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for a *Private Sports Arena, Stadium or Track* on a 35.295-acre parcel of land identified 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 take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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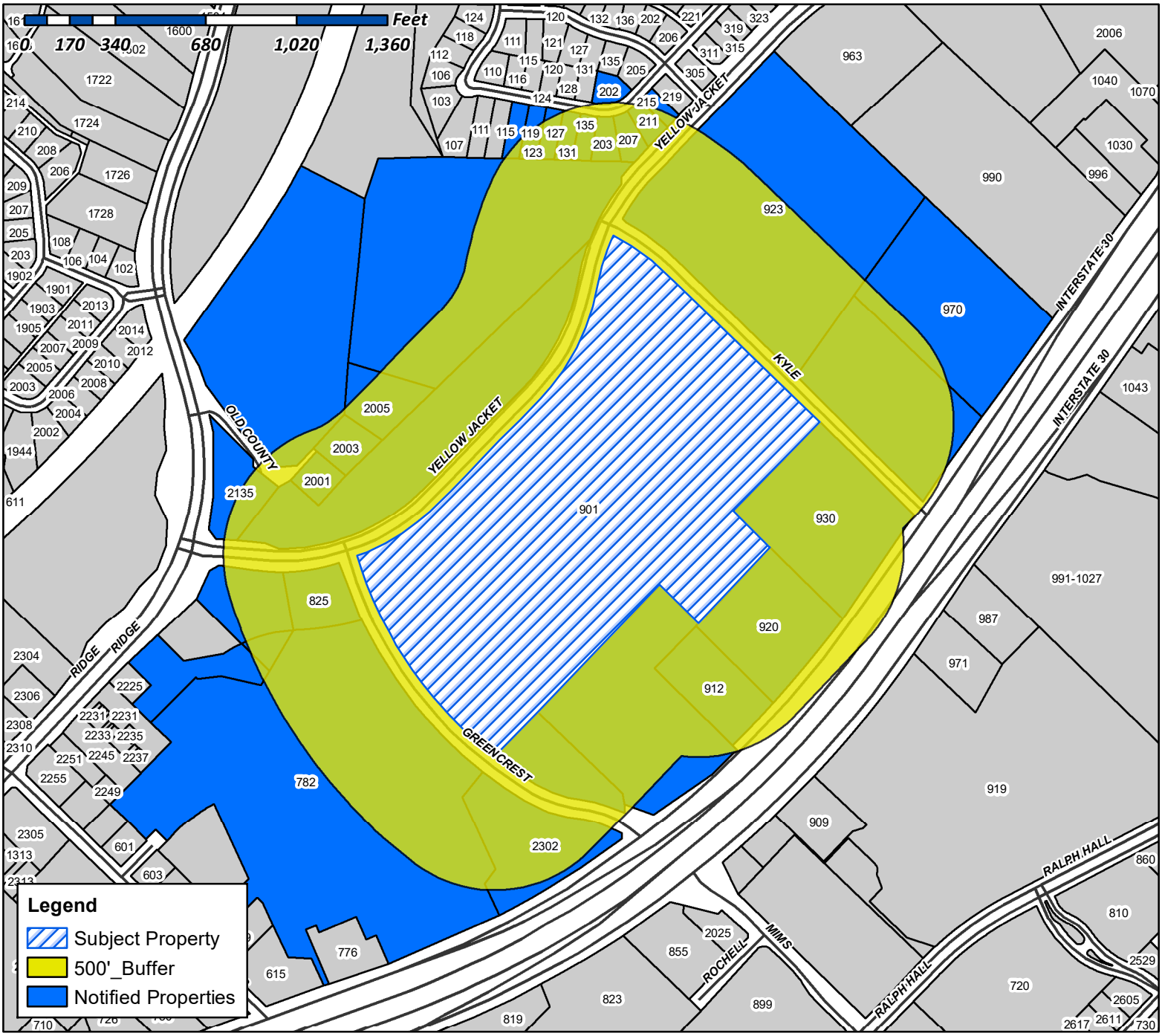
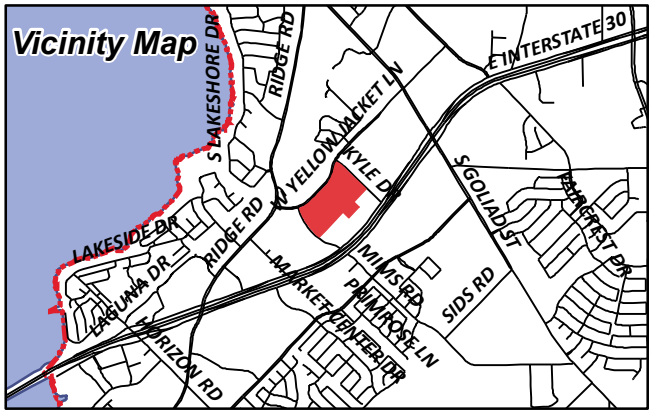


Case Number: Z2019-003
Case Name: SUP for Rockwall High School
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 901 W. Yellowjacket Lane



Date Created: *2/15/2019*
For Questions on this Case Call (972) 771-7745

MIKULSKI ANTONY AND MICHELLE
119 JULIAN DR
ROCKWALL, TX 75087

WOODWARD LAURA
123 JULIAN DR
ROCKWALL, TX 75087

RYAN BRIAN
127 JULIAN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
131 JULIAN DR
ROCKWALL, TX 75032

GIPSON CAMERON
135 JULIAN DRIVE
ROCKWALL, TX 75087

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

JLIU ASSET MANAGEMENT LTD
1711 E BELTLINE RD
COPPELL, TX 75019

CURRENT RESIDENT
2001 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2003 RIDGE RD
ROCKWALL, TX 75032

FAHERTY FRANK
2005 RIDGE RD
ROCKWALL, TX 75087

SHIPP DONALD W & MAUREEN
202 JULIAN DR
ROCKWALL, TX 75087

ANDREWS GRACE L
203 JULIAN DR
ROCKWALL, TX 75087

SINGH RITU W AND
207 JULIAN DRIVE
ROCKWALL, TX 75087

PROCK CHARLES
209 RUSSELL DR
ROCKWALL, TX 75032

WHITTAKER SANDRA
211 JULIAN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2135 RIDGE RD
ROCKWALL, TX 75032

HARPER EMILY ERIN
215 JULIAN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2302 GREENCREST BLVD
ROCKWALL, TX 75032

MOUNTAINPRIZE INC
3225 CUMBERLAND BLVD SUITE 100
ATLANTA, GA 30339

ROCKWALL-PINE PROPERTIES LLC
400 PERIMETER CENTER TERRACE 0
ATLANTA, GA 30346

IN YUNG H &
512 SUNSTONE DR
IRVING, TX 75060

SYVRUD JAMES P & MARY JEAN
519 E INTERSTATE 30
ROCKWALL, TX 75087

IX MC 923 YELLOW JACKET LANE LP
591 W PUTNAM AVE
GREENWICH, CT 06830

GAMEZ SUSAN AND
602 LAURENCE
HEATH, TX 75032

ROADHOUSE ENTERPRISES INC
6040 DUTCHMANS LANE
LOUSIVILLE, KY 40205

CURRENT RESIDENT
782 I30
ROCKWALL, TX 75032

ROCKWALL DIRT CO LTD
800 GESSNER RD 0
HOUSTON, TX 77024

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

CURRENT RESIDENT
825 YELLOW JACKET LN
ROCKWALL, TX 75032

CURRENT RESIDENT
901 YELLOWJACKET RD
ROCKWALL, TX 75032

CURRENT RESIDENT
912 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
920 I-30
ROCKWALL, TX 75032

CURRENT RESIDENT
923 YELLOW JACKET LN
ROCKWALL, TX 75032

TARBELL AUTOMOTIVE INC
930 E I-30
ROCKWALL, TX 75087

CURRENT RESIDENT
970 E I30
ROCKWALL, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

ROCKWALL ASC REAL ESTATE LLC
PO BOX 1208
ROCKWALL, TX 75087

WAL-MART REAL ESTATE
PO BOX 8050
BENTONVILLE, AR 72712

ROCKWALL RENTAL PROPERTIES LP
PO BOX B
TERRELL, TX 75160

February 13, 2019

David Gonzales, AICP
City of Rockwall Texas
385 S. Goliad Street

Re: Rockwall High School Multipurpose Synthetic Turf Field – Field Netting & Lights

Dear Mr. Gonzales:

Rockwall ISD desires to convert their existing natural grass multipurpose field at Rockwall High School (field that lies immediately North of Rooms-To-Go) into a synthetic turf field. As this field is surrounded by commercial properties on three sides, in order to protect vehicles and/or patrons at these businesses, the school desires to construct a 40-foot tall fence/netting combination (10-foot black coated vinyl chain link fence topped with 30-foot black netting) around the perimeter of the field. This will also enable the fields to be more functional for their intended purpose (project is part of RISD's bond program to provide a practice facility for the softball and baseball teams (although the field will be used for football, soccer, discus and lacrosse practice as well) and it will prevent balls from leaving the field area.

In addition to the netting system, the District desires to install lights atop each of the netting poles that align the North and South sides of the field. As the field will be used by many of the school's sports teams for practice as well intermural teams, PE and other uses, it is desired that the field be made useable during night hours (limited of course by city ordinance).

In adding the lights, the District is seeking variance to the ordinance limiting light spillage to 0.2 lumens or less beyond the line 1-foot outside of the District's property lines. The deign of the proposed lights (for which we have included a photometric plan) is to provide the minimum level of light needed for the practice of school sports (design is not to the level typical for stadiums and other competition facilities). As the surrounding properties are commercial entities that also light their grounds, the District feels that the proposed lighting design will not adversely affect the neighboring properties.

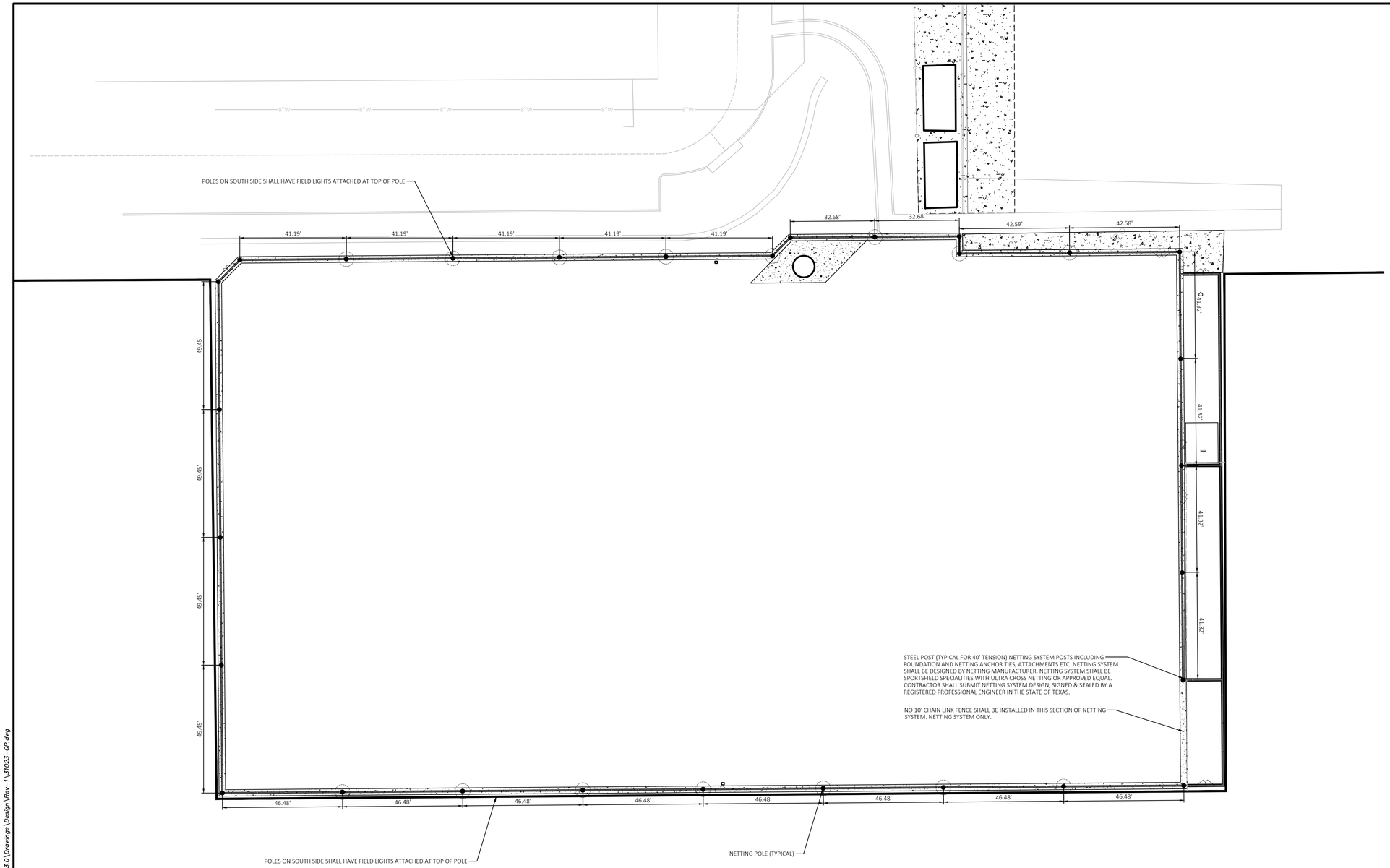
I have included cut sheet information for the netting system and the lights. Please let me know if you need anything further or have any questions.

Sincerely,

SET Engineer, Inc.

Jeff Bresee, P.E.

207 Moss Court, Mansfield, TX 76063
817-507-8305 · 866-927-7495 FAX · www.setengineers.com



Know what's **below.**
Call before you dig.

0 20' 30' 40'
SCALE IN FEET

LEGEND

EXISTING

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

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31023	2/14/19	JJB	TKM	SAW	SAW
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F-7524

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FAX (479)273-0844

ROCKWALL HIGH SCHOOL

901 W YELLOWJACKET LANE
ROCKWALL, TEXAS

40- FOOT NETTING POST LOCATIONS

REV DATE 2/14/19 REV-0

SHEET NO. 2 OF 3

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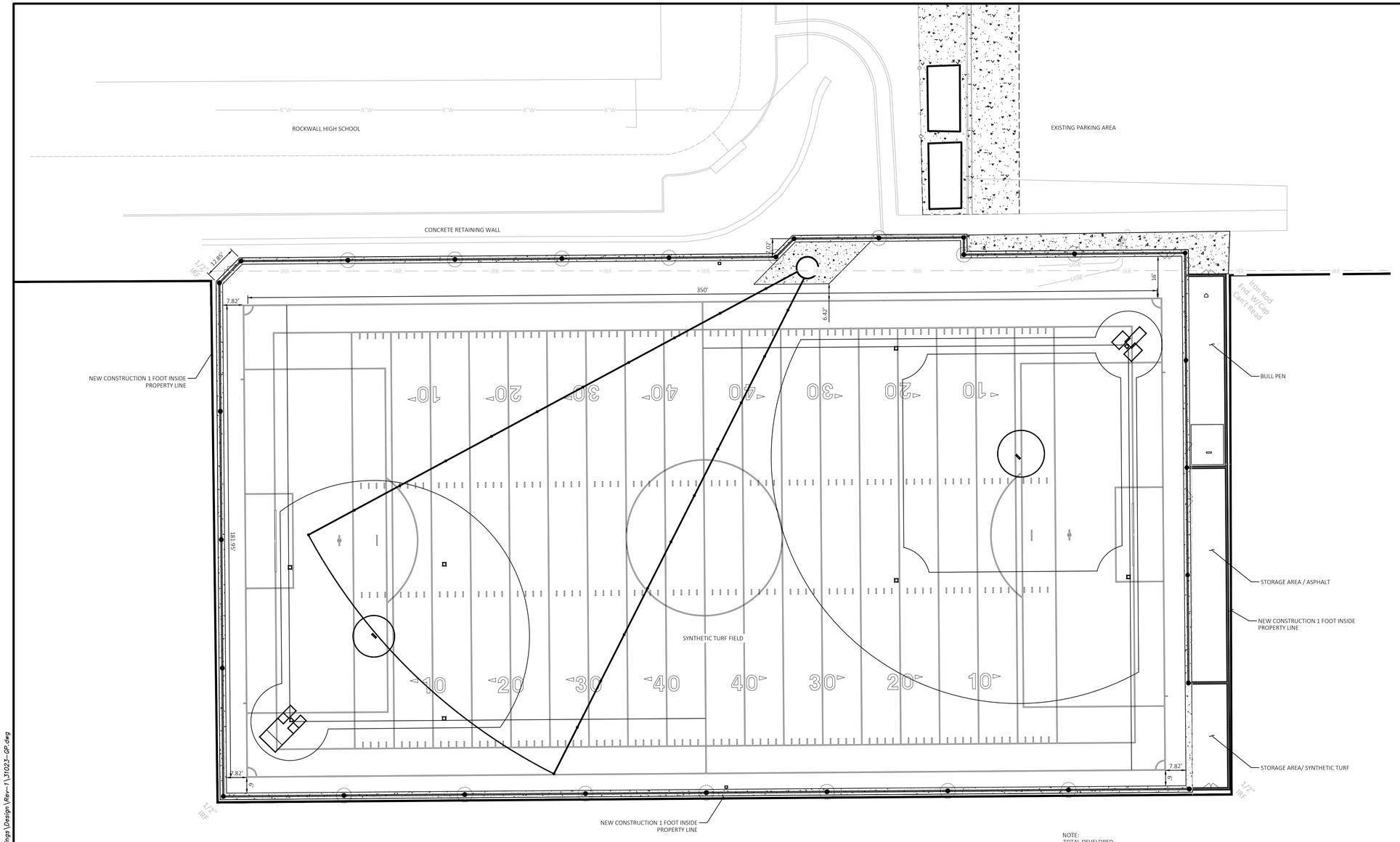

NOTE:
TOTAL DEVELOPED AREA= 1.870 ACRES

Know what's below. Call before you dig.

0 20' 30' 40'
SCALE IN FEET

LEGEND

EXISTING

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
	PROPERTY LINE	X"W	WATER
	RIGHT OF WAY LINE	.5-10-11 50.5	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE
	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

FIELD EQUIPMENTS TO BE PROVIDED BY CONTRACTOR

- SYNTHETIC TURF BASE. SPORTS FIELD SPECIALITIES TURF BASE OR EQUAL 6 BASES TOTAL.
- SYNTHETIC TURF HOME PLATE. SPORTS FIELD SPECIALITIES TURF BASE OR EQUAL 2 PLATES TOTAL.
- SYNTHETIC TURF PITCHERS PLATE. SPORTS FIELD SPECIALITIES TURF BASE OR EQUAL 2 PLATES TOTAL.
- PORTABLE FOOTBALL GOAL POST. AAE SPORTS, ROLLAWAY H GOAL POST (HS), OR EQUAL. TWO GOAL POSTS TOTAL.
- PORTABLE SOCCER GOAL POST KWIK GOAL EVO II. SOCCER GOAL WITH WHEELS OR EQUAL 2 GOALS TOTAL.

F-7524

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ROCKWALL HIGH SCHOOL

901 W YELLOWJACKET LANE
ROCKWALL TEXAS

SITE PLAN

REV. DATE 2/14/19 REV-0

SHEET NO. 1 OF 3

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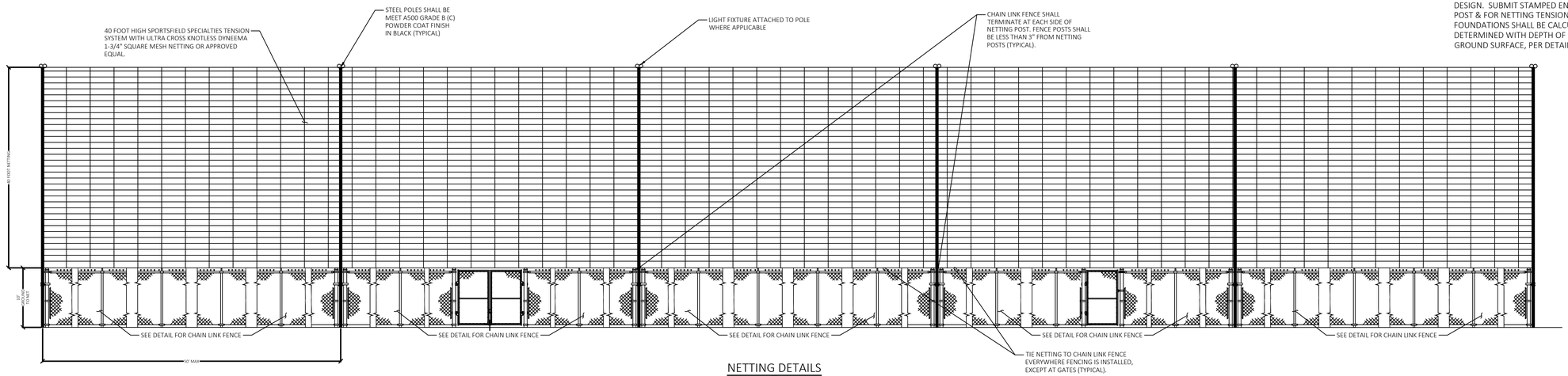
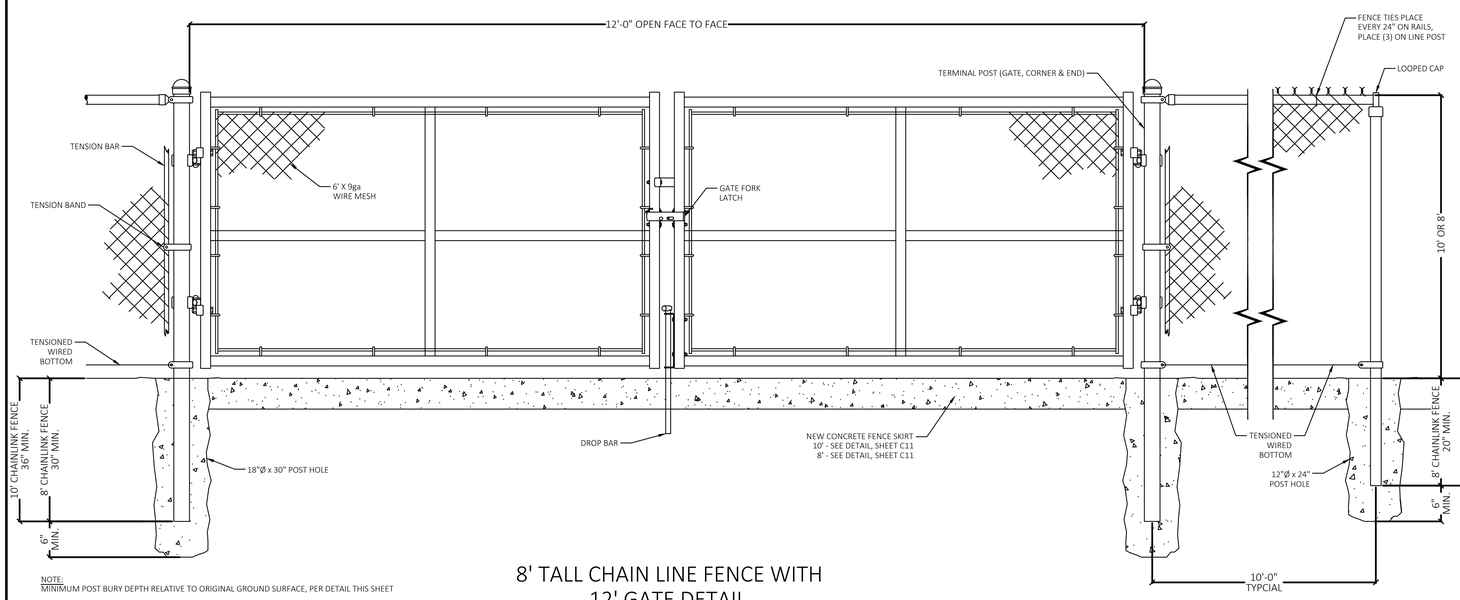
NOTE:
TENSION NETTING SYSTEM SHALL BE INCLUDE MANUFACTURER'S ENGINEERING DESIGN. SUBMIT STAMPED ENGINEERING DETAIL DRAWINGS FOR ALL TENSION POST & FOR NETTING TENSION CABLES & TIE DOWNS. DEPTH OF POLE FOUNDATIONS SHALL BE CALCULATED AND OVERALL LENGTH OF POLES SHALL BE DETERMINED WITH DEPTH OF BURIAL BEING FROM ORIGINAL/PRECONSTRUCTION GROUND SURFACE, PER DETAIL THIS SHEET

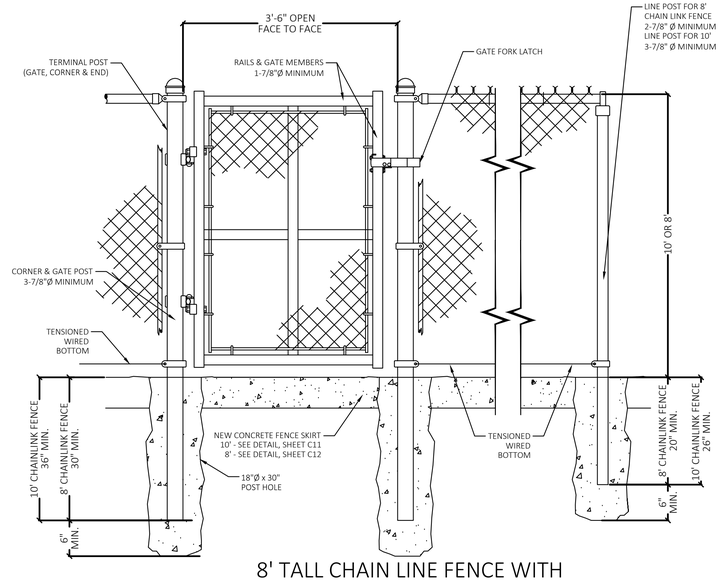


NETTING DETAILS
N.T.S.

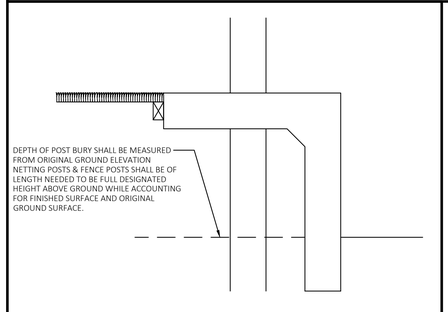


NOTE:
MINIMUM POST BURY DEPTH RELATIVE TO ORIGINAL GROUND SURFACE, PER DETAIL THIS SHEET

8' TALL CHAIN LINE FENCE WITH 12' GATE DETAIL
N.T.S.



8' TALL CHAIN LINE FENCE WITH 3'-6" GATE DETAIL
N.T.S.



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DETAILS SHEET 3

REV. DATE	SHEET NO.
2/14/19 REV-0	3 OF 3

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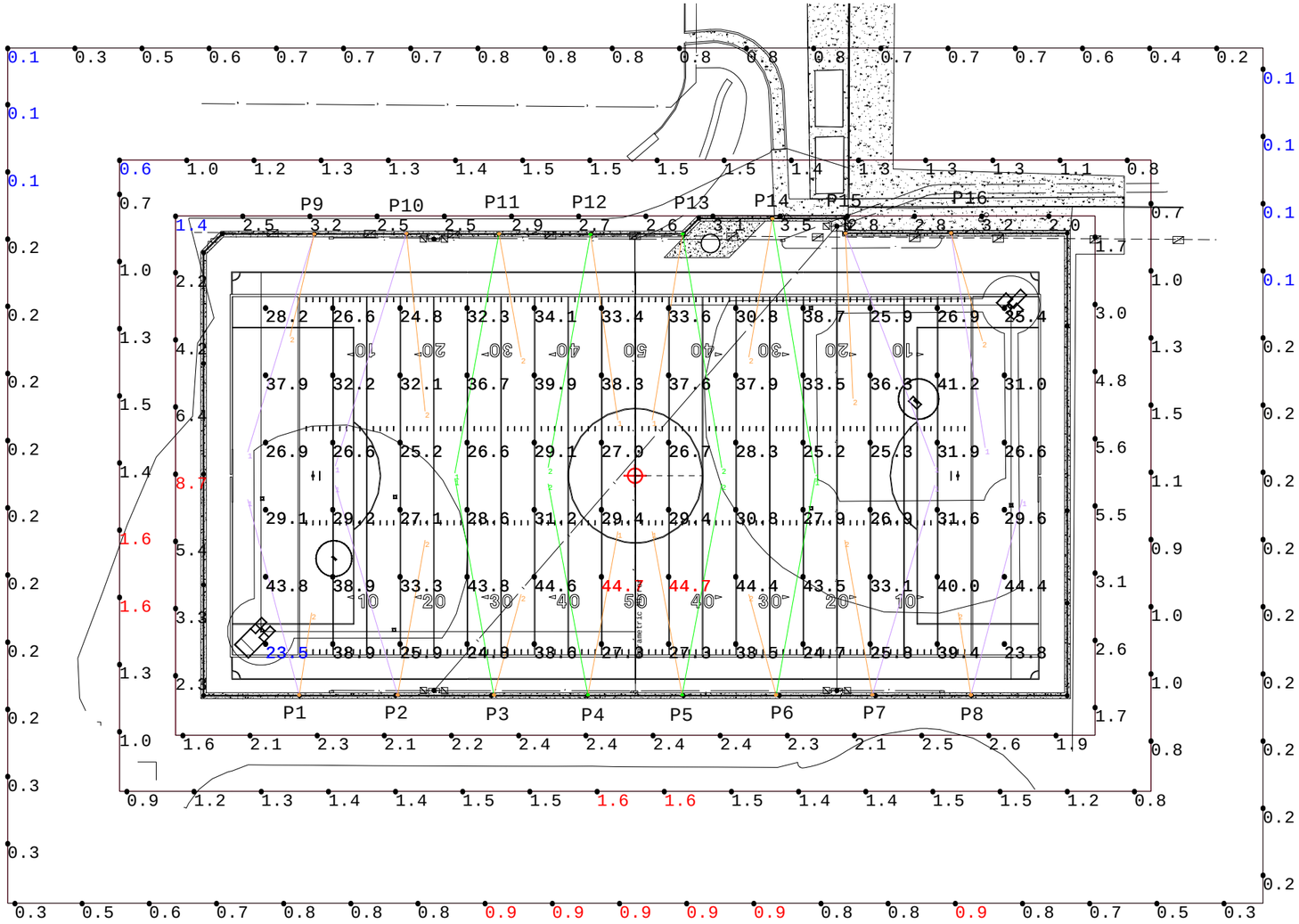

Pole Summary
Scene: GAME

Poles	# Lums	MH
P01	2	40
P02	2	40
P03	2	40
P04	2	40
P05	2	40
P06	2	40
P07	2	40
P08	2	40
P09	2	40
P10	2	40
P11	2	40
P12	2	40
P13	2	40
P14	2	40
P15	2	40
P16	2	40

Pole Wattage Summary
Scene: GAME

Label	Total Watts
P01	1538
P02	1538
P03	1538
P04	1538
P05	1538
P06	1538
P07	1538
P08	1538
P09	1538
P10	1538
P11	1538
P12	1538
P13	1538
P14	1538
P15	1538
P16	1538
TOTAL	24608

Luminaire Schedule
Scene: GAME

Symbol	Qty	Label	LLF	Lum. Watts	Arrangement
	8	AF-750-3-57	0.950	769	SINGLE
	8	AF-750-4-57	0.950	769	SINGLE
	16	AF-750-5-57	0.950	769	SINGLE

Calculation Summary
Scene: GAME

Label	Area Size	Units	Avg	Max	Min	Max/Min	# Pts	PtSpcLr	PtSpcTb	CV	UG
FOOTBALL	360'x160'	Fc	32.21	44.7	23.5	1.90	72	30	30	0.19	1.87
SOCCER		Fc	32.21	44.7	23.5	1.90	72	30	30	0.19	1.87
SPILL @100'		Fc	0.48	0.9	0.1	9.00	63	30	N.A.	0.60	N.A.
SPILL @25'		Fc	3.01	8.7	1.4	6.21	43	30	N.A.	0.47	N.A.
SPILL @50'		Fc	1.25	1.6	0.6	2.67	50	30	N.A.	0.22	N.A.

TECHLINE SPORTS LIGHTING
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1.800.500.3161

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

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS.SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

DRAWN BY: JC
Date:2/12/2019
SCALE: NTS
Page 1 of 1
19-8660.AGI

EATON
ephesus

TECHLINE SPORTS LIGHTING

Your Eaton's Ephesus Lighting Authorized Reseller

All-Field 750

Introducing the latest in LED sports lighting innovation



The All-Field 750 is the most versatile LED fixture available for your sporting venue.

Versatile mounting bracket is designed for ease of installation in new or retrofit applications

Weather-tight design ensures durability even in harsh environments

Solid-state design (no moving parts) provides maintenance free operation

Ability to monitor health and status of each light

Low electromagnetic interference (EMI) noise generation eliminates interference with surrounding electrical systems

Wireless control options provide flexibility for operational usage and fan experience enhancements

Custom engineered optics direct light precisely where needed while minimizing glare.

Easy RETROFIT to your existing sports lighting system

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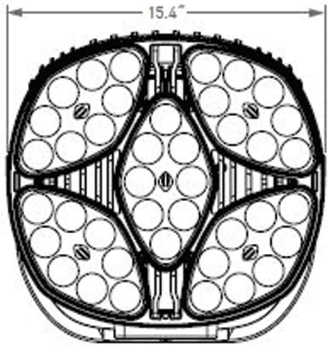
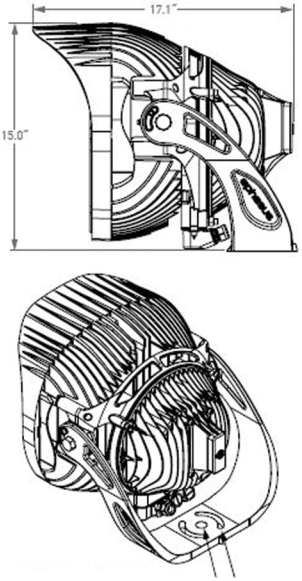
TECHLINE SPORTS LIGHTING

Your Eaton's Ephesus Lighting Authorized Reseller

All-Field 750

Techline Sports Lighting introduces the All-Field 750 Sport LED fixture, the ideal solution for any setting including little league, municipal parks, high school, college and semi-professional outdoor sports venues. The All-Field 750 is the leading choice for all outdoor applications including football, soccer, tennis, baseball, softball, lacrosse, and field hockey. Maintenance free operation and precisely delivered HDTV quality light make the All-Field 750 the perfect choice for any application and provide an excellent return on investment.





PERFORMANCE SPECIFICATIONS

	All Field 750
Lumen Output[1]	>83,000 Lumens
System Watts	750 watts
Input Voltage (High)	277VAC - 480VAC
Input Voltage (Low)	120VAC - 240VAC
CCT	5700K
L70 Hours	>160,000 hours at 25° C
Operating Temp Range	-40°C to 55°C
Surge	6kV
IP Rating	IP66
NEMA Rating	NEMA 4X
Effective Projected Area	1.4 ft^2
Approximate Weight[2]	45 lbs. (20.45 kgs)

The All-Field 750 Sport LED is available with wireless or wired control to provide operational, monitoring and entertainment capabilities. Entertainment options include individual LED cluster control and 0-10V dimming. Fixture connectivity options are available from standard wired DMX to wireless Air-Mesh technology. Cellular, WiFi, or Bluetooth link enables telemetry to monitor health and status of each sport LED fixture.

ORDERING OPTIONS

MODEL	WATTAGE	OPTICS	VOLTAGE	CONTROLS
AF	750	NEMA 2	VH - HIGH VOLTAGE	NC - NO CONTROLS
	550	NEMA 3	VL - LOW VOLTAGE	AM - AIR MESH
	400	NEMA 4		
		NEMA 5	SPILL CONTROL OPTION - EYELID	

1. The specifications listed were obtained under optimal testing conditions. Changes in options, features and conditions may result in slightly different perfomance specifications among fixtures.

2. Weight may vary depending on mounting bracket selection.

Clean power is required to ensure proper function and lifetime of LED fixtures. Prior to installation, an analysis should be performed to verify site power meets these requirements:

- High frequency voltage should be below -40dB or .01V between 3KH and 100KHz
- High frequency current should be below -50dB or .019A between 3KHz and 100KHz

Surge protection alone is not adequate. Techline Sports Lighting will not be liable for damage to fixtures due to poor power quality. Contact Techline Sports Lighting for more information.

Rockwall High School 40’ UltraCross® Dyneema Pole-to-Pole Tension Netting

Prepared for**: Paragon Sports Constructors, LLC**

Prepared by: **Sportsfield Specialties, Inc.**

Submitted by: **JJ Darling**
Southwest Regional Sales Manager

Excellence from Design to Installation

January 31, 2019

SPORTSFIELD SPECIALTIES
WWW.SPORTSFIELDSPECIALTIES.COM

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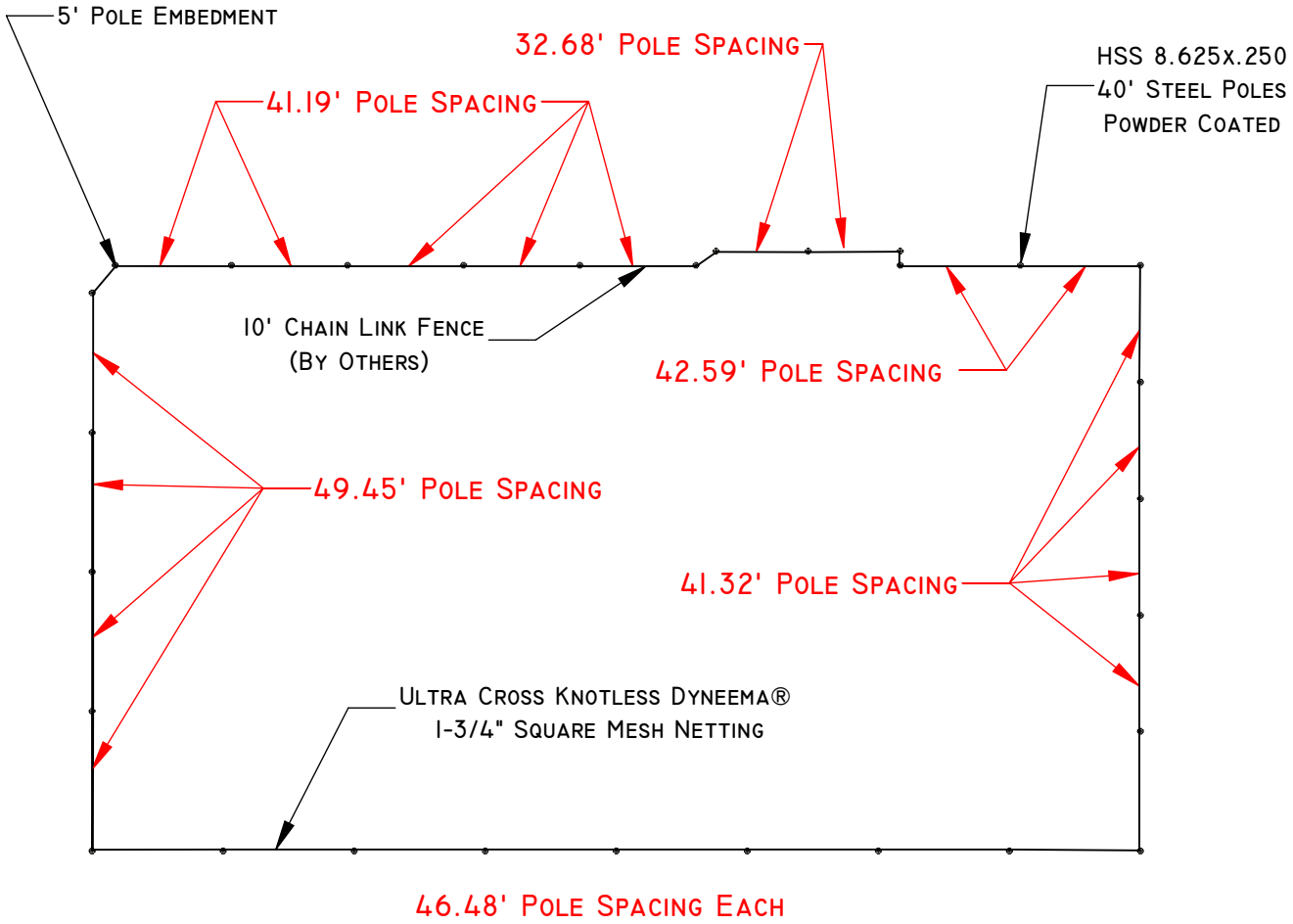
41155 State Highway 10, PO Box 231, Delhi, NY 13753 CALL: 888-975-3343 FAX: 607-746-8481

SSI TENSION NETTING SYSTEM POLES ARE DESIGNED TO STRENGTH, NOT DEFLECTION.
AS A RESULT, SOME DEFLECTION WILL OCCUR DURING INSTALLATION AND SHOULD BE CONSIDERED NORMAL.
DEFLECTION MAY ALSO BE EVIDENT IN CALM CONDITIONS, PARTICULARLY ON THE OUTER MOST POLES OF A GIVEN TENSION NETTING SYSTEM.



46.48' POLE SPACING EACH

Ball Safety Tension Netting System Product Layout Submittal Disclaimer:

This ball safety tension netting system layout document is intended for the sole use of illustrative product submittal review purposes and should not be construed as a product installation document. All final ball safety tension netting system layouts, field dimensions and/or measurements should be both confirmed on the project plans and/or specifications and approved by the project designer of record prior to the start of the product installation.

Sportsfield Specialties, Inc. dba Promats Athletics cannot be held liable for any use of this ball safety tension netting system layout document that deviates and/or differs from the above stated illustrative product submittal review process and furthermore, Sportsfield Specialties, Inc. dba Promats Athletics cannot be held accountable for these actions.

Sportsfield Specialties, Inc. dba Promats Athletics protective netting systems are designed and intended as a complete netting system. In the event your facility purchases an extension to an existing protective netting system, Sportsfield Specialties, Inc. dba Promats Athletics does not make any representations or warranty relating to the overall design of the combined facility and/or the connection points to and the cables that are part of the existing netting system. Owner's decision to proceed with an extension in lieu of a complete new netting system will be at Owner's sole risk and without liability to Sportsfield Specialties, Inc. dba Promats Athletics and Owner shall indemnify and hold harmless Sportsfield Specialties, Inc. dba Promats Athletics from all claims, damages, losses and expenses arising out of or resulting therefrom.

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ROCKWALL HIGHSCHOOL PERIMETER NETTING
NETTING LAYOUT SUBMITTAL

NOT TO SCALE

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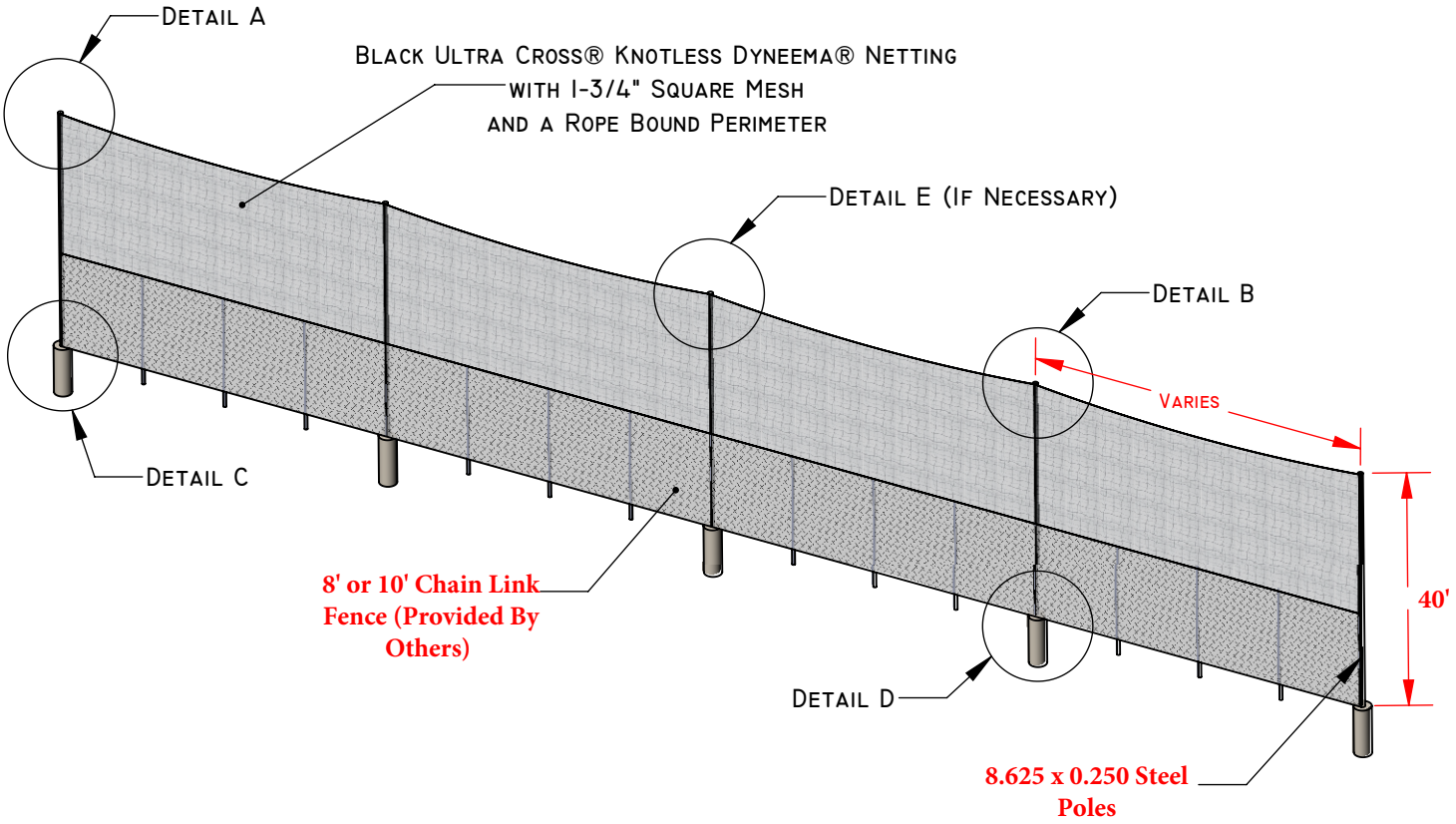
STANDARD BLACK POWDER COATED FINISH



FOUNDATION REQUIREMENTS BASED ON LOCAL CODES AND SOIL CONDITIONS

ALL CUSTOM TENSION NETTING SYSTEM SIZES AND LAYOUTS REQUIRE DESIGN AND PROFESSIONAL ENGINEERING

SSI TENSION NETTING SYSTEM POLES ARE DESIGNED TO STRENGTH, NOT DEFLECTION. AS A RESULT SOME DEFLECTION WILL OCCUR DURING INSTALLATION AND SHOULD BE CONSIDERED NORMAL. DEFLECTION MAY ALSO BE EVIDENT IN CALM CONDITIONS, PARTICULARLY ON THE OUTER MOST POLES OF A GIVEN TENSION NETTING SYSTEM.

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Rockwall HS UltraCross Tension Netting

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- Length, Height and Configuration as Required
- Ultra Cross Knotless Dyneema® Netting
- Dyneema® Ultra-High Molecular Weight Polyethylene (UHMWPE) SK-75 Black Fiber Construction
- 4 Ply, 1.2 mm (0.0472") Diameter Twine
- 95% Open Mesh Area (See-Through Visibility)
- 58,445 psi Minimum Breaking Strength
- 30% Maximum Elongation at Break
- 1-3/4" (44 mm) Square Mesh Size, 0.009 lbs. per Square Foot
- 4 Strand, Braided, Continuous Monofilament Dyneema® Fiber
- Sewn Perimeter Black Multi-Filament Polypropylene Solid Braid Rope Bound Border - 1/4" Diameter, 530 lb. Minimum Breaking Strength
- Urethane Black Bonded Finish (Other Color Choices Available)
- Strong Resistance to Ultraviolet (UV) Light Degradation
- Excellent Resistance to Chemicals and Water Absorption

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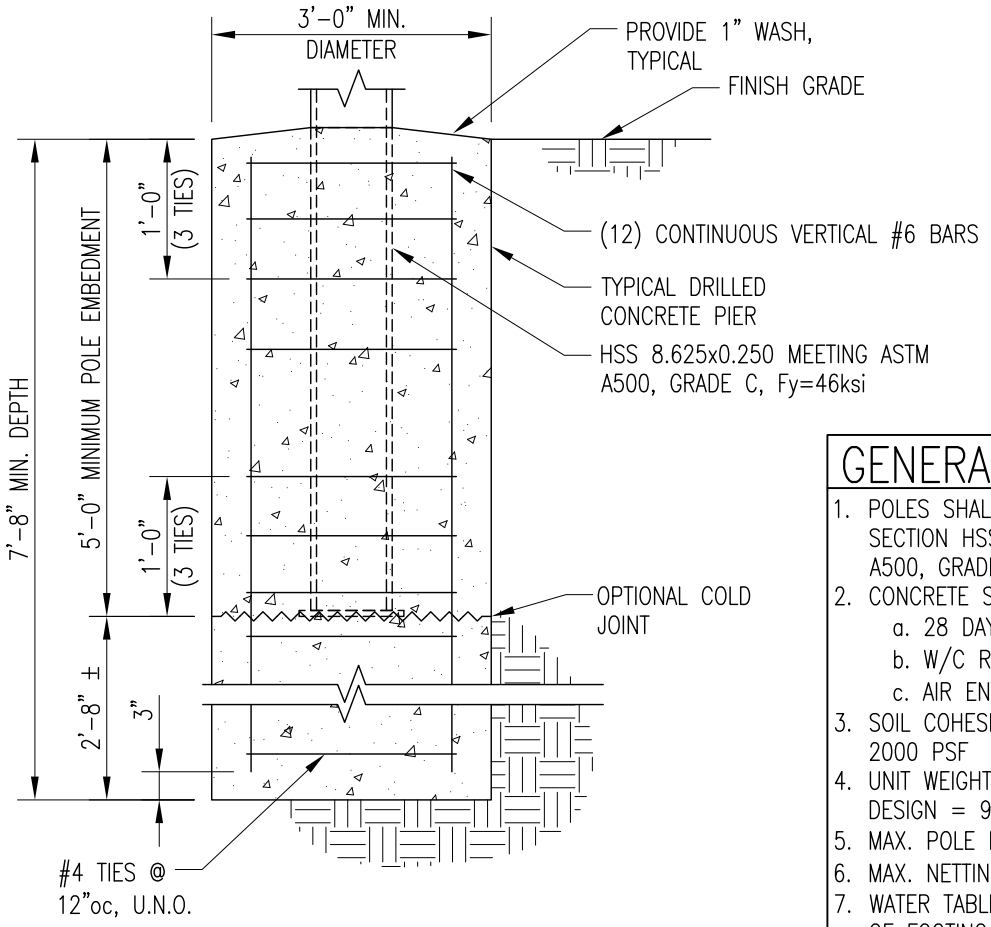
BSSNUC
ULTRA CROSS KNOTLESS DYNEEMA® NETTING - 1-3/4" SQUARE MESH

NOT TO SCALE



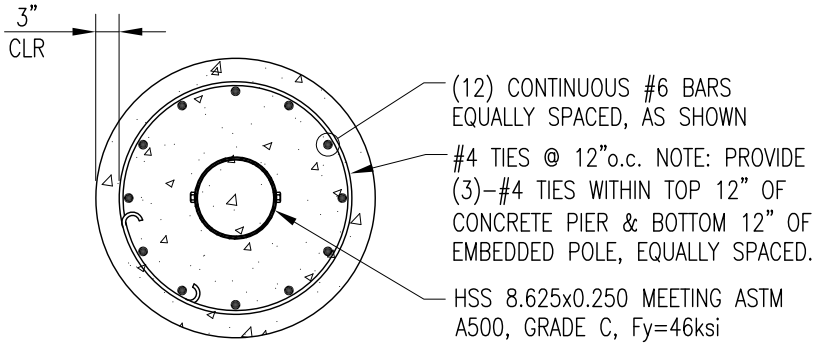
FOUNDATION DESIGN IS APPLICABLE FOR BOTH DIRECT EMBEDMENT AND SLEEVED POLES

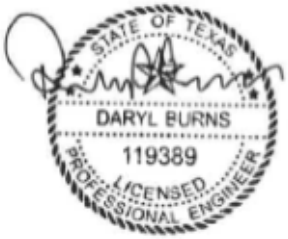
SYSTEM NOTES:

1. FOOTING FOR USE WITH ULTRACROSS 1¾" NETTING & #9 x 1¾" CHAIN LINK FENCE
2. MINIMUM CABLE SAGS 40'-0" SPAN = 12" MIN.
3. DESIGN WIND SPEED FOR BARE POLE = 105mph
4. EXPOSURE CATEGORY B

GENERAL NOTES:

1. POLES SHALL BE HOLLOW STRUCTURAL SECTION HSS 8.625x0.250 AND MEET ASTM A500, GRADE C, Fy=46ksi
2. CONCRETE SHALL MEET THE FOLLOWING:
   a. 28 DAY STRENGTH = 4,000psi (MIN.)
   b. W/C RATIO = 0.46
   c. AIR ENTRAINMENT = 5.5 +/- 1%
3. SOIL COHESION VALUE USED FOR DESIGN = 2000 PSF
4. UNIT WEIGHT OF SOIL FOR FOUNDATION DESIGN = 93 PCF
5. MAX. POLE HEIGHT = 40'-0"
6. MAX. NETTING HEIGHT = 32'-0" (8' FENCE)
7. WATER TABLE ASSUMED TO BE BELOW BOTTOM OF FOOTING FOR DESIGN.
8. IF FOOTING IS NOT AUGURED, COMPACT SOIL SURROUNDING FOOTING TO 95% MODIFIED PROCTOR.





2/6/19

1 / SK-01 — 40' NETTING FOOTING DETAILS

SCALE: NONE

ENGINEERS, ARCHITECTS, & LAND SURVEYORS
860 Hooper Road
Endwell, New York 13760
Tel: 607.231.6600
Fax: 607.231.6651
Email: mail@deltaengineers.com
Web: www.deltaengineers.com

Project Name: ROCKWALL HS POLE-TO-POLE TENSION NETTING SYSTEM
ROCKWALL TEXAS

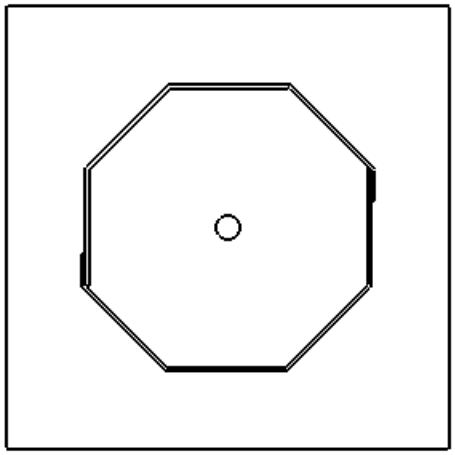
Scale: AS SHOWN
Project No.: 2019.202.010
Date: FEBRUARY 5, 2019

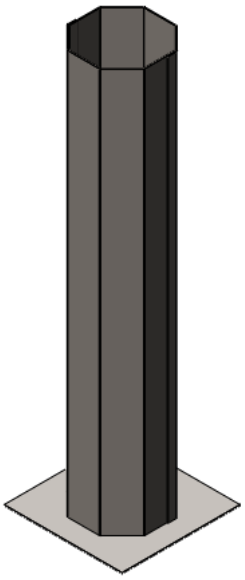
WARNING: THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER, LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT OR LICENSED SURVEYOR FOR A LICENSED SURVEYOR, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS 'A' MISDEMEANOR.

Drawing Title: 40' NETTING FOOTING DETAILS

Drawing No.: SK-01

Ground Sleeve Install





1. Mark the locations of the ground sleeves on the field. Being sure to match the center distance to the desired system.

2. Excavate holes for foundations and set the concrete forms.

3. Center the ground sleeve in the form and secure it in a plumb and level position. The top of the ground sleeve should be set according to the site plans (Generally level with Finish Grade).

4. Pour concrete foundation to the top of the sleeve. Allow concrete to adequately cure.

5. Caulk all around the top of the ground sleeve, using backer rod where needed to prevent the caulk from falling into the ground sleeve.

2. Assembling Hardware

a) Start by laying out the cables to ensure the proper lengths are present for each run. Cut the cable as necessary based on each run, adding a 6” turn back at each end of the cable.

b) Start the horizontal tensioned cables (5/16” DIA) by assembling a 5/8” x 12” turnbuckle to an eye bolt at one end (Figure 1). The wire will pass through the poles at which the cable run does not terminate (Figure 2). At the poles where the cable run terminates, attach the cable with turn back and rope clips directly to the eye bolt at opposite end (Figure 3).

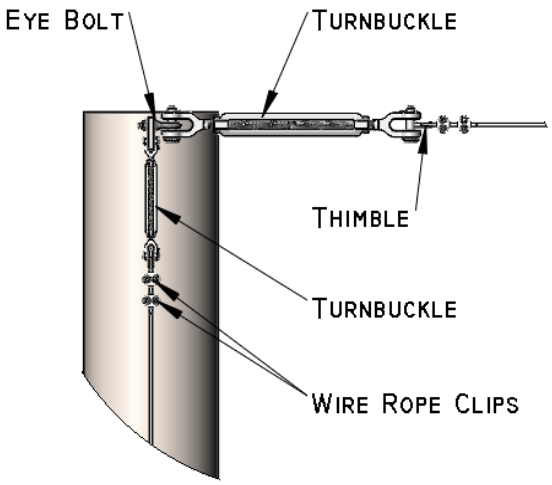


Figure 1

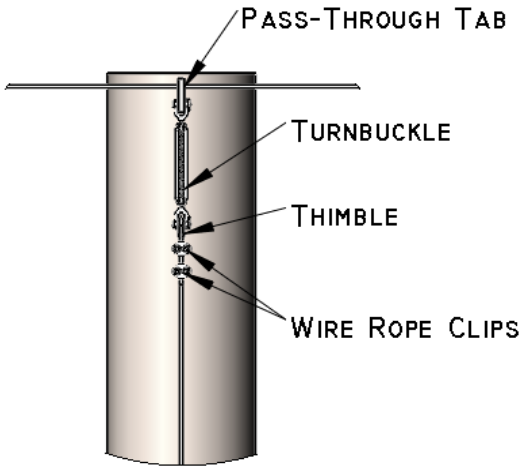


Figure 2

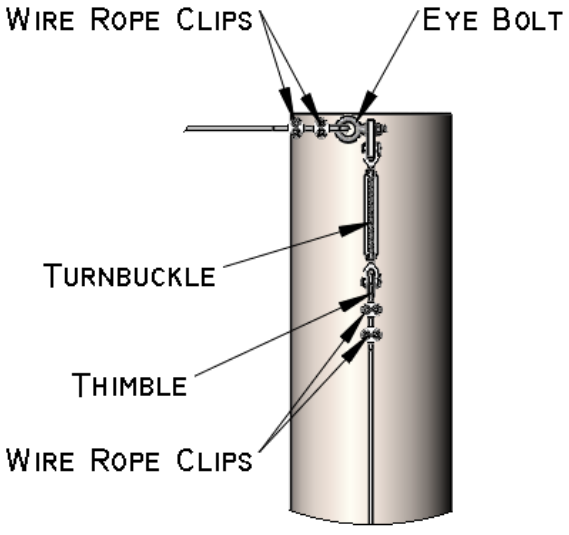


Figure 3

c) The horizontal cables can be finished with the bottom (1/4" DIA) cable. This cable is assembled the same way as the tensioned cables. Start the cable by attaching to an eye bolt at one end (Figure 4). The cable will pass through a series of eye bolts (recommended 5' spacing) or equivalent guides, then through the poles at which the cable run does not terminate (Figure 5). At the end pole where the cable run terminates, attach the cable (with turn back and rope clips) directly to the eye bolt (Figure 6).

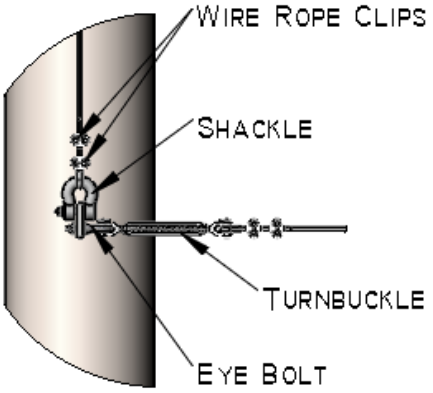


Figure 4

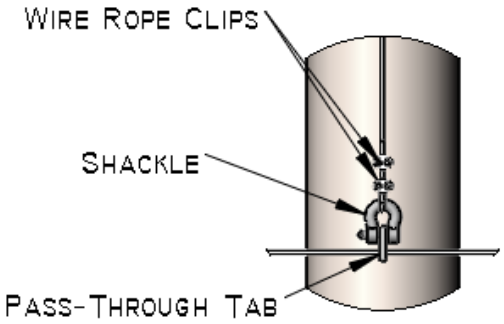


Figure 5

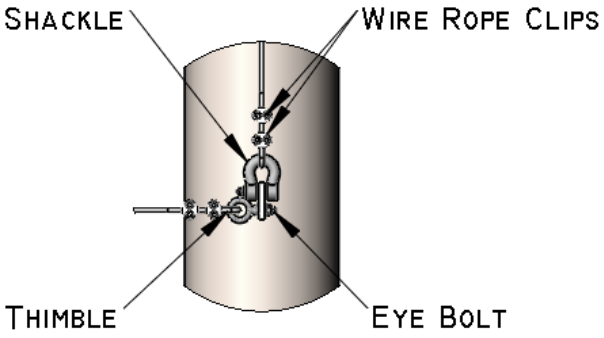


Figure 6

d) Vertical cables (1/4" DIA) can be done the same way as the tensioned cables, with a 1/2" x 9" turnbuckle at the top of the pole (Figure 7) and a heavy-duty shackle at the bottom of the pole (Figure 9). Make sure to thread the vertical cables through the guide tube (Figure 8).

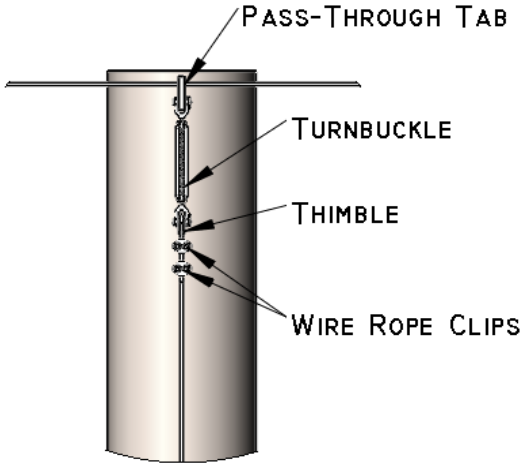


Figure 7

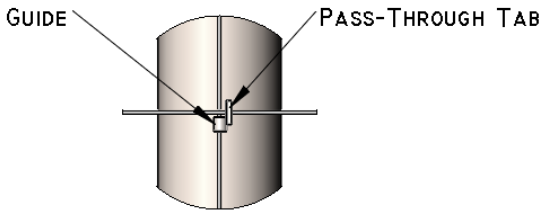


Figure 8

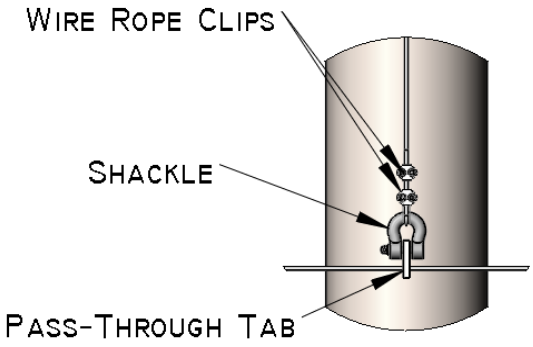


Figure 9

e) Once all of the cables have been mounted on the poles, tension the horizontal and vertical cables with the turnbuckles. Do not tighten turnbuckles so much that the poles themselves deflect.

f) Now the nets can be hung from the assembled cables. Using the zip-ties, pull the net to the top, each side cable, the remaining horizontal cables and then the bottom cable. Finally, the net can be secured to the cables using the supplied braided rope, looping through each square of the net binding and around the cable (Figure 10). For Ultra Cross netting systems, it's important to leave excess material along the net perimeter (i.e. no short tag ends and a minimum of one extra square) so that the net intersection doesn't fail prematurely.



Figure 10

SSI tension netting system poles are designed to strength, not deflection. As a result, some deflection will occur during installation and should be considered normal. Deflection may also be evident in calm conditions, particularly on the outer most poles of a given tension netting system.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

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 for 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 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:

EXHIBIT 'A' ORDINANCE 03-38

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 arena, stadium, or track* shall generally conform to the concept and photometric plans and 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.

DRAFT ORDINANCE 03-19

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *March 18, 2019*

2nd Reading: *April 1, 2019*

DRAFT ORDINANCE 03.12.2019

Exhibit 'A'
Zoning Exhibit

Address: *901 Yellow Jacket Lane*
Legal Description: *Lot 1, Block A, Rockwall High School Addition*

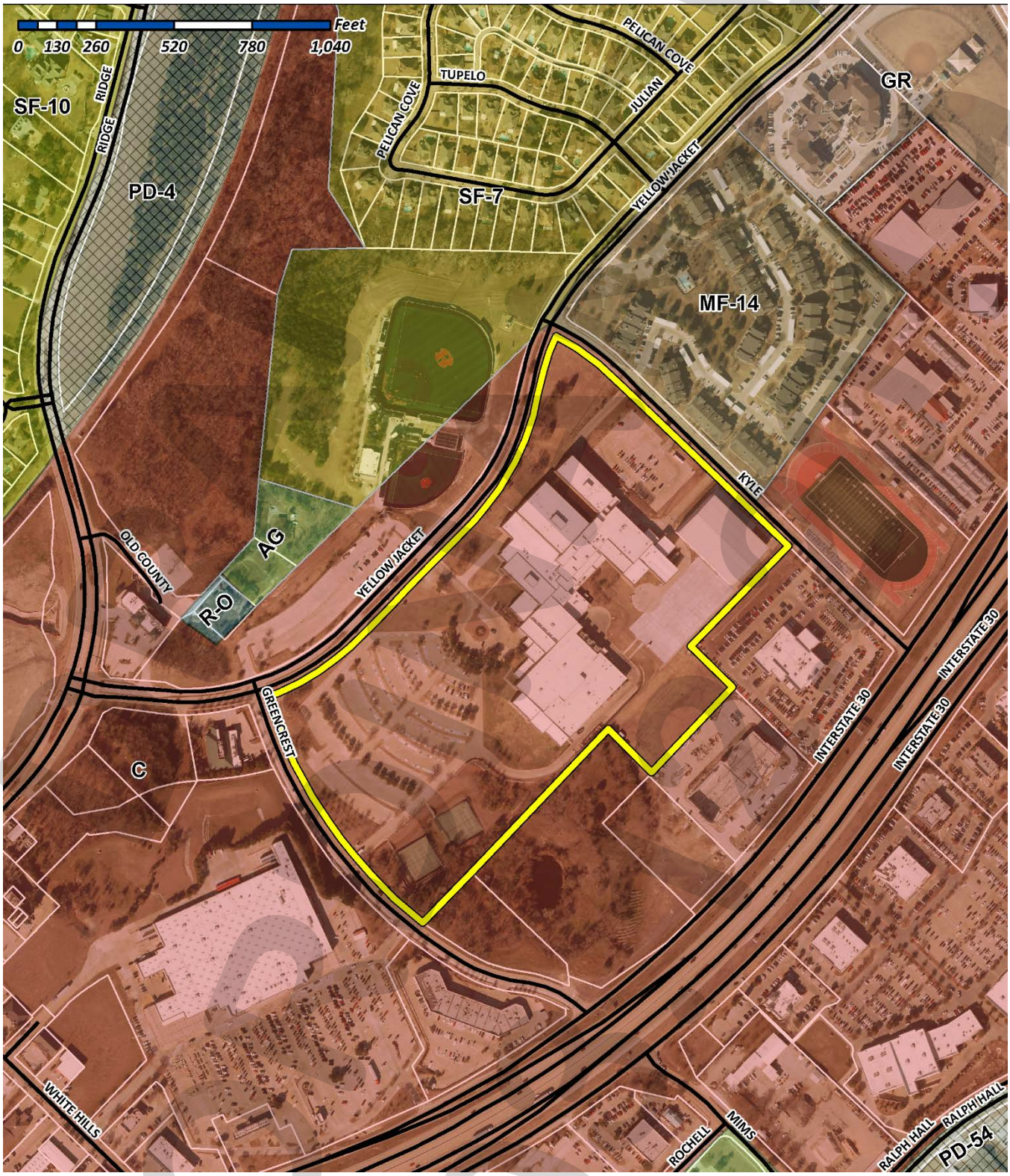
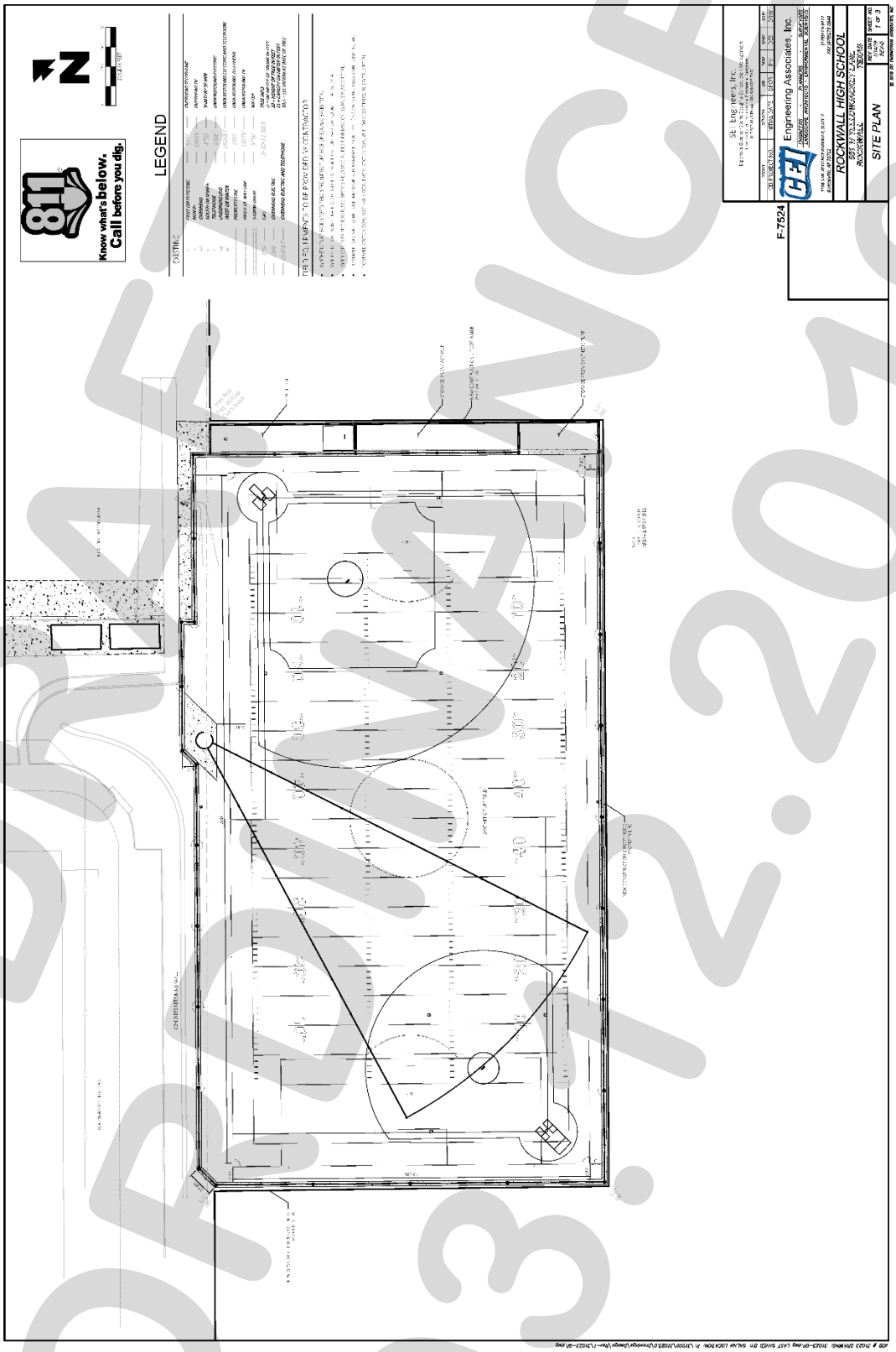
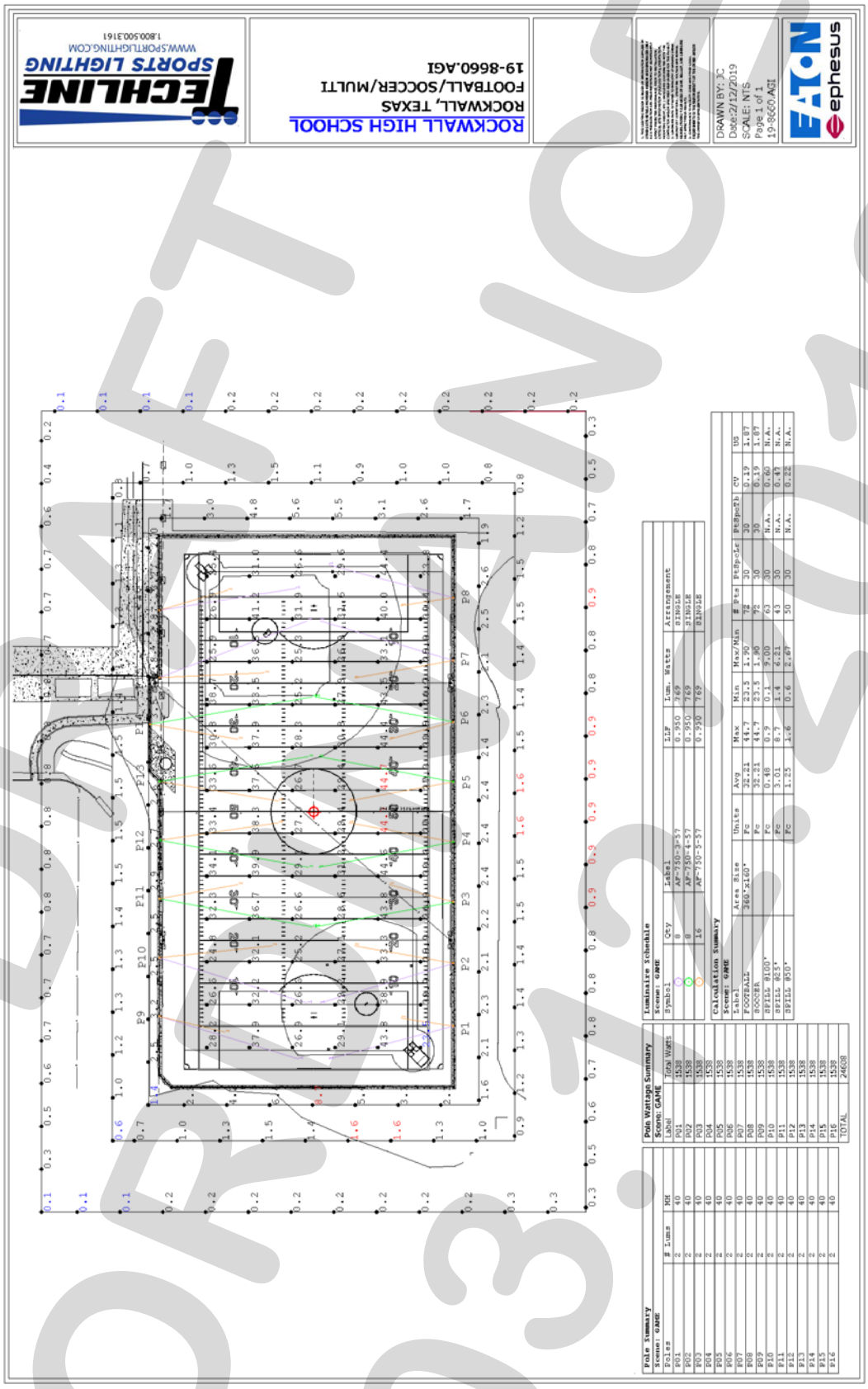


Exhibit 'B':
Concept Plan



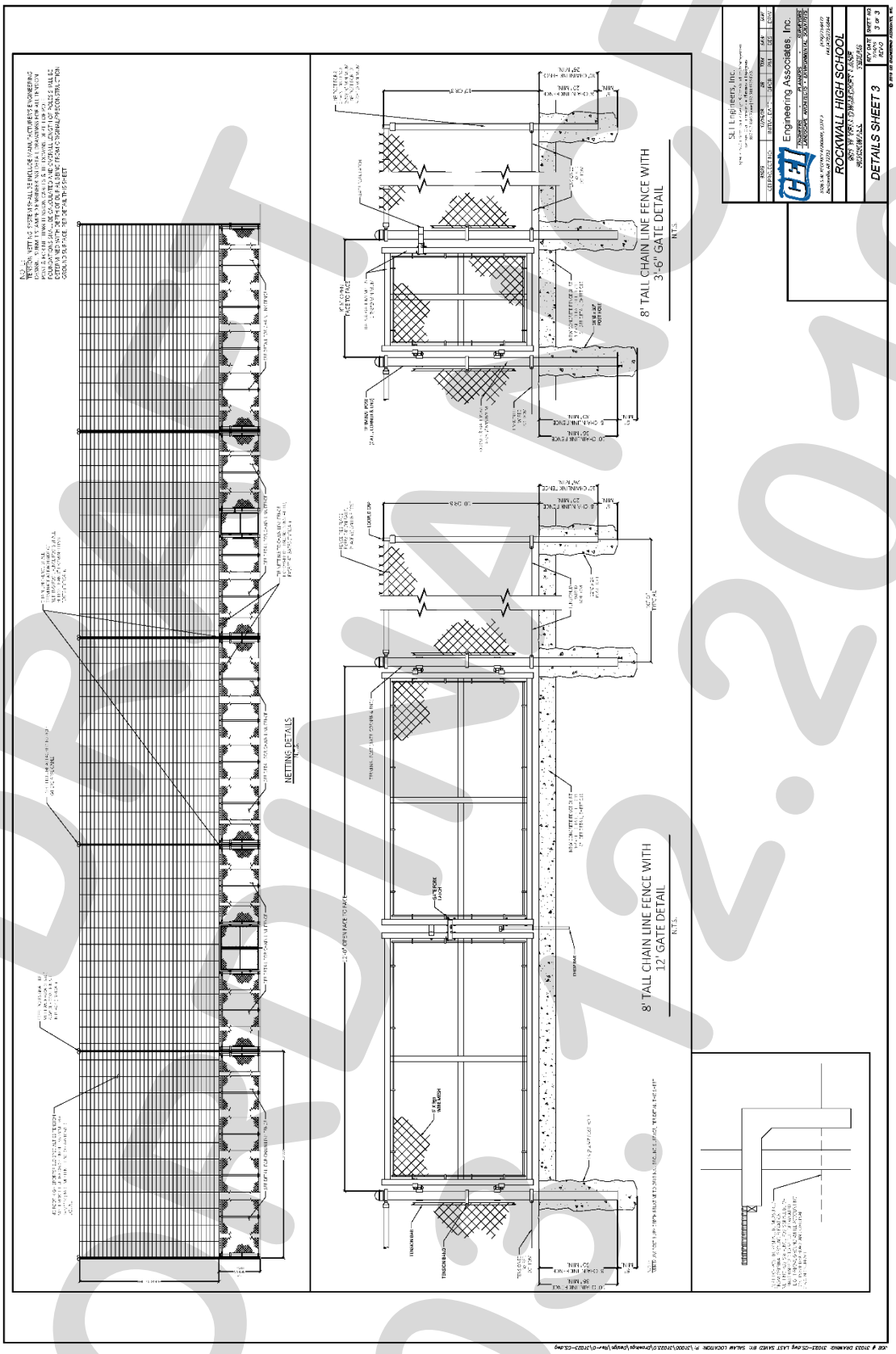
DRAFT
03.12.2019

Exhibit 'C':
Photometric Plan



DRAFT ORDINANCE 03.12.19

Exhibit 'D':
Concept Elevations



DRAFT 03.12.2019

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	March 12, 2019
APPLICANT:	Kevin Orsonio
CASE NUMBER:	P2019-008; *Lots 1 & 2, Block A, N. E. & J. O. Addition*

SUMMARY

Hold a public hearing to discuss and consider a request by Kevin Osornio on behalf of Jeaniffer Osornio for the approval of a replat for Lots 1 & 2, Block A, N. E. & J.O. Addition being a 0.46-acre parcel of land identified as Lot 2, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SOV) District, addressed as 705 Peters Colony, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting to replat a 0.46-acre parcel of land for the purpose of subdividing one (1) lot (*i.e. Lot 2, Block A, Sanger Addition*) into two (2) lots (*i.e. Lots 1 & 2, Block A, N. E. & J. O. Addition*) in order to construct single-family homes on Lots 1 & 2. The subject property was annexed prior to 1959, is situated within the Southside Residential Neighborhood Overlay (SOV) District, and is zoned Single-Family 7 (SF-7) District.

☑ On March 5, 2019, the Parks and Recreation Board reviewed the proposed *replat* and made the following recommendations:

1) The developer shall pay pro-rata equipment fees for Park District No. 21 in the amount of $516.00 for Lot 2. This will need to be paid at time of final plat and is subject to change pending the City Council's adoption of the 2019 fees; and

2) The developer shall pay cash-in-lieu of land fees for Park District No. 21 in the amount of $416.00 for Lot 2. This will need to be paid at time of final plat and is subject to change pending the City Council's adoption of the 2019 fees.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

NOTIFICATIONS

On February 22, 2019, staff mailed notifications to 39 property owners/residents within 200-feet of the subject property in accordance with the requirements as stipulated by Texas Local Government Code for residential replats. At the time this report was written, staff had not received any notices concerning this case.

CONDITIONS OF APPROVAL

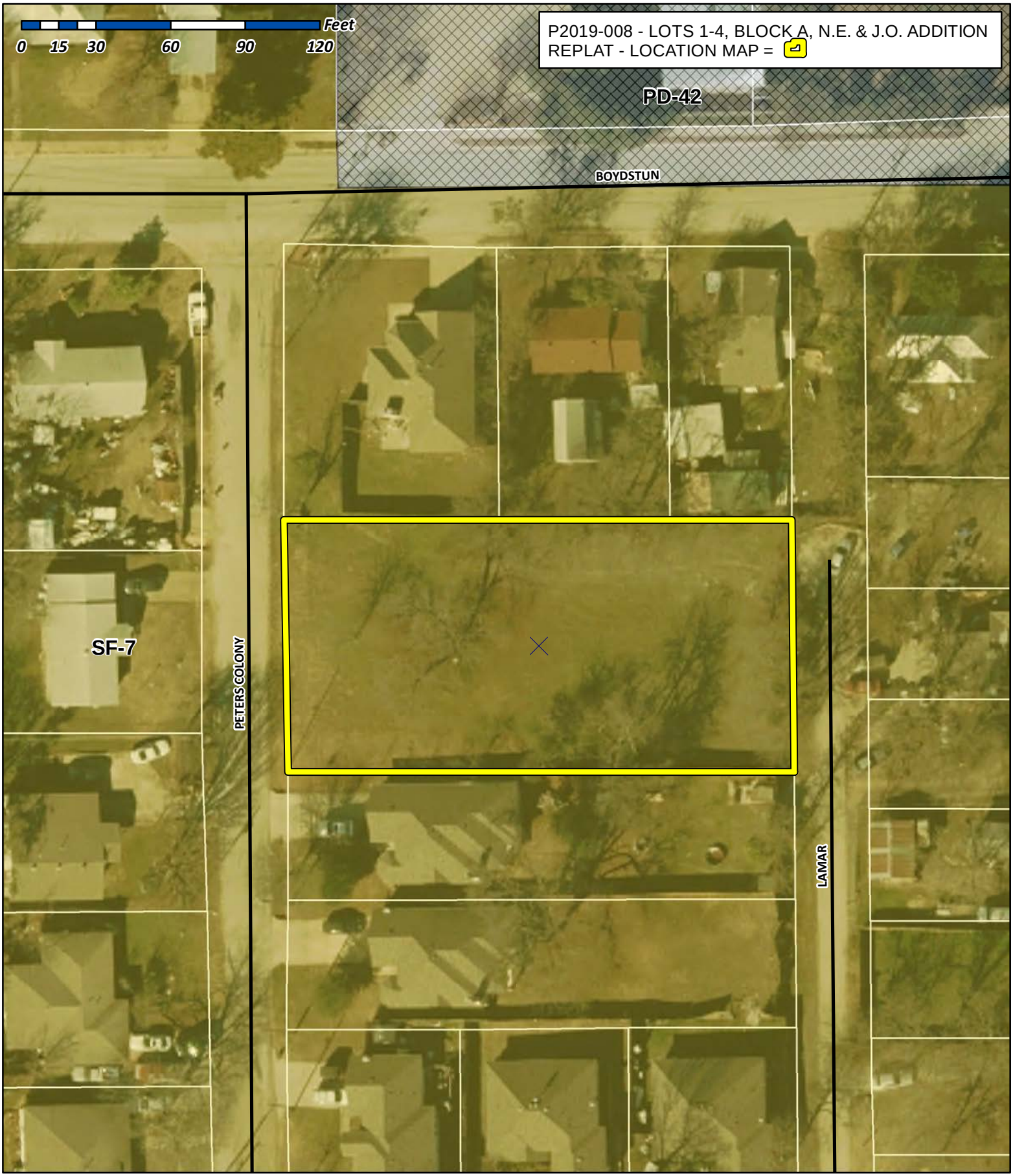
If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lots 1 & 2, Block A, N. E. & J. O. Addition,* staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) The developer shall be responsible for new water and sewer connections, which may include pavement removal and replacement along Peters Colony;

(3) The developer shall be accessed impact fees for extra water and sewer connections for Lot 2; and

(4) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



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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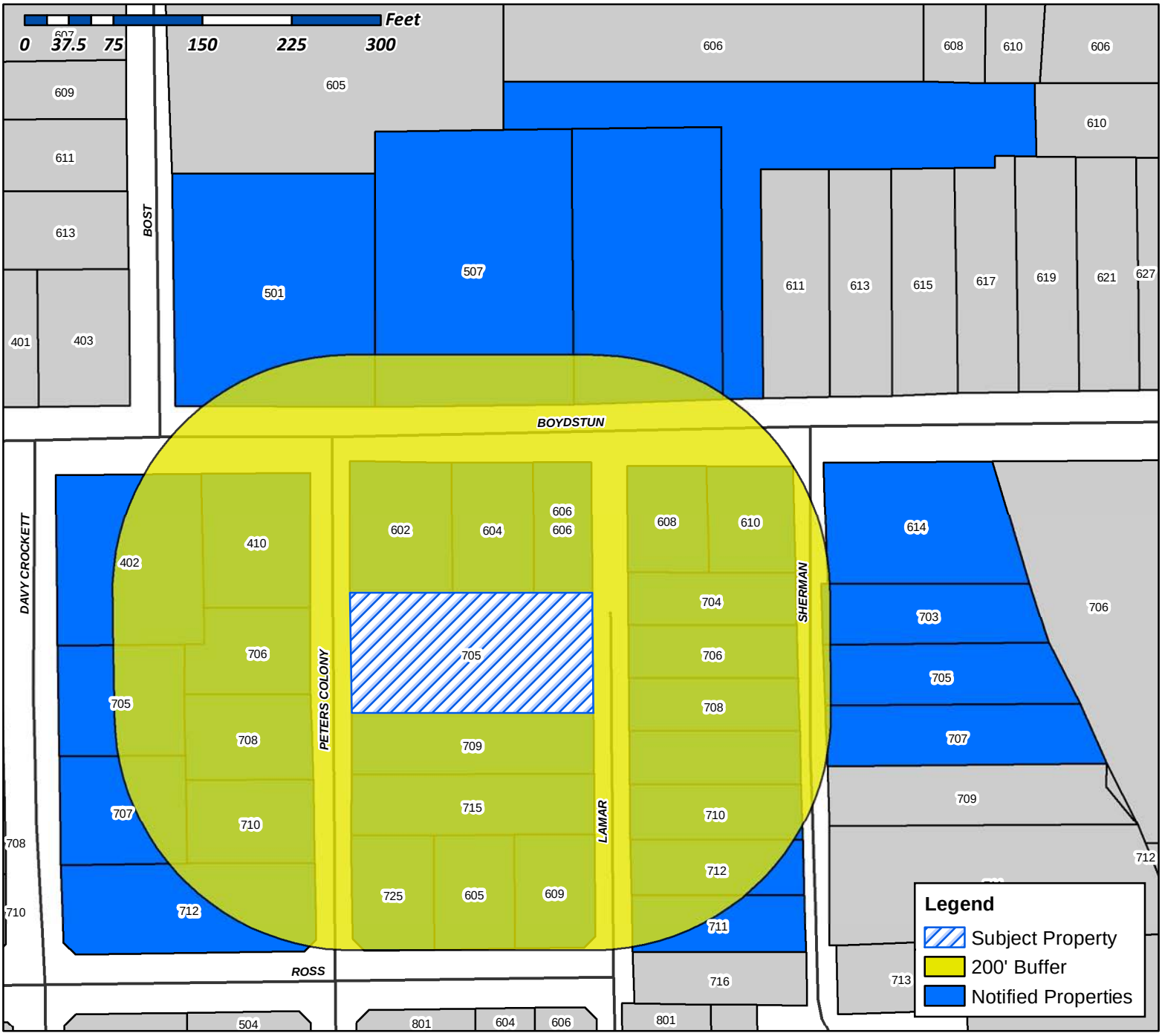
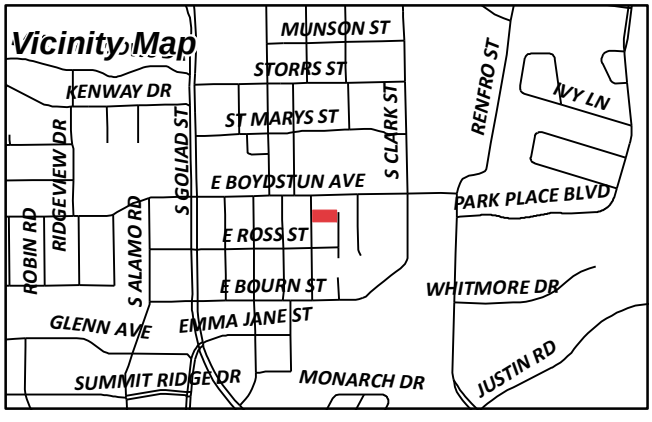


Case Number: P2019-008
Case Name: Lots 1-4, Block A, N.E. & J.O. Addition
Case Type: Replat
Zoning: Single Family 7 (SF-7) District
Case Address: 705 Peters Colony

Date Created: *2/19/2019*
For Questions on this Case Call (972) 771-7745



PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

SLATER RODNEY E
1103 S 29TH ST
COPPERAS COVE, TX 76522

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

BALL JUSTIN
1370 FAIRLAKES POINTE
ROCKWALL, TX 75087

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

HAMANN BRENT
315 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

TAYLOR THOMAS M & KAY D
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

JONES MARGARINE ESTATE
410 E BOYDSTUN AVE
ROCKWALL, TX 75087

GRUBBS JOHN W
501 E BOYDSTUN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
507 E BOYDSTUN AVE
ROCKWALL, TX 75087

LEW AND LIN INVESTING LLC
5221 BEACON LN
MCKINNEY, TX 75071

JACOBS J D
5961 CONNIE LN
ROCKWALL, TX 75032

NIX NICHOLAS & ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

MOORE JAMES L
604 S CLARK
ROCKWALL, TX 75087

BOUAS MARAYA D & JEFFREY D
605 E ROSS STREET
ROCKWALL, TX 75087

GAMEZ DAVID
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ PETRA
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
608 E BOYDSTUN AVE
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES
609 E ROSS ST
ROCKWALL, TX 75087

SCHUMANN LAURIE A
610 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

ROSS LESLIE
703 SHERMAN ST
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
705 DAVY CROCKETT
ROCKWALL, TX 75087

CURRENT RESIDENT
705 PETERS COLONY
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D
705 N SHERMAN
ROCKWALL, TX 75087

DABNEY AUDRY
706 PETERS COLONY
ROCKWALL, TX 75087

KATELY CHARLES LEE & THELMA S
706 SHERMAN ST
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
708 PETERS COLONY
ROCKWALL, TX 75087

CURRENT RESIDENT
708 SHERMAN ST
ROCKWALL, TX 75087

HEJI PAUL M
709 PETERS COLONY
ROCKWALL, TX 75087

CURRENT RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
ROCKWALL, TX 75087

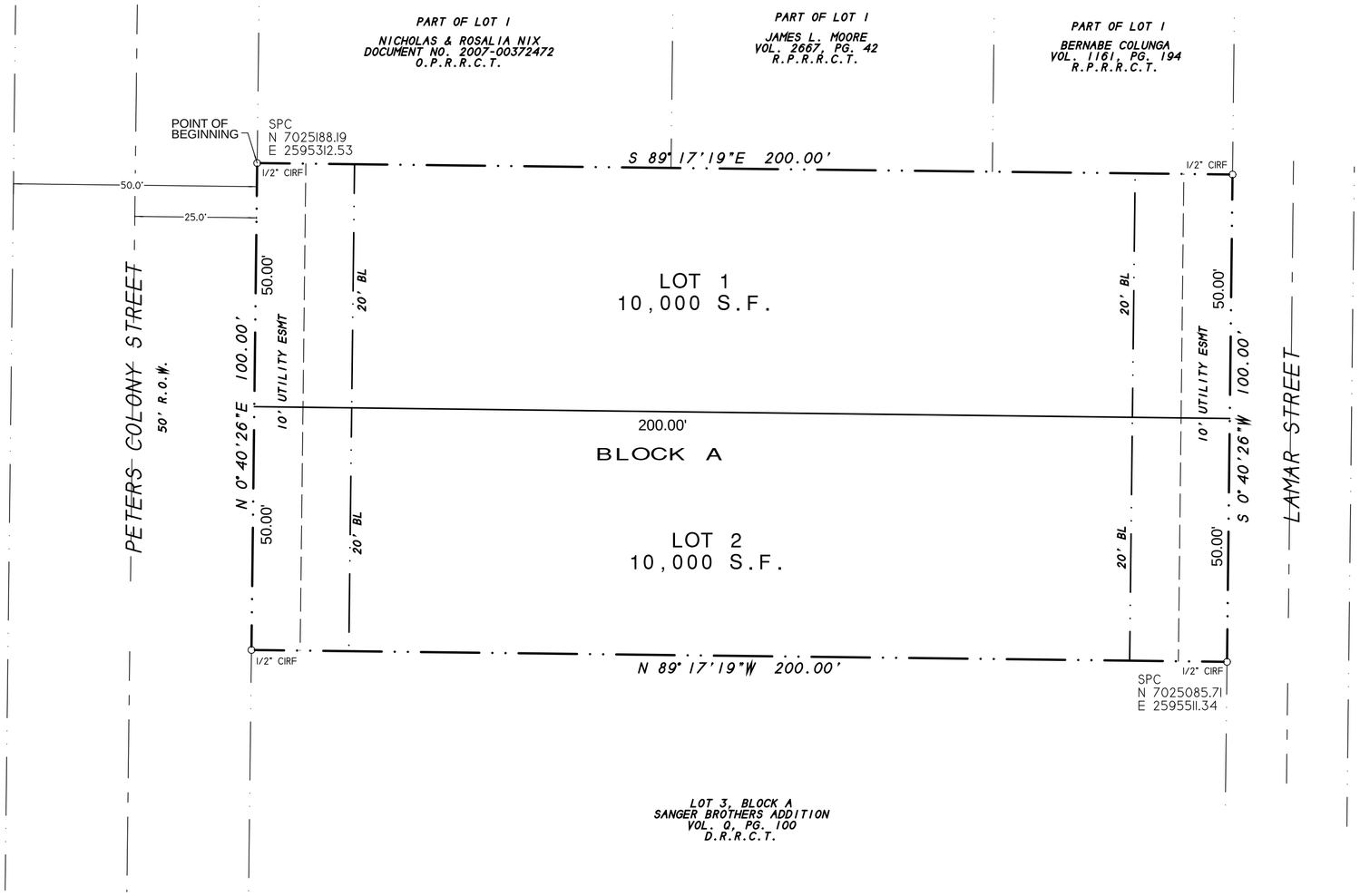
CURRENT RESIDENT
711 LAMAR
ROCKWALL, TX 75087

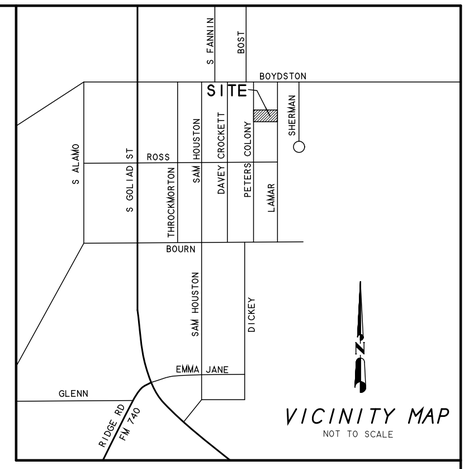
CURRENT RESIDENT
712 SHERMAN ST
ROCKWALL, TX 75087

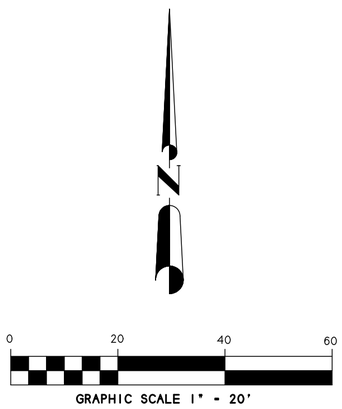
LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

CABERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

CURRENT RESIDENT
725 PETERS COLONY
ROCKWALL, TX 75087







FINAL PLAT

N.E. & J.O. ADDITION
LOTS 1 & 2, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A
SANGER BROTHERS ADDITION
0.46 ACRES OR 20,000 S.F.
(2 LOTS)
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) PROPERTY OWNER SHALL MAINTAIN, REPAIR AND REPLACE ALL DRAINAGE AND DETENTION STRUCTURES.

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

OWNER:
JEANIFFER OSORNIO
NOHEMA ESTRADA
705 LAKESIDE DRIVE
ROCKWALL, TEXAS 75032

SHEET 1 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND # CORNER #
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE FEBRUARY 14, 2019
SCALE 1" = 20' FILE # 20190047RP
CLIENT OSORNIO

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2019-008

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JEANIFFER OSORNIO and NOHEMA ESTRADA, BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 2, Block A, Sanger Brothers Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume Q, Page 100 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northwest corner of Lot 2, and the southwest corner of Lot 1 and being in the east right-of-way line of Peters Colony Street;

THENCE S. 89 deg. 17 min. 19 sec. E. along the common line of Lot 1 and 2, a distance of 200.00 feet to a 1/2" iron rod found for corner at the northeast corner of Lots 2 and being in the west right-of-way of Lamar Street;

THENCE S. 00 deg. 40 min. 26 sec. W. along said right-of-way line, a distance of 100.00 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 2 and northeast corner of Lot 3;

THENCE N. 89 deg. 17 min. 19 sec. W. along the common line between Lot 2 and Lot 3, a distance of 200.00 feet to a 1/2" iron rod found for corner in the east right-of-way line of Peters Colony Street;

THENCE N. 00 deg. 40 min. 26 sec. E. along said right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING and containing 20,000 square feet or 0.46 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as N.E. & J. O. ADDITION, LOTS 1 & 2, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in N.E. & J. O. ADDITION, LOTS 1 & 2, BLOCK A, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
JEANIFFER OSORNIO

_____
NOHEMA ESTRADA

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JEANIFFER OSORNIO known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared NOHEMA ESTRADA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of N.E. & J.O. ADDITION, LOTS 1 & 2, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

N.E. & J.O. ADDITION
LOTS 1 & 2, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A
SANGER BROTHERS ADDITION
0.46 ACRES OR 20,000 S.F.
(2 LOTS)
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELECTRIC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND 1 CORNER
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

OWNER:
JEANIFFER OSORNIO
NOHEMA ESTRADA
705 LAKESIDE DRIVE
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SURVEY DATE FEBRUARY 14, 2019
SCALE 1" = 20' FILE # 20190047RP
CLIENT OSORNIO

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2019-008

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Korey Brooks, *Senior Planner*
CC:	Ryan Miller, *Director of Planning and Zoning*
DATE:	March 12, 2019
SUBJECT:	SP2017-025; *Site Plan for Cornerstone Church*

In August 2017, the applicant submitted a request for approval of a site plan [*Case No. SP2017-025*] for an approximately 21,600 SF house of worship (*i.e. Cornerstone Church*). While reviewing the proposed site plan, landscape plan, treescape plan, photometric plan, and building elevations, staff notified the applicant of the variances required to construct the building. At the time of this review, it appeared that the rear of the building did not have a parapet wall providing screening from the mechanical equipment that was thought to be mounted on the roof. In response to this, staff requested that the applicant provide the height of the parapet wall, and indicate how the equipment would be screened. In addition, staff requested that the applicant provide a dash line on the building elevations indicating where the equipment would be located. The applicant submitted revised comments noting that the rooftop units (RTU's) were to be screened utilizing a six (6) foot tall masonry wall matching the exterior materials used on the building; however, the applicant intended for the HVAC system to be on the ground and screened by a six (6) foot wing wall (despite indicating RTU's on the provided comments as opposed to noting HVAC's). Staff was under the impression that the intent of the applicant's comment was to provide a six (6) foot tall masonry wall on the rear of the building where there was no parapet wall. The revised building elevations depicted a sloped dash line (*i.e. the sloped roof*) on the east and west building elevations, but did not indicate the provision of a parapet wall. At the time of building permit, a comment was made indicating a need to show the parapet wall, but this was never followed up on and a building permit was issued. Based on this issuance the applicant felt like they had addressed all of staff's comments, and the applicant commenced construction of the building. Currently, the building shell has been erected. Recently, it was discovered by staff that the building did not incorporate the required parapet in accordance with the requirements of the Unified Development Code (UDC), and that the variance was not requested by the applicant as part of the original case nor was it approved as part of this case. Based on this, staff notified the applicant that this would need to be rectified prior to the City giving final acceptance to the project.

Since this notification, the applicant has stated that they do not wish to construct the parapet wall citing the cost required to retrofit the building as being the main reason. Based on this, the applicant has submitted an application requesting the approval of a variance for this issue. As a compensatory measure the applicant is requesting that the Planning and Zoning Commission accept one of the following alternatives:

(1) Grant a variance to the requirement and leave the building as-is since the City issued a permit in error;

(2) Grant a variance to utilize trees to partially screen the parapet walls at the rear; or

(3) Grant a variance to paint the back of the parapet walls that are visible from John King Boulevard a color to match the stucco on the front façades and provide the additional trees mentioned in Option 2 above.

Staff should note that the rear of this building is highly visible from John King Boulevard. Both staff and the applicant have provided pictures of the visibility of the building to assist the Planning and Zoning Commission in making a decision. Staff should also note that the Planning and Zoning Commission is not limited to approving the variance as presented, and retains discretion with regard to the request. Based on the requirements of the UDC, since the four (4) sided parapet wall is a requirement of the overlay district it will require a super-majority vote of the Planning and Zoning Commission for approval. The Architectural Review Board (ARB) will review the request and forward a recommendation to the Planning and Zoning Commission at the March 12, 2019 Planning and Zoning Commission meeting.

Should this request be approved, the applicant would be required to amend the existing site plan and provide staff with new documents reflecting the changes required by the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions, staff and the applicant will be available at the meeting on March 12, 2019.

MERSHAWN
ARCHITECTS

City of Rockwall
Planning and Zoning Department
Ryan Miller AICP

March 4, 2019

Mr. Ryan,

We are respectfully requesting a variance of the John King Overlay District ordinance for the Cornerstone Church project.
The roof design standards requiring four sided parapets was overlooked by both ourselves and city staff during the site plan approval process and permitting. This was not brought to our attention until recently, after the building and roof were constructed. The only exterior elevation that does not have a parapet is the back wall. Making this change at this late date would be costly and difficult for our client in that the loan and budget was set some time ago. Also, it is our understanding, that the purpose and intent of requiring parapet walls is to hide roof top equipment; we have no roof top mechanical units that a parapet wall would screen. Please accept one of the following recommended solutions:

1. Request this variance due to the project being permitted and constructed.
2. Request this variance with modified landscape as included to help screen parapet walls.
3. Request this variance with both modified landscape and back of parapet walls painted to match the stucco walls.

Thank you for your consideration,

Greg Wallis
Mershawn Architects

2313 Ridge Rd. #103, Rockwall, TX 75087 • 972-722-9302 PH • 972-722-9299 FAX













EXISTING CEDAR AND HACKBERRY

LIVE OAKS (61)
INSTALLED WITH A MIN. 4"
CALIPER

RED BUD (2)
4' HIGH @ INSTALLATION

INDIAN HAWTHORNE (23)
PARKING SCREEN
PLANTS SHALL BE A MINIMUM
OF 5-GALLONS W/A MINIMUM
HEIGHT @ PLANTING OF 15" & SHALL
CREATE A MINIMUM 2' TALL SCREEN
WITHIN TWO YEARS OF PLANTING.
SHALL BE PLANTED @ 36" O.C.

BOXWOOD BUSH (58)
PLANTS SHALL BE A MINIMUM
OF 5-GALLONS W/A MINIMUM
HEIGHT @ PLANTING OF 15" & SHALL
CREATE A MINIMUM 2' TALL SCREEN
WITHIN TWO YEARS OF PLANTING.
SHALL BE PLANTED @ 36" O.C.

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

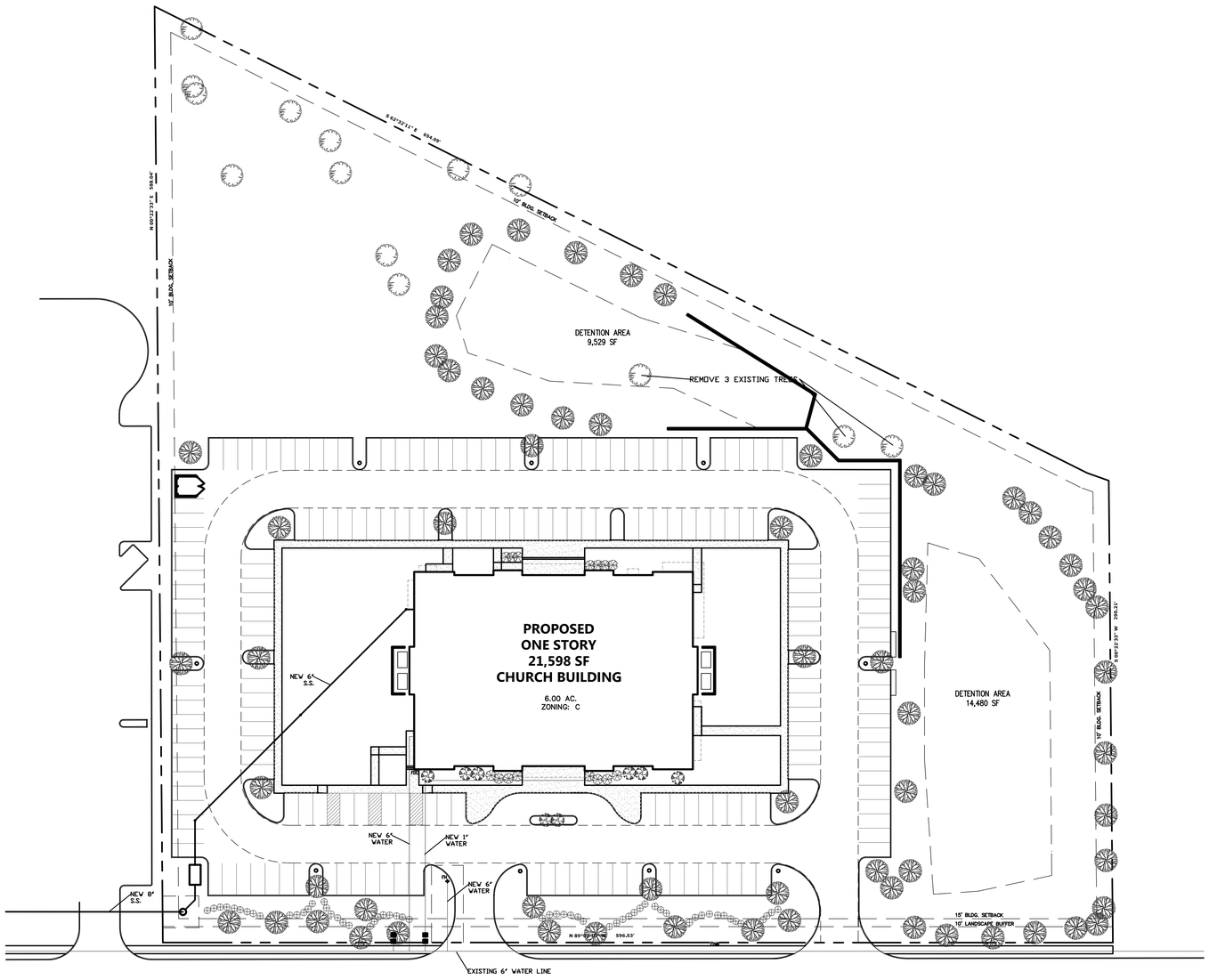
CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

THERE IS NO TREE MITIGATION REQUIRED FOR THIS PROPERTY

ABSTRACT NO. 20 -N. BUTLER SURVEY

1. ZONING: C -COMERCIAL
2. PROPOSED USE: CHURCH
3. PROPERTY AREA (GROSS): 261,357.0 SF 6.0 AC
4. BUILDING AREA: 21,598 SF
5. BUILDING HEIGHT: SINGLE STORY - 37'-0 "
6. LOT COVERAGE: 8.3% F.A.R. = 0.008:1
7. PARKING REQUIRED: 3 SPACE/SEAT 592/3 = 197 SPACES REQUIRED
8. HANDICAP REQUIRED 6 ACCESSIBLE IN 150-200 SPACES 6 ACCESSIBLE PROVIDED
9. TOTAL PARKING PROVIDED: 198 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 100,300 SF



NORTH

0 40 80
SCALE IN FEET

		REQUIRED	PROVIDED
1.	STREET TREES 1 CANOPY PER 50'	12	12
2.	SITE TREES - ONE TREE W/ A CALIPER OF AT LEAST 2" FOR EACH 20,000 SF OF PARKING. 1 PER EVERY TEN REQ. PARKING SPACES	20	20
3.	LANDSCAPE BUFFER	10'	10'
4.	SCREENING OF OFF STREET PARKING	YES	YES
5.	DETENTION AREA 25,742 SF / 750 SF	34	34
6.	TOTAL LANDSCAPE AREA 10% REQUIRED	39,204 SF	161,057 SF

DATE : 8/24/17

CORNERSTONE

BEING A 6.0 AC. TRACT OF LAND SITUATED IN THE N. BUTLER SURVEY, ABSTRACT NO. 20 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ADDRESS 1565 AIRPORT ROAD

OWNER
CORNERSTONE CHURCH
1959 ALPHA DRIVE
ROCKWALL, TEXAS 75087
214-771-4140
CASE # (SP2017-025)

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
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MERSHAWN ARCHITECTS
RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11,628 STATE OF TEXAS
5-1-2018

CORNERSTONE COMMUNITY CHURCH
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale:	1" = 40'-0"
Date:	08/24/17
Project No.:	170201
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET L1 OF 119

EXISTING CEDAR AND HACKBERRY

RED MAPLE (4)
INSTALLED WITH A MIN. 4" CALIPER

LIVE OAKS (61)
INSTALLED WITH A MIN. 4" CALIPER

RED BUD (2)
4' HIGH @ INSTALLATION

INDIAN HAWTHORNE (23)
PARKING SCREEN
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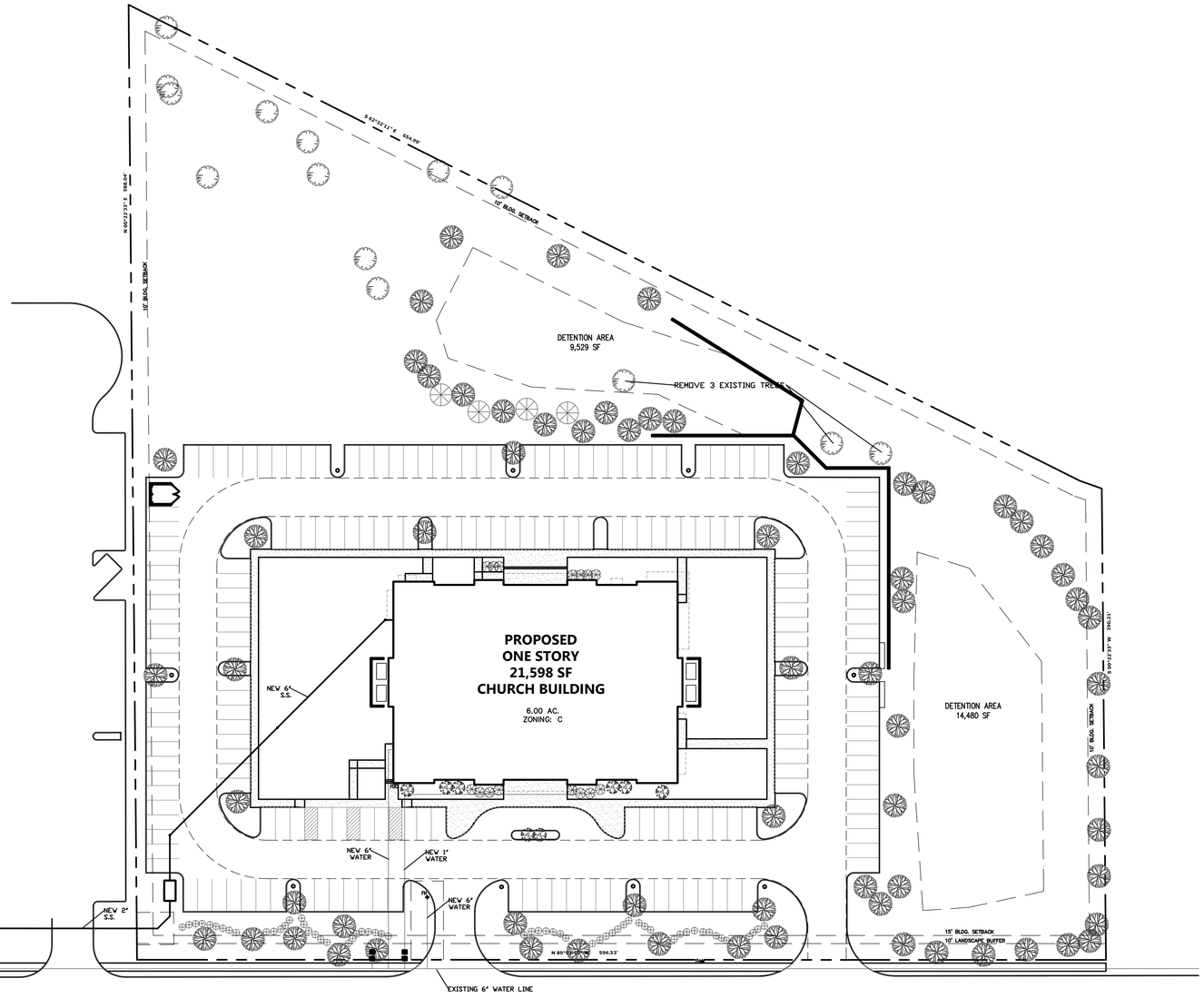

NORTH

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SCALE IN FEET

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		REQUIRED	PROVIDED
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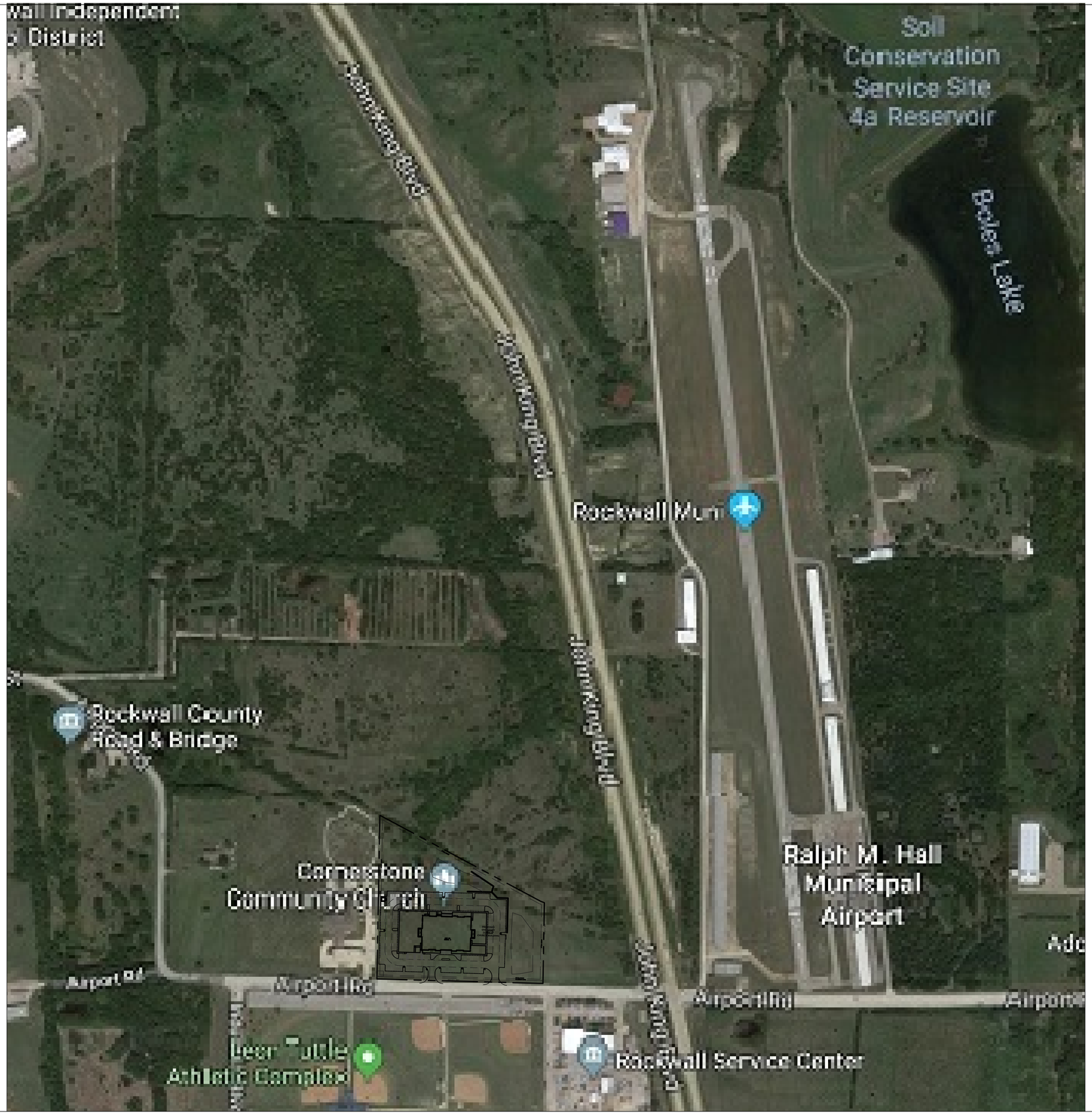
Checked:	WM

SHEET L1 OF 119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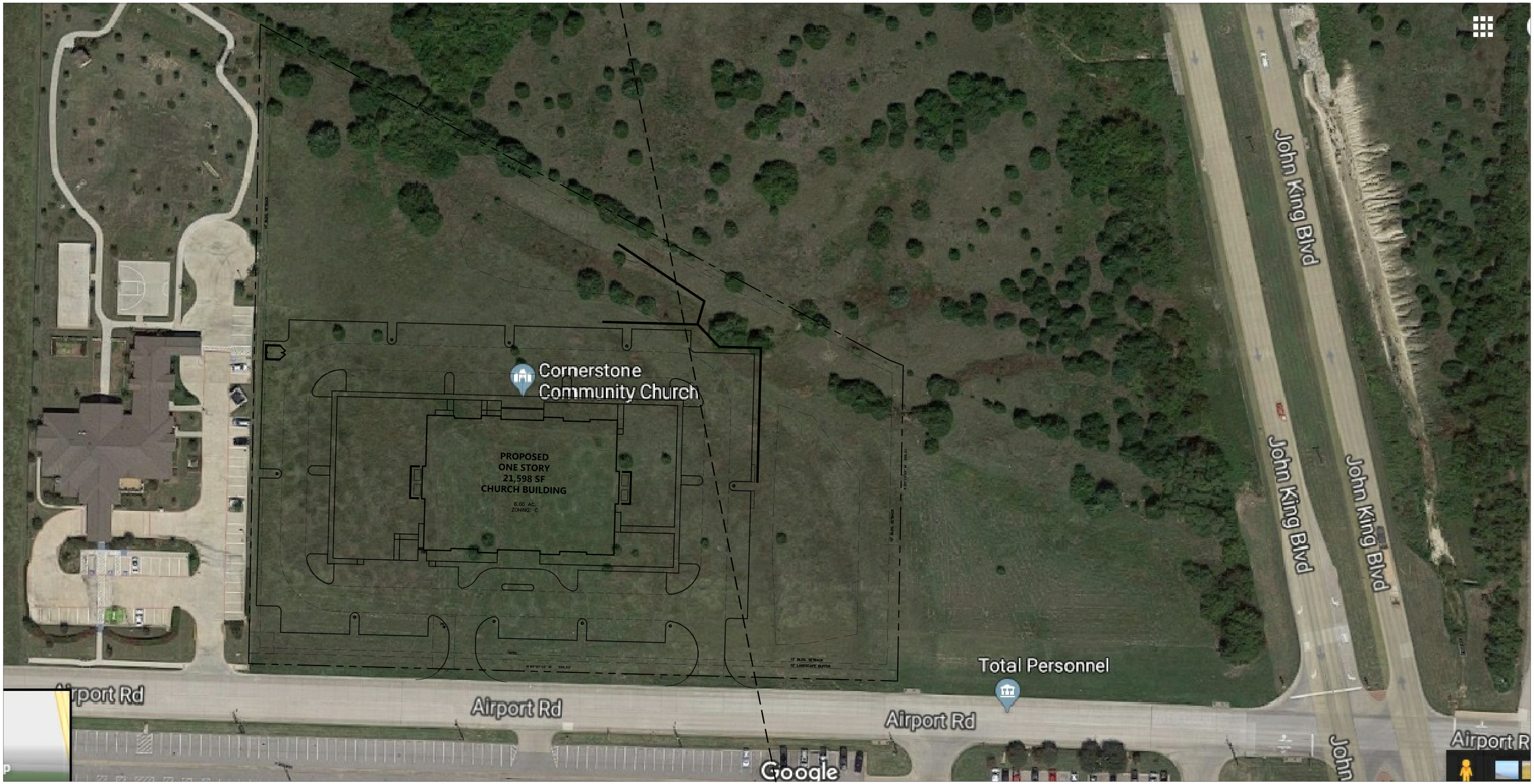
Conservation
Service Site
4a Reservoir
Boyles Lake
Rockwall Muni
Rockwall County
Road & Bridge
Cornerstone
Community Church
Ralph M. Hall
Municipal
Airport
Airport Rd
Airport Rd
Airport Rd
Bear Cattle
Athletic Complex
Rockwall Service Center


John King Blvd
Cornerstone
Community Church
PROPOSED
ONE STORY
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CHURCH BUILDING
6.00 AC.
ZONING: C
15' BLDG. SETBACK
10' LANDSCAPE BUFFER
Total Personnel
Airport Rd
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SCHOOL BUS
Staff Photo


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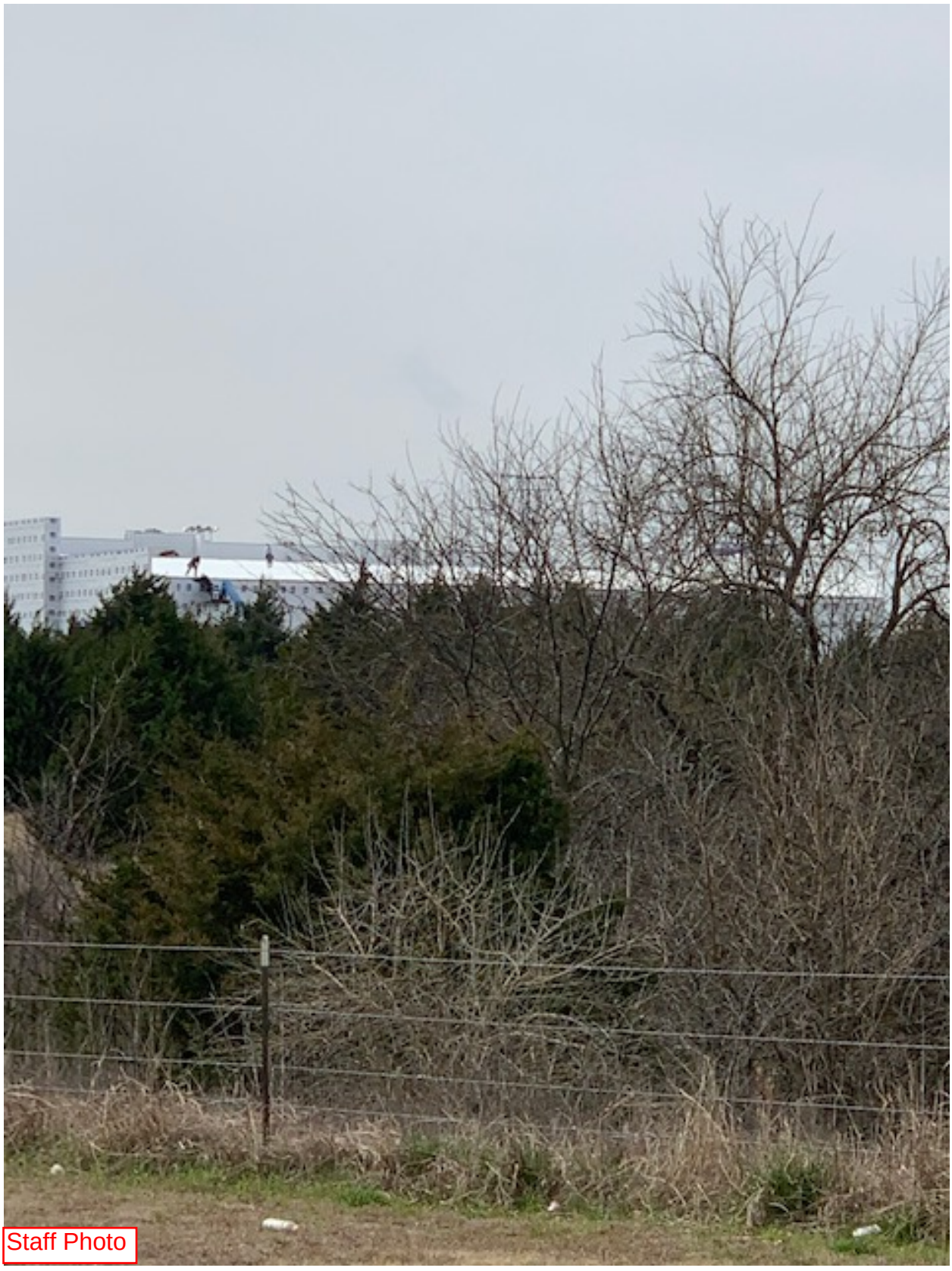
Staff Photo


Staff Photo



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	03/12/2019
APPLICANT:	Mark Pross of Pross Design Group, Inc.
CASE NUMBER:	SP2019-004; *Site Plan for SPR*

SUMMARY

Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for a warehouse/manufacturing facility on a 11.3736-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

BACKGROUND

The subject property is an 11.3736-acre tract of land located at the terminus of Aluminum Plant Road, which is located at the southwest quadrant of the intersection of East Washington Street and Airport Road. The property was annexed on February 7, 1983 by *Ordinance No. 83-6.* According to the City's historic zoning maps, the subject property has been zoned Light Industrial (LI) District since at least May 16, 1983.

PURPOSE

On January 18, 2019, the applicant -- Caroline Molina of Alvaplast US, Inc. (SPR Packaging) -- submitted an application requesting approval of a site plan for the purpose of expanding their existing operation by constructing an approximately 78,615 SF single-story, warehouse facility [*i.e. SPR Packing*]. The applicant has stated that this will be the first phase of a multi-phase expansion plan. The building will be composed of tilt-up wall construction, matching their existing building that is located just south of and is adjacent to the subject property. The site is subject to the requirements and land uses stipulated for the Light Industrial (LI) District as stated by the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest quadrant of the intersection of E. Washington Street and Airport Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the property is Aluminum Plant Road, which provides access to the existing business (*i.e. Columbia Extrusion*) and Airport Road. Beyond Aluminum Plant Road and north of the subject property is a 7.497-acre vacant tract of land that is owned by the Rockwall Community Playhouse. Beyond this property is the Soroptimist Childrens Home, which is situated on a 2.093-acre tract of land. Adjacent to these tracts and northeast of the subject property is Planned Development District 87 (PD-87), which includes commercial, light industrial and townhome land uses. Adjacent to PD-87 is E. Washington Street, which also delineates the future alignment of SH-66. This roadway is identified as a TXDOT4D (*i.e. four [4] lane, divided highway, owned by the Texas Department of Transportation*) on the City's Master Thoroughfare Plan. North of this thoroughfare is a 67.036-acre public park (*i.e. Harry Myers Park*), which is zoned Light Industrial (LI) District.

South: Directly south of the subject property is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*. Beyond this is the existing SPR Packaging facility, which is situated on a 10.1893-acre parcel of land identified as *Lot 2, Block A, SPR Packaging Addition.* Adjacent to and west of the SPR Packaging facility is an 8.971-acre (*i.e. Lot 3, Block A, Whitmore Manufacturing Addition*) vacant parcel of land. Both of these properties are zoned Light Industrial (LI) District.

East: Directly east of the subject property is the Leon Tuttle Athletic Complex (*i.e. Lot 2, Rockwall Service Center & Park Addition*). Adjacent to Leon Tuttle Athletic Complex is the City of Rockwall Service Center (*i.e. Lot 1, Rockwall Service Center & Park Addition*). Both of these properties are zoned Light Industrial (LI) District and have adjacency to the following roadways: E. Washington Street, Airport Road, and Industrial Boulevard. These roadways are all identified as a M4U (*i.e. minor collector, four [4] lane, roadway*) on the City's Master Thoroughfare Plan.

West: Directly west of the subject property is an 8.197-acre tract of land and a 14.53-acre parcel of land (*i.e. Lot 1-01, Block 1, Indalloy Addition*). Both of these properties are zoned Light Industrial (LI) District. Situated on these properties is a large industrial building and various other improvements. Beyond these properties, and west of the subject property, is *Phases 2 & 3* of the *Park Place Subdivision*, which contain 94 single-family residential lots. This property is zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) and Single-Family 7 (SF-7) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a warehouse facility is a permitted *by-right* land use in a Light Industrial (LI) District. The subject property proposes two (2) points of ingress and egress; two (2) along Industrial Boulevard and one (1) along Aluminum Plant Road. It should be noted that the applicant is requesting to abandon Aluminum Plant Road for the purpose of making the roadway a private road. These access points meet the distance requirements per the Engineering Standards of Design Manual.

Other than the exceptions being requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*x>11-acres; In Conformance*
Minimum Lot frontage	*100-Feet*	*x> 788-feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*x>584-feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*x>25-feet; In Conformance*
Minimum Rear Yard Setback	*0-Feet + ½ H*	*x>190-feet; In Conformance*
Minimum Side Yard Setback	*0-Feet + ½ H*	*x>80-feet; In Conformance*
Maximum Building Height	*60-Feet*	*x=46-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*x<16%; In Conformance*
Minimum Masonry Requirement	*90%*	*X≈100% Tilt Wall; Exception Required*
Minimum Number of Parking Spaces	*1:1,000=79*	*x=88; In Conformance*
Minimum Stone Requirement	*20% each facade*	*x<20%; Exception Required*
Minimum Landscaping Percentage	*10%*	*x=53%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*x>85%; In Conformance*

TREESCAPE PLAN

The treescape plan provided by the applicant indicates all trees being removed from the site are primarily Hackberry trees, which are considered a non-protected tree if they are less than 11-caliper inch DBH (*i.e. diameter breast height*). Hackberry and Cedar trees that are 11-inch to 25-inch DBH are mitigated at ½ inch for each one (1) inch removed (*i.e. 50% of the total inches removed*). Additionally, there are several Bois-d-arc, Chinaberry, Willow, Cottonwood, and Locust trees that are considered a non-protected species and will not require mitigation, regardless of their size. However, the applicant has indicated a total of 7,919-caliper inches being removed from the entire site. Of the caliper inches being removed, 1,554.25-inches will require mitigation. The applicant is providing a total of 1,412-caliper inches on site. This will result in total mitigation balance due of 142.25-caliper inches.

According to Section 7, of Article IX, of the Unified Development Code (UDC), "(i)n certain cases, the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an Alternative Tree Mitigation Settlement Agreement where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds will be deposited in the City's Tree Mitigation Fund and will be used for planting trees in the City's parks, medians, street right-of-ways, or other similar areas as determined by the Parks and Recreation Department." The applicant is requesting an *Alternative Tree Mitigation Settlement Agreement* in order to satisfy the balance. If approved by the City Council, a total amount of $14,125.00 will be required to be paid into the City's Tree Fund prior to the release of a Certificate of Occupancy (CO).

It should be known that the applicant has provided additional screening trees along the western property boundary, adjacent to the Park Place Addition (*i.e. Overall Landscape Plan*). The purpose of these plantings are to provide a three (3) layer landscape screening system by providing two (2) rows of evergreen trees (*i.e. low lying screening*) and one (1) row of Live Oak trees (*i.e. large canopy trees*) along the western property boundary south of the existing industrial building. North of the building, along the western property boundary, is an existing tree line (*i.e. evergreens, etc*.) that is currently being used as a screening buffer. These existing evergreens will remain and will be supplemented by a second layer of evergreen trees that will be planted to fill in gaps that may exist along the existing tree line. This second layer of evergreen trees will be spaced between Live Oak trees, which will also be incorporated into the screening buffer. Furthermore, the applicant is providing a two (2) layer screening system (*i.e. evergreens and Live Oaks*) along the northern property boundary to further screen the site from the proposed Planned Development District 87 (PD-87) and Airport Road.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan (*Comp Plan*) indicates that the subject property is located in the *Central District* which is…"composed of a wide range of uses that vary from single-family to industrial…(t)he *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisect the district.." Additionally, with the subject property's adjacency to the railroad tracks, makes it suitable for an industrial user. (*Ch. 1; Land Use Plan*)

According to the Comprehensive Plan, industrial developments should be adequately buffered and/or screened from residential land uses. The applicant's overall landscape plan provides additional screening from the residential development (*i.e. Park Place*), which is west of the subject property. The Comprehensive Plan goes on to state that "(b)uffers utilizing a combination of berms, landscaping and trees should be used for industrial properties that are adjacent to non-industrial land uses or agricultural land." Based on the applicant's landscape plan, they are in compliance with the policy. (*Ch. 1; 02.04*)

The Comprehensive Plan also states that "(a)ll non-residential buildings should be designed so that negative visual impacts of the development are minimized." (*Ch. 9; #3*) When reviewing these policies, the applicant's intent to visually screen the site from the residential development (*i.e. Park Place*

Subdivision) with additional landscaping --*see Overall Landscape Plan* -- and the proximity of the site to major roadways, the proposed site plan demonstrates that the proposed development will have a minimal visual impact on adjacent properties. However, the policies go on to describe the need for buildings to be highly articulated in a manner that uses stylistic and material breaks on facades that may be visible; "(l)ong, blank wall facades on all non-residential buildings should be subdivided with vertical breaks -- *or articulated in architectural terms* --, and architectural elements should be incorporated to reflect a scale and rhythm that is more traditional of a small-town." Although the applicant is providing an articulated entry way with a natural stone product, banding elements (*i.e. form liner*), a saw tooth appearance at the parapet, and clerestory windows as accents, the overall design of the building is not consistent with this policy given the long wall design; however, given the location of the site and the increased landscaping provided by the applicant, the visual impact of the entire structure should be considered limited.

CONFORMANCE WITH THE CITY'S CODES

Subsection 5.02, *Light Industrial (LI) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), states that the "*Light Industrial (LI) District* is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses." The proposed warehouse use meets the intent of the *Light Industrial (LI) Districts* land uses and is not a hazardous materials manufacturer. Additionally, all operations will be indoors with no outside storage for this site.

According to Subsection 5.6, *Screening from Residential Uses*, of Section 5, *Mandatory Provisions*, of Article VIII, *Landscape Standards*, of the Unified Development Code (UDC), non-residential developments that are directly across the street from a residential development should incorporate a minimum ten (10) foot landscape buffer that incorporates trees on 50-foot centers. In this case, the applicant is providing a 50-foot landscape buffer with the addition of evergreen and Live Oak trees along the western and northern property boundaries. The proposed landscape plan exceeds the minimum requirements of the UDC.

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

(1) *Building Materials.*

a) *Stone*. According to Section 5.01.A.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, a minimum of 20% stone is required on all building façades. In this case, the applicant is proposing to use natural stone on the entryway element only. This requires approval of an exception to allow the structure to not meet the minimum 20% stone requirement on all building facades.

b) *Tilt Wall.* According to Section 5.01.A.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, the use of concrete tilt-up walls may be permitted on a case-by-case basis by the Planning and Zoning Commission. The proposed building is 100% tilt-wall construction.

Section 5.01.A.2, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, allows the Planning and Zoning Commission, upon a recommendation from the Architectural Review Board (ARB), to approve exceptions to the material requirements pending the applicant provide building elevations, a material sample board, and justification for the exception(s) being requested. In this case, the applicant has provided staff with a building rendering and building elevations, and has stated that the purpose of the request is to match the buildings materials on the existing facility south of the subject property.

(2) *Articulation.*

a) *Primary Building Façades.* According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, primary facades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In addition, no wall should exceed a length of four (4) time the walls height without a architectural/entryway element. In this case, the proposed building does not incorporate any vertical projections and only has minimal horizontal projections on primary façades.

b) *Secondary Building Façades.* According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, secondary facades require projections associated with entryways and architectural elements. Specifically, the secondary architectural/entryway elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed building does not incorporate any vertical projections and very minimal horizontal projections on secondary façades.

Section 5.01.C.3, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, allows the Planning and Zoning Commission, upon a recommendation from the Architectural Review Board (ARB), to approve exceptions to the articulation requirements. In making this determination the Planning and Zoning Commission should determine if the proposed request is [1] in conformance with the spirit and intent of the building articulation requirements, and [2] if granting the exception will substantially weaken the City's ability to enforce the general purpose of the building articulation requirements in the future. In this case, since the existing structure was approved under articulation requirements that have been superseded, the approval of the exception will not weaken the City's ability to enforce the general purpose of the current articulation requirements. In addition, the applicant has stated that the purpose of the request is to match the existing building's form, which makes up the majority of the visibility along Airport Road and Industrial Boulevard.

These exceptions are discretionary decisions for the Planning and Zoning Commission and only require approval by a simple majority vote. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

ARCHITECTURAL REVIEW BOARD (ARB):

On February 26, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations. The ARB recommended the applicant increase the stone for the entryway projection by extending it to the top of the element to create a more defined entry presence. This should better blend it with the form liner. The ARB will review the revision at the *March 12, 2019* meeting and forward a recommendation to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

(2) Approval by the Planning and Zoning Commission of all exceptions requested as outlined in staff's report;

(3) Approval by the City Council for the abandonment of Aluminum Plant Road for the purpose of creating a private roadway.

(4) Approval by the City Council for an *Alternative Tree Mitigation Settlement Agreement* as outlined in staff's report; and,

(5) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Reviosn 2 - Staff Comments Highlighted

Project Number	SP2019-004	**Owner**	ROCKWALL, 12.833 LP	**Applied**	1/29/2019 LM
Project Name	SPR Packaging	**Applicant**	HALFF ASSOCIATES	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
1480 JUSTIN RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
INDALLOY ADDITION	7		7	0020-0000-0007-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	1/29/2019	2/5/2019	1/30/2019	1	APPROVED	
ENGINEERING	Sarah Hager	1/29/2019	2/5/2019	2/6/2019	8	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(2/6/2019 4:27 PM SH) - Airport Rd and E Washington must have 65' ROW. Must Dedicate 32.5' from the centerline. Must build min 24' of Airport Rd with Storm. - Each lane must be 24' wide if used for fire lane for the driveway on Industrial - Need to build a minimum of 24' of paving for road to the north. - Need to show Existing and Proposed Utilities. - Show Existing Floodplain. - Show Proposed Fire Lanes. - Show dimensions on parking. - Fire Lane must have 30' Radii. - Label distance to each driveway. (See markup) - Do you plan to relocate the existing sewer line? The following items are for your review for enginering design - 4% Engineering Inspection Fees - Impact fees. - Flood Study is required. LOMR is required during construction. - WOTUS study is required. - Min 20' utility easements. - No structures in easements. - Fire lane easement to be on plat. - Fire lane to be 24' wide with 20' radii or larger depending on height of building. - Parking to be 20'x9' - No dead-end parking. - Driveway spacing must be labeled o Site Plan. - 12" water line available in Airport Rd. Must loop 8" waterline in site. - 8" sewer available east of property. - Dumpster area to drain to oil/water separator. - Must have detention. Manning's "c-value" is per zoning for the entire property. 4:1 max slope...no vertical walls allowed in detention easement - Any detention must be above the existing 100-year flood elevation unless the floodplain is mitigated for. - No trees within 5' of public utilities. - Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls. - Pro-rata due for sewer ($105.18/lf) if you tie sewer along Industrial. - Must meet all City Engineering Standards.							
ENGINEERING	Sarah Hager	2/20/2019	2/27/2019	2/22/2019	2	COMMENTS	Revision 1

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(2/22/2019 10:40 AM SH)
- Work with Planning Department to get the "Private Road" abandoned.
- Need to align with road where no ROW is needed along E Washington
- Need to discuss the "Proposed 65' ROW." City doesn't maintain ROW for private developments.
- What is the line north of Airport Rd. (See markup)
- Need pedestrian easemetn at the corner of Airport Rd and Industrial Blvd.
- Water line to be centered in 20' Easement.
- All public water, sewer, and storm to have 10' spacing and 10' to easement lines. (See markup)
- Drive entrances on Industrial Dr to be 9" 4200psi (7.5 Sack) concrete to the ROW line.
- Is the sewer line running along the front of the building, the private service?
- It is the City's understanding that the water line that runs along the south of the property is 12" not 8" as shown.
- Add the sack amount to the concrete specifcations on the right of the page.

(2/22/2019 10:40 AM SH)
The following items are for your review for enginering design
- 4% Engineering Inspection Fees
- Impact fees.
- Flood Study is required. LOMR is required during construction.
- WOTUS study is required.
- Min 20' utility easements.
- No structures in easements.
- Fire lane easement to be on plat.
- Fire lane to be 24' wide with 20' radii or larger depending on height of building.
- Parking to be 20'x9'
- No dead-end parking.
- Driveway spacing must be labeled o Site Plan.
- 12" water line available in Airport Rd. Must loop 8" waterline in site.
- 8" sewer available east of property.
- Dumpster area to drain to oil/water separator.
- Must have detention. Manning's "c-value" is per zoning for the entire property. 4:1 max slope...no vertical walls allowed in detention easement
- Any detention must be above the existing 100-year flood elevation unless the floodplain is mitigated for.
- No trees within 5' of public utilities.
- Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smoothconcrete walls.
- Pro-rata due for sewer ($105.18/lf) if you tie sewer along Industrial.
- Must meet all City Engineering Standards.

ENGINEERING	Sarah Hager	3/6/2019	3/13/2019	3/6/2019		APPROVED	Revision 2

Comments on Next Page

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(3/6/2019 2:11 PM SH) Work with the Planning Department on getting the "Private Road" abandoned. The following items are for your review for enginering design - 4% Engineering Inspection Fees - Impact fees. - Flood Study is required. LOMR is required during construction. - WOTUS study is required. - Min 20' utility easements. - No structures in easements. - 8" sewer available east of property. - Dumpster area to drain to oil/water separator. - Must have detention. Manning's "c-value" is per zoning for the entire property. 4:1 max slope...no vertical walls allowed in detention easement - Any detention must be above the existing 100-year flood elevation unless the floodplain is mitigated for. No utilities in detention pond - No trees within 5' of public utilities. - Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls. - Pro-rata due for sewer ($105.18/lf) - Must meet all City Engineering Standards.							
FIRE	Ariana Hargrove	1/29/2019	2/5/2019	2/4/2019	6	APPROVED	
FIRE	Ariana Hargrove	2/20/2019	2/27/2019	2/21/2019	1	APPROVED	Revision 1
GIS	Lance Singleton	1/29/2019	2/5/2019	2/20/2019	22	APPROVED	
PLANNING	David Gonzales	1/29/2019	2/5/2019	2/1/2019	3	COMMENTS	See comments

PLANNING AND ZONING 1ST ROUND COMMENTS - PHASE 1 ONLY (02.01.2019):

The following staff comments (i.e. Phase 1 only) are to be addressed and resubmitted no later than Thurday February 14, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments & Requirements to address/acknowledge:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label all revised site plan documents with "Case No. SP2019-004" at the lower right corner of each plan.

VARIANCES AND EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER:

1. Vertical articulation standards of the UDC for all facades
2. Horizontal articulation standards of the UDC for facades.
3. Minimum 20% stone requirement for all facades that are visible from a public street or open space
4. For the use of tilt-up wall construction.

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

Site Plan:
1. Provide adjacent property owner infomation on Overall Site Plan (aerial version).
2. Label all 24-ft firelane access easement as "24-ft Firelane, Public Access, Drainage and Utility Easements (as appropriate for each).
3. Provide a hatch to the area indicating to be abandoned (i.e. Aluminum Plant Road). Although indicated on the site plan, this will be accomplished at final plat and purchased -- at fair market value -- with the approval of the City Council.
4. Provide a slightly heavier line for the future parking areas and label as such.
5. Use a lighter gray scale for the utility lines layer.
6. For the areas labled as 'Loading Area', are these loading docks? If so, provide a minimum 14-ft architecturally integrated screening wall
7. Parkingspace count for manufacturing = 1 space per 500-SF or 0.75 spaces for each employee on the largest shift, whichever is greater. Provide a letter indicating the number of employees on the largest shift. Parking count may be determined by the Director of Planning.

Landscape Plan:
1. Applicant requesting an alternative tree mitigation settlement agreement.

Photometric Plan:
1. Lighting levels are not to exceed 0.2-FC at the property lines. The lighting levels along the northern property line exceed this standard. Adjustment required in order to meet the standards of the UDC.

Building Elevations:
1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Dash-in RTU's on elevations. Provide detail of screening mechanism to be used if these are not properly sceened.
2. Requires a recommendation from the Architectural Review Board (ARB). See scheduled meeting below.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

3. Provide a materials sample board for ARB review of the actual materials to be used(other than tilt-up wall).
4. Provide percentages of exterior material calculations for each elevation(e.g. formliner stone pattern& tilt-up wall).
5. Will there be any stone on the building? The UDC requires a minium of 20% stone on each elevation that is visible from a public street or open space. If there is no stone, this will require approval of a variance by the Planning and Zoning Commission.
6. Approval of an exception to the masonry standards by the Planning and Zoning Commission is required for the use of tilt-up wall construction.

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board: February 26, 2019 (5:00 p.m.) [Recommendations from ARB]

Planning - Work Session: February 26, 2019 (6:00p.m.) [Applicant to present/discuss project]

Architectural Review Board: March 12, 2019 (5:00 p.m.) [Subsequent meeting if necessary]

Planning - Action: March 12, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

** City Council - Action: Monday, March 18, 2019 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **

PLANNING	David Gonzales	2/20/2019	2/27/2019	2/20/2019		COMMENTS	Revision 1 Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for a warehouse/manufacturing facility on a 11.3736-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

PLANNING AND ZONING 2nd ROUND COMMENTS - PHASE 1 ONLY (02.20.2019):

The following staff comments (i.e. Phase 1 only) are to be addressed and resubmitted no later than Tuesday, March 5, 2019. Please provide two (2) large copies [24" X 36" FOLDED] and one PDF version for a subsequent/final review by staff:

CITY COUNCIL TO CONSIDER ALTERNATIVE TREE MITIGATION SETTLEMENT AGREEMENT:

1. Alternative tree mitigation settlement agreement in the amount of $49,125.00 (i.e. 491.25 inche mitigation) requires approval of the City Council.

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER FOR APPROVAL:

1. The use of Tilt-Up Wall construction.
2. For not meeting the minimum 20% stone requirement for each facade.
3. For not meeing the Building Articulation standards of the Unified Devleopment Code (UDC) for: a) Primary building facades and b) Secondary building facades.

** Please address the following Planning Comments for each of the revised plans and resubmit by the date as requested for a subsequent/final review by staff:

Site Plan:
1. Overall Site Plan (aerial version & B&W site plan) - Label as "Future Expansion" on Phase 2 portion and use a lighter gray scale to distinguish Phase 2.
2. Correction needed: label all 24-ft access easement as "24-ft Firelane, Public Access, and Utility Easements".
3. Site Plan Data table: since this approval is for Phase 1 only, please use a lighter gray scale for the future warehose references and label as such
4. Legend: quantities indicated to be approved by the engineering department.
5. As a note, I did not receive the letter for regarding parking; however, this is not required until Phase 2 site plan (if needed).
6. Delineate and label the required minimum 10-ft Landscape Buffer along Industrial Blvd and Airport Road.

Landscape Plan:
1. 10-ft Landscape Buffer along Industrial Blvd and Airport Road to have trees for each 50-ft linear feet of frontage. Move the necessary number of trees into the landscape buffer strip.
2. The use of hydromulch requires the hydromulch to be established at a minimum height of one (1) inch and at a minimum coverage of 75% for disturbed areas prior to the release of a Certificate of Occupancy (CO). Sod is preffered. Change Notes regarding the use of hydromulch to reflect the required standard or use sod

Photometric Plan:
1. Based on the revised plan, it meets the minimum standards per the Unified Development Code.

Building Elevations:
1. Approval of an exception to the masonry standards by the Planning and Zoning Commission is required for the use of tilt-up wall construction and not meeting the minimum stone requriement of 20% per facade.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board: February 26, 2019 (5:00 p.m.) [Recommendations from ARB]

Planning - Work Session: February 26, 2019 (6:00p.m.) [Applicant to present/discuss project]

Architectural Review Board: March 12, 2019 (5:00 p.m.) [Subsequent meeting if necessary]

Planning - Action: March 12, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

** City Council - Action: Monday, March 18, 2019 (6:00 p.m.) [FOR APPROVAL OF THE ALTERNATIVE TREE MITIGATION SETTLEMENT AGREEMENT & FOR VARIANCE AND EXCEPTION REQUESTS THAT ARE NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **

PLANNING	David Gonzales	3/6/2019	3/13/2019	3/6/2019		COMMENTS	Revision 2

PLANNING AND ZONING 3rd ROUND COMMENTS - PHASE 1 ONLY (03.06.2019):

CITY COUNCIL TO CONSIDER ALTERNATIVE TREE MITIGATION SETTLEMENT AGREEMENT:

1. Alternative tree mitigation settlement agreement in the amount of $14,225.00 (i.e. 142.25 inches of mitigation) requires approval of the City Council (see date below)

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER FOR APPROVAL:

1. The use of Tilt-Up Wall construction.
2. For not meeting the minimum 20% stone requirement for each facade.
3. For not meeing the Building Articulation standards of the Unified Devleopment Code (UDC) for: a) Primary building facades and b) Secondary building facades.

** Please address the following Planning Comments for each of the revised plans and resubmit by the date as requested for a subsequent/final review by staff:

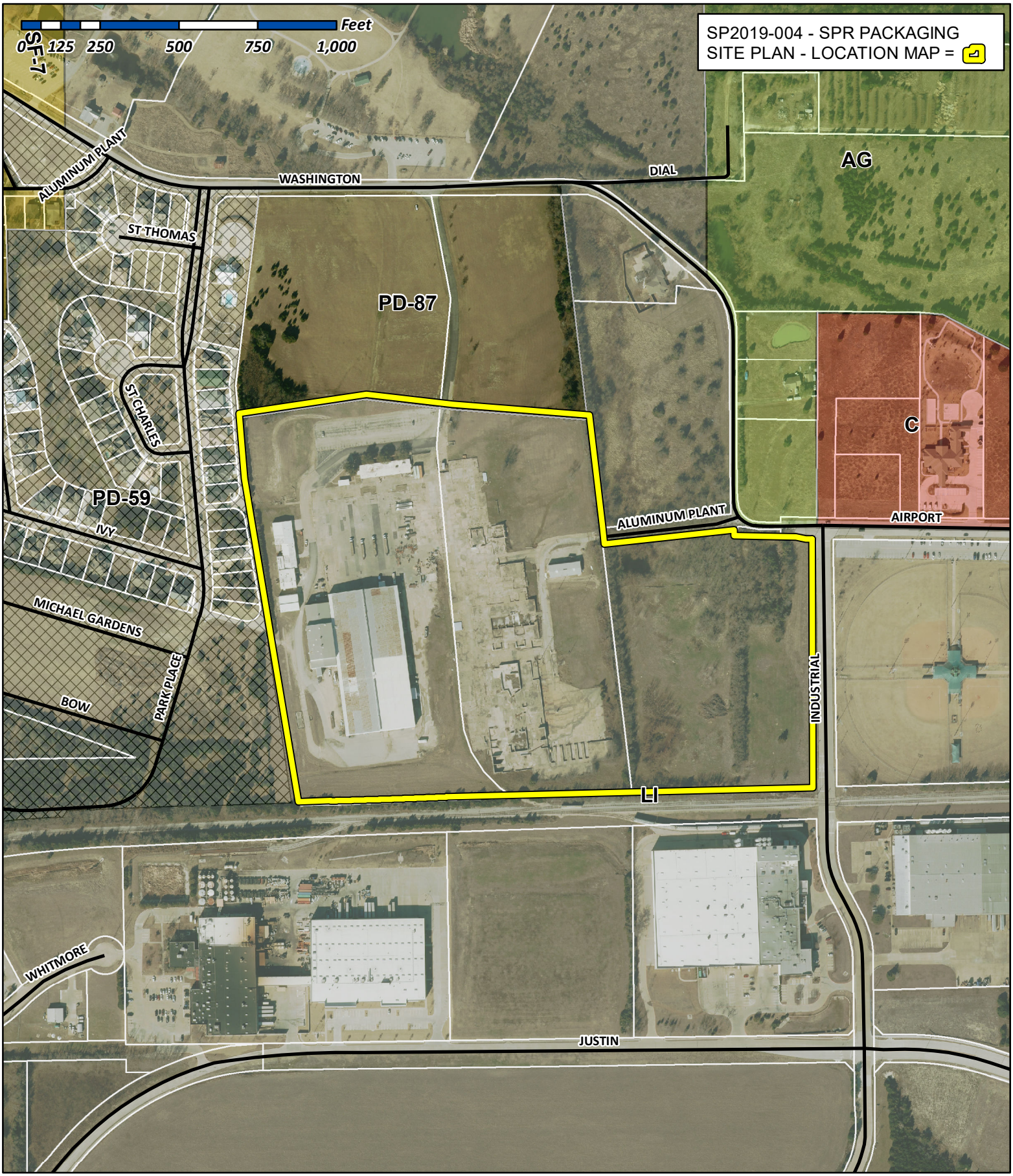
** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board: March 12, 2019 (5:00 p.m.) [Subsequent meeting if necessary]

Planning - Action: March 12, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

** City Council - Action: Monday, March 18, 2019 (6:00 p.m.) [FOR APPROVAL OF THE ALTERNATIVE TREE MITIGATION SETTLEMENT AGREEMENT & FOR VARIANCE AND EXCEPTION REQUESTS THAT ARE NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **



City of Rockwall

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

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pross design group, incorporated

February 1, 2019

Mr. David Gonzalez, IACP
Planning and Zoning Manager
Planning and Zoning Division
City of Rockwall
385 S. Goliad St.
Rockwall, Texas 75087

RE: SITE PLAN SUBMITTAL, SPR PACKAGING

Dear Mr. Gonzalez,

This letter is to inform you that we wish to proceed with review and comments of the Phase 1 portion of the Site Plan Submittal already sent to your office. I am attaching a copy of the recent Floor Plan Modifications and Elevation Changes, so that you can be aware of the correct configuration of the buildings. Please note that after we receive the comments, we will revise the drawings and remove Phase 2 from the Submittal Documents so that the response comments will be addressing Phase 1 only with the appropriate documentation. Should you have any questions, feel free to give me a call.

Sincerely,

Mark W. Pross
President

MWP/cs

Attachments: Floor Plan Modifications & Elevation Changes

• 5310 Harvest Hill Road, Suite 180 • Dallas, Texas 75230 • 972 / 759-1400 •

SPR NORTH PHASE 1 AND 2 SITE PLAN SUBMITTAL
OFFICE / WAREHOUSE / PRODUCTION FACILITY
REQUESTED VARIANCES

On behalf of SPR Packaging, the following is a list of variances to the City of Rockwall Development Codes that we wish to submit to your office, for the Site Plan Submittal.

The original building SPR Packaging is occupying at 1480 Justin Road is the design basis for this new building. It is the Owner's intent to develop a two to three (2-3) building campus as they expand their business on the property to the north. Accordingly, they wish that the new buildings developed to the north, be designed with the same design character and intent as the original building they currently occupy. At the time the original building was developed, we sought and gained approval for modifications to the development code as it relates to materials and articulation. Please see the attached Elevation Concepts, which indicate the appearance of both Phase 1 and Phase 2. Please note that Phase 1 will be initially constructed with Phase 2 to follow later this year.

A. Construction Materials:

1. The Owner wishes to be granted a variance to eliminate 20% stone on the building facades, but wishes to substitute the same stone-like formliner that was previously approved on the original building.

2. As with the original building that has extruder equipment, the Phase 2 building will also be provided with extruder equipment, which we cannot take wall panels to 120' in height. Accordingly, we want the wall panels to match the Phase 1 building in height with pre-finished metal panels above. These panels are typically 18" - 24" wide and will be pre-finished in a bright white to match the existing building previously approved.

B. Maximum Building Height:

1. The Phase 1 building wall panels will be 46' feet in height. There is no problem with the development of the Phase 1 building with these panel heights. However, the Phase 2 will have an Extruder Area that will be a total of 120' tall. We will be submitting a Special Use Permit to receive approval to go to this height. It should be noted that we were granted a Special Use Permit for the height of the Extruder Area for the existing building to 75'.

C. Building Articulation:

1. Due to the size of this building and its additional phases, the building will not meet current articulation standards. The tops of the wall panels for the Phase 2 portion of the project will be saw-tooth to match the existing building. There will be a massive entrance on the east side of the project, which will separate Phase 1 and Phase 2, where exterior stone will be utilized. A large glass facade will also accompany this area of the building. The Phase 1 building will have limited off-

sets but will have an aluminum canopy with an entry Storefront and glass windows. The remaining portion of the building will be monolithic in nature, except for the formliner that looks like stone. The Architect will use paint to accent the formliner and the other sections of the building. See Proposed Elevation Study.

D. Landscaping:

1. During the DRC meeting with City Staff, the Owner was requested to provide screening in front of the current existing building to the west to screen the residential development abutting the west side of the property. We would like to request deferral of any landscape screening for this building until the Owner begins the renovation process of that building since we are not modifying this building now, the existing site should be "grandfathered". There may be modifications to paving that may result in loss if new trees are installed to screen Phase 1 and Phase 2 of the project, which now is several hundred feet to the east. The Owner agrees to provide landscape screening on the west side of the project for the existing building, at such time as a permit is submitted for the improvement and renovation of the existing old building on site.

BELLE FIRMA

Beautiful Landscapes.
Signature Services.

bellefirma.com

March 5, 2019

Mr. David Gonzales
Planner
City of Rockwall
385 South Goliad Street
Rockwall, Texas 75087

Re: **SPR Packaging SP2019-004**

Dear Mr. Gonzales:

Thank you for your comments on the above-mentioned project. In an effort to address your comments concisely and simplify your next review, we have summarized your comments and our responses below.

Tree Mitigation

1. Alternative tree mitigation settlement agreement in the amount of $49,125.00 (i.e. 491.25-inch mitigation) requires approval of the City Council.
   With the additional screening requested, the mitigation cost has been reduced to $14,225.00 or 142.25 inches of mitigation.

Landscape Plan

1. 10-foot Landscape Buffer along Industrial Blvd. and Airport Road to have trees for each 50 linear feet of frontage. Move the necessary number of trees into the landscape buffer strip.
   Per our conversation, the required trees have been moved as close as they can to the 10' Landscape Buffer due to an existing sewer easement that runs the entire length of the street frontage. A 30' landscape buffer has been added to accommodate the required trees along the street frontages.

2. The use of hydromulch requires the hydromulch to be established a minimum height of one (1) inch and at a minimum coverage of 75% for disturbed areas prior to the release of a Certificate of Occupancy (CO). Sod is preferred. Change notes regarding the use of hydromulch to reflect the required standard of use sod.
   Hydromulch note has been updated. Please refer to Landscape Plan L2.01, Hydromulch Note #8.

Please let me know if you have any questions or need anything else.

Sincerely,

Kori Haug, ASLA, CLARB
President
Belle Firma, Inc.

SPR PACKAGING

1480 Justin Road, Rockwall, TX 75087
469 314 1600 Office 469 314 1601 fax

February 5, 2019

Ryan Miller
Director of Planning and Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

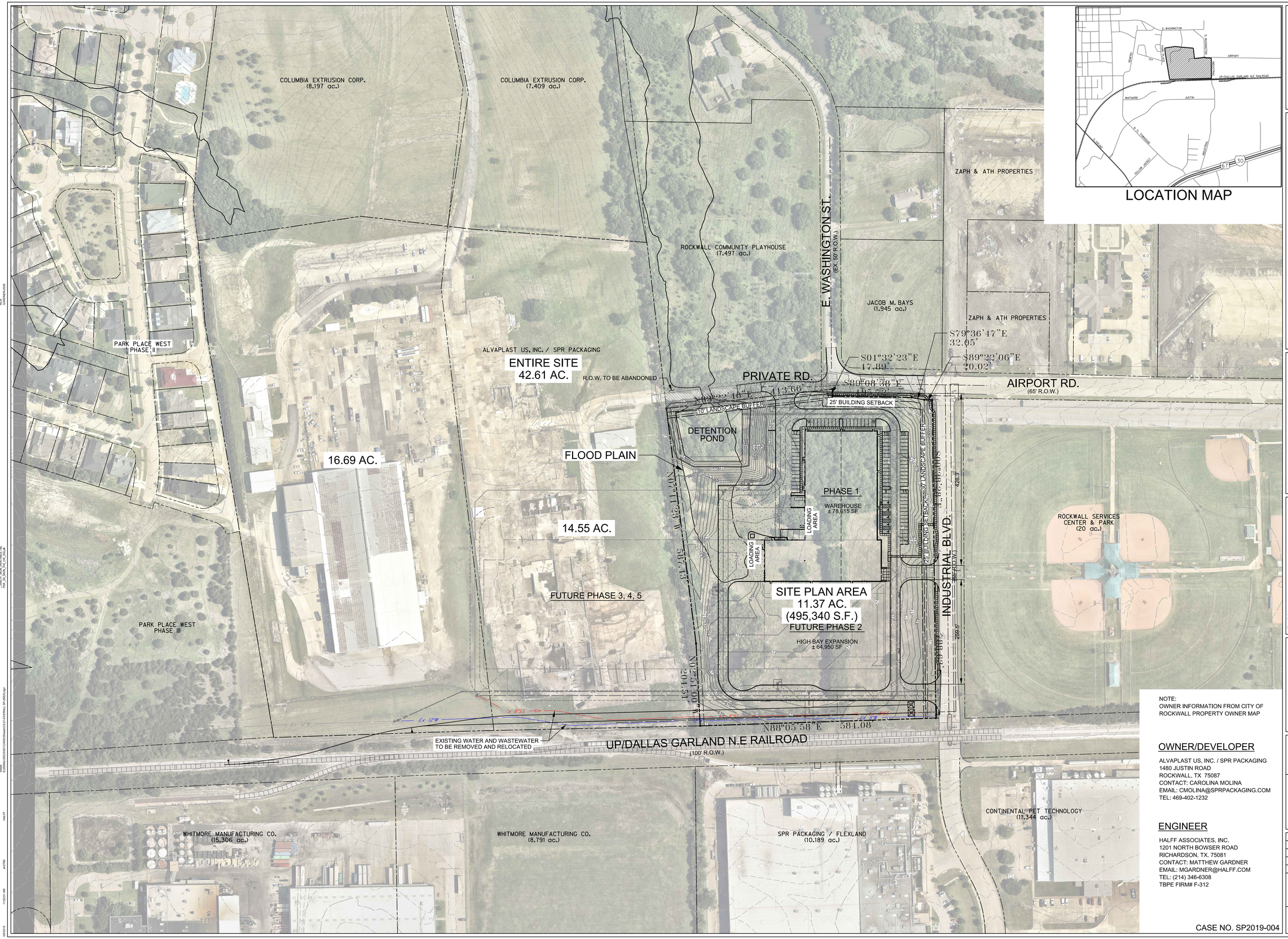
Mr. Miller,
Please accept this letter as an indication of the sincere interest in ensuring that, in the Warehouse (SPR North Building, Phase I), it is intended not to exceed the number of 20 people working per shift at the same time.

This number covers the total staff that will use the parking space for 24 hours, seven days a week. Considering that the currently designed parking spaces are more than the minimum required for that amount of people, we assume it will not be any future inconvenience, and we would like to count with your approval on this subject. Thanks for your time and consideration.

Sincerely,

Ignacio Echávarri
President SPR Packaging

SPR PACKAGING armando alvarez GROUP COMPANY



0 50 100 150 200
SCALE: 1"=100'

SPR PACKAGING
ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
(214) 346-6200

Revision No.	Date	Description

PRELIMINARY
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MATTHEW J. GARDNER — 130786
NAME — P.E. NO.
DATE — 3/5/2019
TBPE FIRM # F-312

NOTE:
OWNER INFORMATION FROM CITY OF ROCKWALL PROPERTY OWNER MAP

OWNER/DEVELOPER

ALVAPLAST US, INC. / SPR PACKAGING
1480 JUSTIN ROAD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

ENGINEER

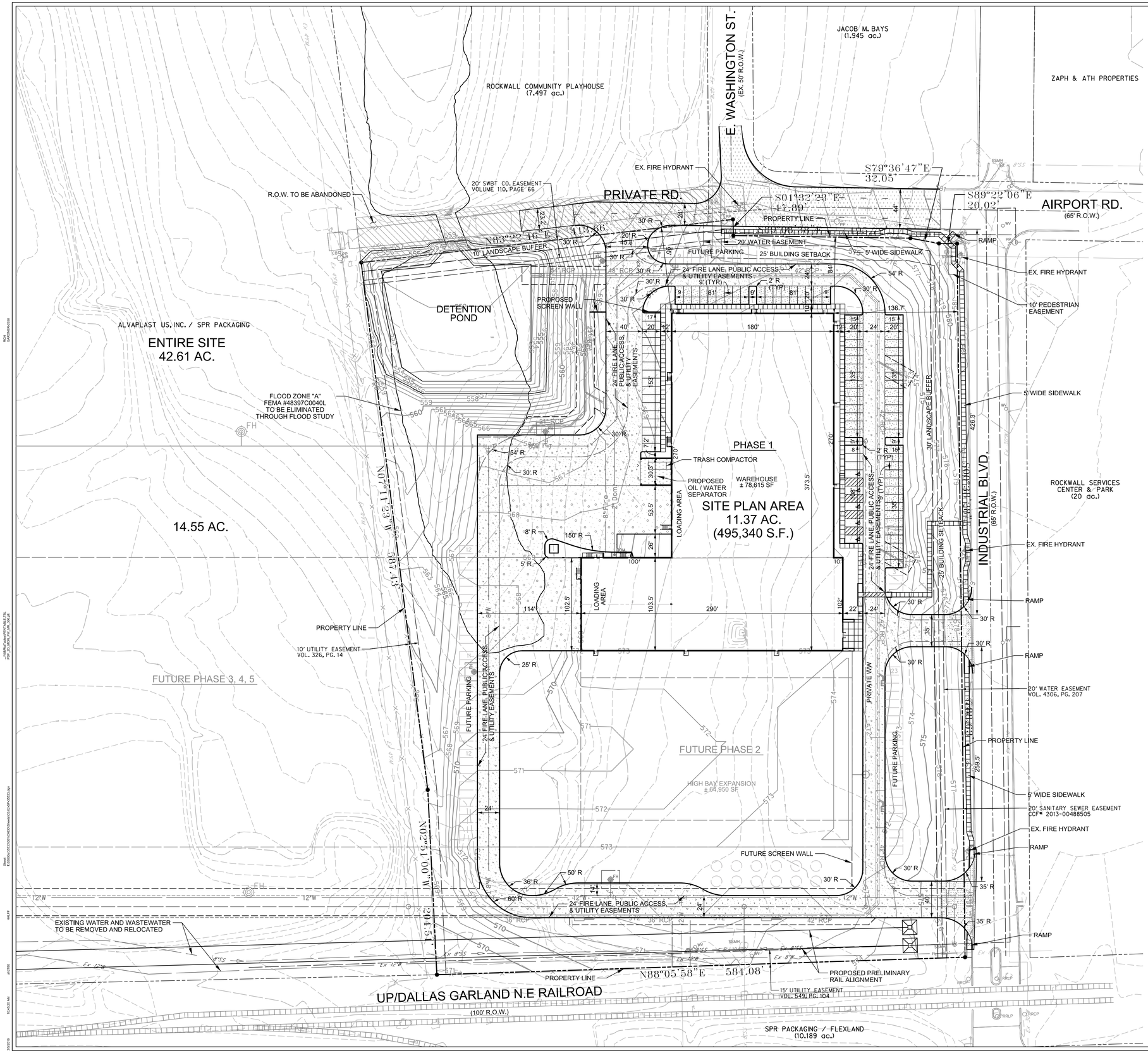
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX. 75081
CONTACT: MATTHEW GARDNER
EMAIL: MGARDNER@HALFF.COM
TEL: (214) 346-6308
TBPE FIRM# F-312

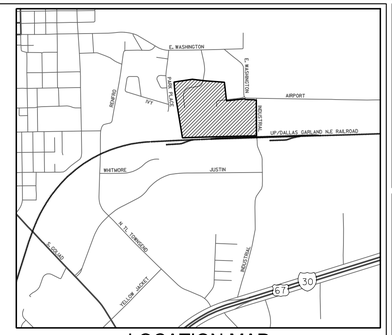
CASE NO. SP2019-004

Project No.:	35533
Issued:	MARCH, 2019
Drawn By:	CAD
Checked By:	MJG
Scale:	AS SHOWN

Sheet Title
OVERALL
SITE PLAN

C0.01
Sheet Number





LOCATION MAP

N

0 25 50 75 100

SCALE: 1"=50'

SITE DATA:

CURRENT ZONING:	(LI) LIGHT INDUSTRIAL	
PROPOSED LAND USE:	OFFICE, WAREHOUSE, MANUFACTURING	
TOTAL SITE AREA:	11.37 AC. (495,340 SF)	
BUILDING:		
WAREHOUSE:	78,615	SF
FUTURE WAREHOUSE:	64,950	SF
TOTAL:	143,565	SF
PARKING:		
REQUIRED: 1 SPACE/1000 SF (SEE PARKING LETTER FROM OWNER)		
WAREHOUSE	79	SPACES
FUTURE WAREHOUSE	65	SPACES
TOTAL REQUIRED:	144	SPACES
PROVIDED:	88	SPACES
FUTURE PROVIDED:	79	SPACES
TOTAL PROVIDED:	167	SPACES
ACCESSIBLE SPACES PROVIDED:	5	SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE		

LEGEND

- 4" THICK, 3,000 PSI CONCRETE WITH FLAT WELDED WIRE MESH
- 5" THICK, 3,600 PSI CONCRETE PAVEMENT (6.5 SACK MIX) WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- 6" THICK, 3,600 PSI CONCRETE PAVEMENT (6.5 SACK MIX) WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- 7" THICK, 3,600 PSI CONCRETE PAVEMENT (6.5 SACK MIX) WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- 8" THICK, 4,200 PSI CONCRETE PAVEMENT (7.5 SACK MIX) WITH #3 BARS AT 24" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- 9" THICK, 4,200 PSI CONCRETE PAVEMENT (7.5 SACK MIX) WITH #3 BARS AT 24" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

EXISTING LEGEND

- FENCE
- F.H. FIRE HYDRANT
- WV WATER VALVE
- SSMH SANITARY SEWER MANHOLE
- PP POWER POLE
- GUY WIRE

OWNER/DEVELOPER

ALVAPLAST US, INC. / SPR PACKAGING
1480 JUSTIN ROAD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
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ENGINEER

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TEL: (214) 346-6308
TBPE FIRM# F-312

NOTE:
ALL EXISTING UTILITIES LOCATED WITHIN THE PROPOSED IMPROVEMENTS OF AIRPORT ROAD WILL BE COORDINATED AND RELOCATED IF NECESSARY.

CASE NO. SP2019-004

SPR PACKAGING
ROCKWALL, TEXAS

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
(214) 346-6200

Revision No.	Date	Description

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MATTHEW J. GARDNER 130786
NAME P.E. NO.
DATE 3/5/2019
TBPE FIRM # F-312

Project No.:	35533
Issued:	MARCH, 2019
Drawn By:	CAD
Checked By:	MJG
Scale:	AS SHOWN

Sheet Title
DETAILED SITE PLAN

C0.02
Sheet Number

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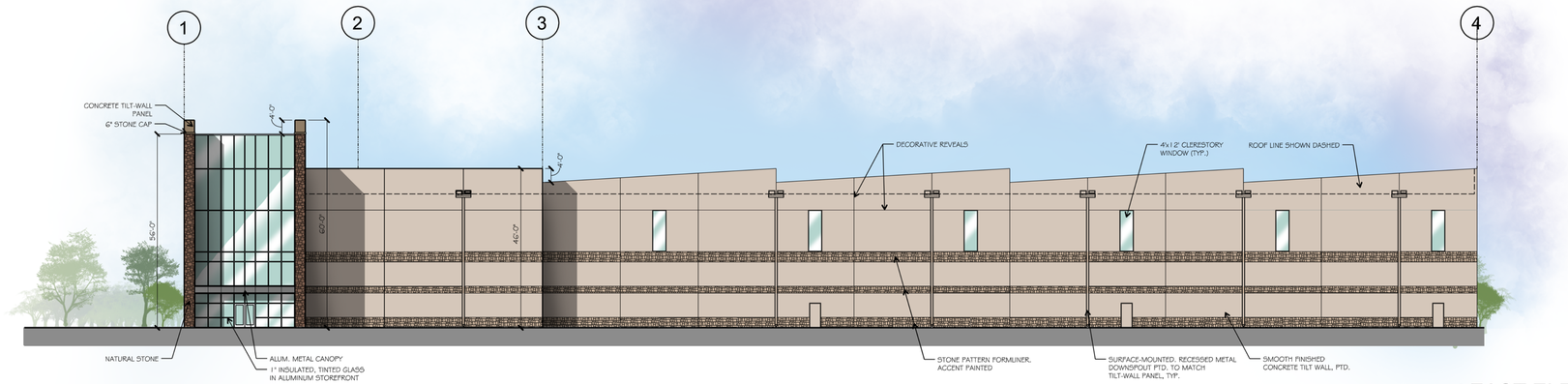
$TIME$
$DATE$
$FILE$



2 NORTH ELEVATION
SCALE: 1/16"=1'-0"

PAINT SCHEME LEGEND
A - BASE COLOR
SHERWIN WILLIAMS - SW9085 TOUCH OF SAND
B - ACCENT COLOR 01
SHERWIN WILLIAMS - SW 7518 BEACH HOUSE
C - ACCENT COLOR 02
SHERWIN WILLIAMS - SW 7550 RESORT TAN

FACADE MATERIAL CALCULATIONS					
		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE SQ. FT.	14,007 FT²	14,217 FT²	17,016 FT²	17,201 FT²
2.	FACADE SQ. FT. EXCLUDING DOORS AND WINDOWS	13,520 FT²	14,145 FT²	15,090 FT²	15,442 FT²
3.	DOORS AND WINDOWS	487 FT²	72 FT²	1,926 FT²	1,759 FT²
4.	METAL SOFFIT	0 FT²	0 FT²	58 FT²	0 FT²
5.	PRIMARY MASONRY TOTALS	13,520 FT² 100% OF (2.)	14,145 FT² 100% OF (2.)	15,032 FT² 99.6% OF (2.)	15,442 FT² 100% OF (2.)



1 EAST ELEVATION
SCALE: 1/16"=1'-0"

#	DATE	DESCRIPTION

drawn: SF
checked MARK W PROSS
date: 02/12/2019

pross design group, incorporated
5510 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972/789-1400

REGISTERED ARCHITECT STATE OF TEXAS
EXPIRES: 08/31/2019

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no 1850
sheet A3.0

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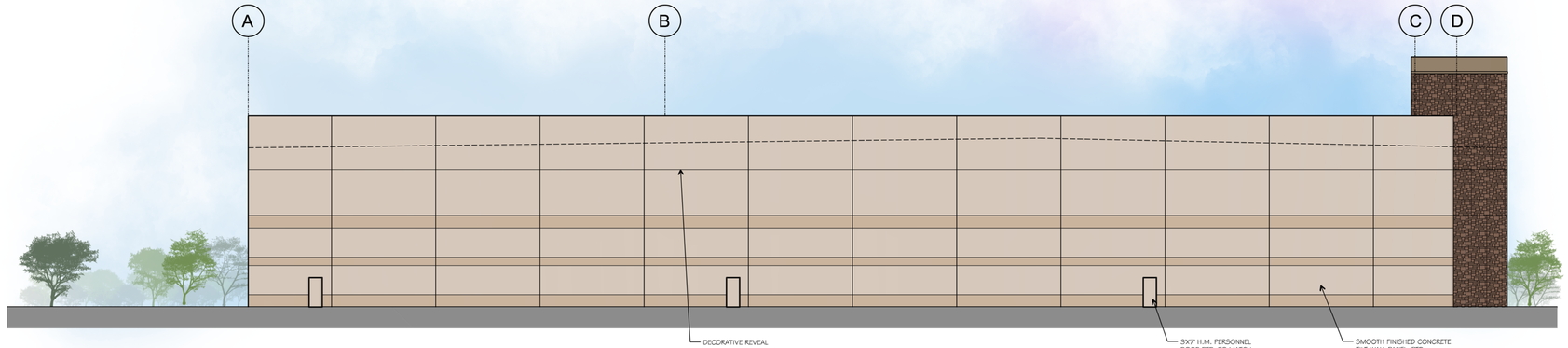
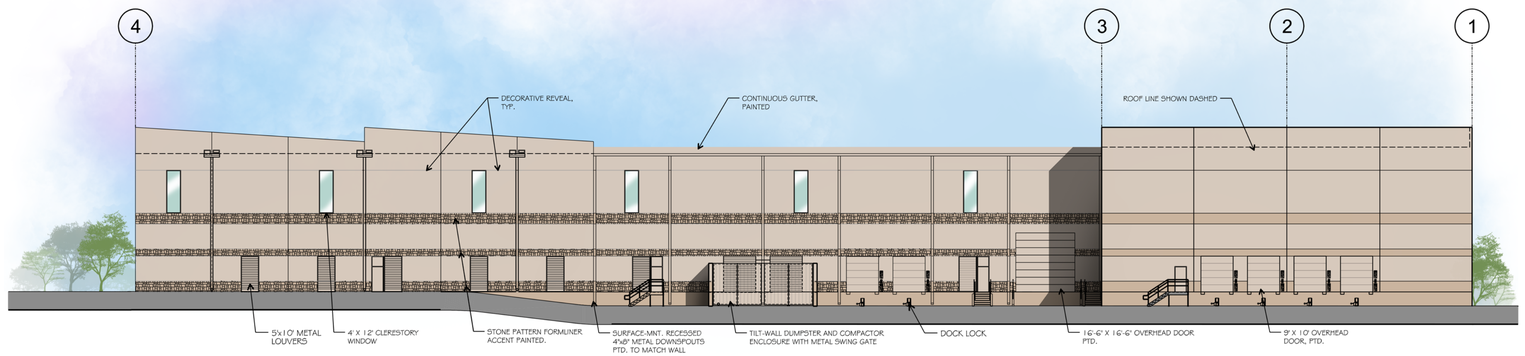


2 SOUTH ELEVATION
SCALE: 1/16"=1'-0"

PAINT SCHEME LEGEND
A - BASE COLOR
SHERWIN WILLIAMS - SW9085 TOUCH OF SAND
B - ACCENT COLOR 01
SHERWIN WILLIAMS - SW 7518 BEACH HOUSE
C - ACCENT COLOR 02
SHERWIN WILLIAMS - SW 7550 RESORT TAN

FACADE MATERIAL CALCULATIONS

		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE SQ. FT.	14,007 FT²	14,217 FT²	17,016 FT²	17,201 FT²
2.	FACADE SQ. FT. EXCLUDING DOORS AND WINDOWS	13,520 FT²	14,145 FT²	15,090 FT²	15,442 FT²
3.	DOORS AND WINDOWS	487 FT²	72 FT²	1,926 FT²	1,759 FT²
4.	METAL SOFFIT	0 FT²	0 FT²	58 FT²	0 FT²
5.	PRIMARY MASONRY TOTALS	13,520 FT² 100% OF (2.)	14,145 FT² 100% OF (2.)	15,032 FT² 99.6% OF (2.)	15,442 FT² 100% OF (2.)



1 WEST ELEVATION
SCALE: 1/20"=1'-0"

#	DATE	DESCRIPTION

drawn: SF
checked MARK W PROSS
date: 02/12/2019

REGISTERED ARCHITECT STATE OF TEXAS
EXPIRES: 08/31/209

pross design group, incorporated
5510 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no 1850
sheet A3.1

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01

FIELD: SHERWIN WILLIAMS TOUCH OF SAND

02

ACC. 01 : SHERWIN WILLIAMS-BEACH HOUSE

03

ACC. 02: SHERWIN WILLIAMS-RESORT TAN

04

GLAZING: PPG AZURIA AQUA-BLUE, TEMPERED



CONCEPT EXTERIOR RENDERING

05

ALUMINUM COMPOSITE METAL CANOPIES

06



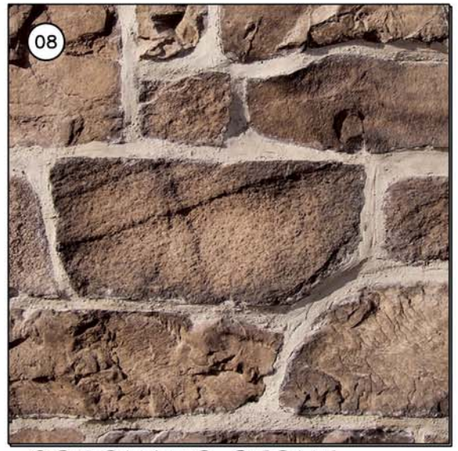
PREMANUFACTURED METAL

07



FITZGERALD FORMLINERS
17008 BRAYMAN DRYSTACK

08



CORONADO STONE
TUSCAN VILLA - ROMANO

$TIME$
$DATE$

■	DATE	DESCRIPTION

drawn: SF
checked MARK W. PROSS
date: 01-09-19

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/788-1400

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no 1850
sheet SAMPLE BOARD

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KEY MAP
SCALE: 1" = 700'



OVERALL LANDSCAPE PLAN

N

SCALE: 1" = 80'-0"
0 40 80 160

BELLE FIRMA

4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

drawn: NAY
checked KAH
date: 01/15/19

#	DATE	DESCRIPTION
	02/14/19	CITY COMMENTS
	03/04/19	CITY COMMENTS

REGISTERED LANDSCAPE ARCHITECT
KRISTI ANN HUNT
2246
STATE OF TEXAS
03/04/19

pdg
pross design group, incorporated
5510 Harvest Hill Road, Suite 160, Dallas, Texas 75230. 972/759-1400

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no

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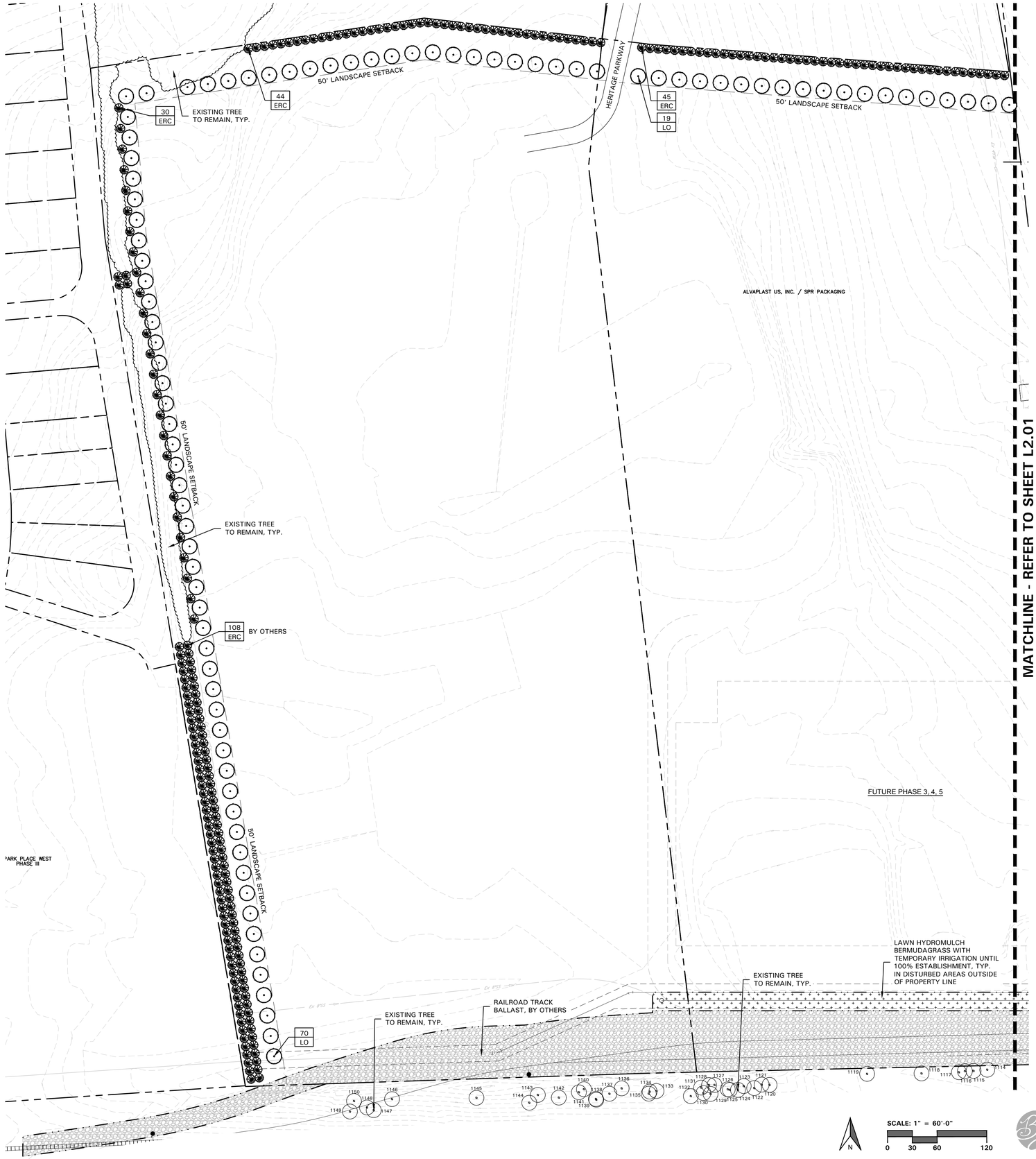

PLANT LEGEND

SYMBOL	COMMON NAME
AB	Dwarf Abelia 'Edward Goucher'
AN	Andorra Juniper
BC	Bald Cypress
BO	Bur Oak
CE	Cedar Elm
CO	Chinkapin Oak
ERC	Eastern Redcedar
IH	Indian Hawthorne 'Clara'
LE	Lacebark Elm
LO	Live Oak
MFG	Mexican Feathergrass
SO	Shumard Red Oak

REFER TO L2.03 FOR PLANT LIST

KEY MAP
SCALE: 1" = 700'



LANDSCAPE PLAN

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

#	DATE	DESCRIPTION
	02/14/19	CITY COMMENTS
	03/04/19	CITY COMMENTS

drawn: NAY
checked KAH
date: 01/15/19

REGISTERED LANDSCAPE ARCHITECT
KRISTI ANN HUNT
2246
STATE OF TEXAS
03/04/19

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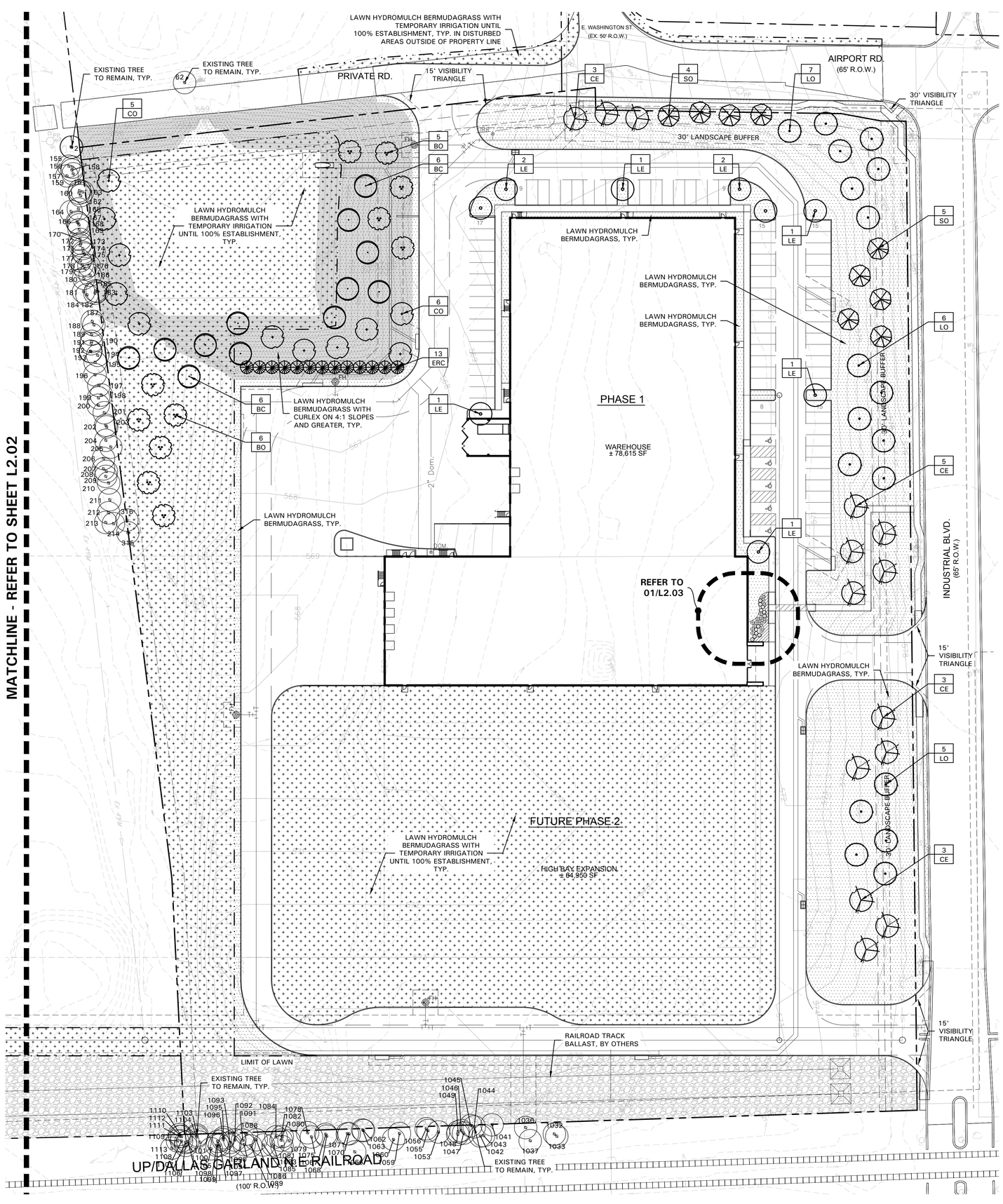

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE HYDROMULCH BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS

THE CITY OF ROCKWALL, TEXAS

STREET LANDSCAPING
1. 10' wide landscape buffer with one tree per 50 l.f.

INDUSTRIAL BLVD.: 789 l.f.

Required	Provided
(16) trees, 3" cal.	(16) trees, 4" cal.

AIRPORT RD.: 248 l.f.

Required	Provided
(5) trees, 3" cal.	(5) trees, 4" cal.

PARKING LOT LANDSCAPING
1. 5% of the interior parking lot shall be landscape.
2. One (1) tree for every ten (10) parking spaces.
3. All parking spaces shall be a minimum eighty (80) feet from a tree.

Total interior parking lot area: 38,589 s.f.
Total parking spaces: 88 spaces

Required	Provided
1,930 s.f. (5%)	3,164 s.f. (8%)
(9) trees	(9) trees

SITE LANDSCAPING
1. 10% of the total site shall be landscaped for LIGHT INDUSTRIAL.
2. 100% of the total requirements shall be located in the front of and along side buildings for LIGHT INDUSTRIAL.

Total site: 11.37 AC; 495,340 s.f.

Required	Provided
49,544 s.f. (10%)	263,091 s.f. (53%)
49,544 s.f. (100%)	168,824 s.f.

DETENTION BASIN REQUIREMENTS
1. A minimum of one (1) tree for every 750 s.f. of dry land area.

Dry Land Area: 11,107 s.f.

Required	Provided
(15) trees	(15) trees

PLANT LEGEND

SYMBOL	COMMON NAME
AB	Dwarf Abelia 'Edward Goucher'
AN	Andorra Juniper
BC	Bald Cypress
BO	Bur Oak
CE	Cedar Elm
CO	Chinkapin Oak
ERC	Eastern Redcedar
IH	Indian Hawthorne 'Clara'
LE	Lacebark Elm
LO	Live Oak
MFG	Mexican Feathergrass
SO	Shumard Red Oak

REFER TO L2.03 FOR PLANT LIST

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
5. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL BE ESTABLISHED AT A MINIMUM OF ONE (1) INCH AND AT A MINIMUM COVERAGE OF SEVENTY-FIVE (75%) PERCENT FOR DISTURBED AREAS PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY (CO).

CITY OF ROCKWALL NOTES

1. **NO TREES WITHIN 5'-0" OF ANY UTILITIES**
2. **IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC**

KEY MAP

SCALE: 1" = 700'



LANDSCAPE PLAN

SCALE: 1" = 40'-0"

0 20 40 80

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#	DATE	DESCRIPTION
1	02/14/19	CITY COMMENTS
2	03/04/19	CITY COMMENTS

drawn: NAY
checked KAH
date: 01/15/19

REGISTERED LANDSCAPE ARCHITECT KRISTI ANN HUNT 2246 STATE OF TEXAS
03/04/19

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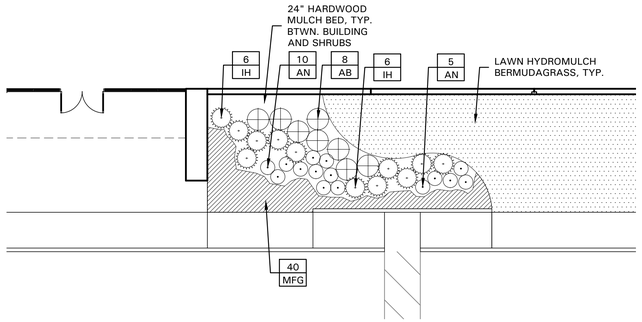

01 SOUTHEAST ENTRANCE
SCALE: 1" = 10'-0"

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
BC	*Taxodium distichum*	Bald Cypress	12	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
BO	*Quercus macrocarpa*	Bur Oak	11	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
CE	*Ulmus crassifolia*	Cedar Elm	14	4" cal.	B&B, 15' ht., 5' spread, 5' branching ht., matching
CO	*Quercus muehlenbergii*	Chinkapin Oak	11	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
ERC	*Juniperus virginiana*	Eastern Redcedar	132	3" cal.	B&B or container grown, full to base, 3' spread, 7' ht. min.
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	9	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
LO	*Quercus virginiana*	Live Oak	107	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
SO	*Quercus shumardii*	Shumard Red Oak	9	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
	SHRUBS/GROUNDCOVER				
AB	*Abelia grandiflora 'Edward Goucher'*	Dwarf Abelia 'Edward Goucher'	8	5 gal.	container full, 24" spread, 36" o.c.
AN	*Juniperus tobira 'Andorra'*	Andorra Juniper	15	5 gal.	container full, 20" spread, 24" o.c.
IH	*Raphiolepsis indica 'Clara'*	Indian Hawthorne 'Clara'	12	5 gal.	container full, 20" spread, 36" o.c.
MFG	*Nassella tenuissima*	Mexican Feathergrass	40	1 gal.	container full, 24" o.c.
	Cynodon dactylon	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

PLANT LIST BY OTHERS

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
ERC	*Juniperus virginiana*	Eastern Redcedar	108	3" cal.	B&B or container grown, full to base, 3' spread, 7' ht. min.

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

SITE DATA:

CURRENT ZONING:	(LI) LIGHT INDUSTRIAL	
PROPOSED LAND USE:	OFFICE, WAREHOUSE, MANUFACTURING	
TOTAL SITE AREA:	11.37 AC. (495,340 SF)	
BUILDING:		
WAREHOUSE:	68,465	SF
FUTURE WAREHOUSE:	74,750	SF
TOTAL:	143,215	SF
PARKING:		
REQUIRED:		
WAREHOUSE (1 SPACE/1000 SF):	68	SPACES
FUTURE WAREHOUSE (1 SPACE/100SF):	75	SPACES
TOTAL REQUIRED:	143	SPACES
PROVIDED:	86	SPACES
FUTURE PROVIDED:	79	SPACES
TOTAL PROVIDED:	165	SPACES
ACCESSIBLE SPACES PROVIDED:	5	SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE		

LANDSCAPE ENLARGEMENT PLAN

BELLE FIRMA
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drawn: NAY
checked KAH
date: 01/15/19

#	DATE	DESCRIPTION
	02/14/19	CITY COMMENTS
	03/04/19	CITY COMMENTS

REGISTERED LANDSCAPE ARCHITECT
BRIAN HUNT
2246
STATE OF TEXAS
03/04/19

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SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:
1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that,when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅓ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

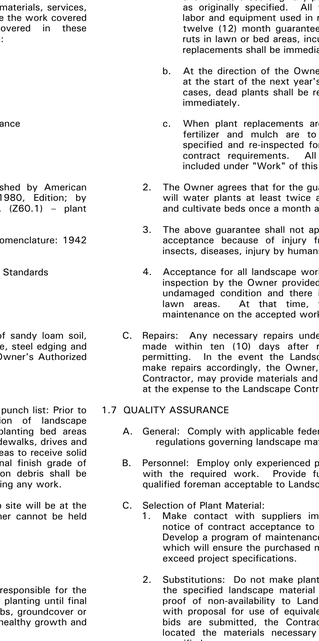
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be ½" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

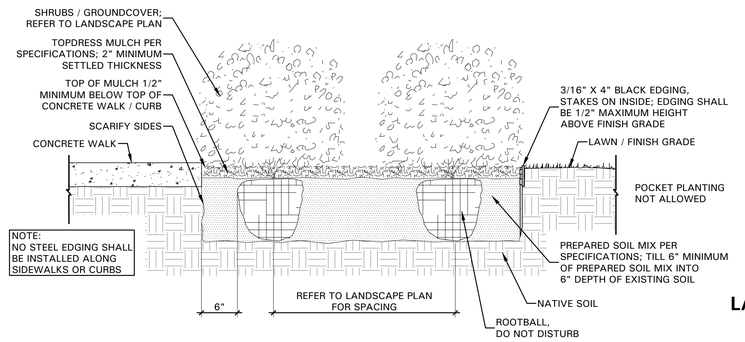
H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 676-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

drawn: NAY
checked KAH
date: 01/15/19

#	DATE	DESCRIPTION
	02/14/19	CITY COMMENTS
	03/04/19	CITY COMMENTS

REGISTERED LANDSCAPE ARCHITECT
KRISTIANN HAMM
2246
STATE OF TEXAS
03/04/19

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

LANDSCAPE SPECIFICATIONS AND DETAILS

job no
sheet
L2.04

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

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D-Series Size 1
LED Area Luminaire

dsx1-lea-spec-sheet

Catalog Number
Notes
Type

Hit the tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.07 ft² (0.09 m²)
Length: 33" (83.6cm)
Width: 13" (33cm)
Height: 7-1/2" (19cm)
Weight (max): 27 lbs (12.1kg)

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or Xpoint™ Wireless control networks, providing out-of-the-box control compatibility and simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM® node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by fifth color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

DSX1LED									
Series	LEDs	Color temperature	Distribution			Voltage	Mounting	Control Options	
DSX1LED	1C 1 LED 2C 2 LEDs 2C 2 LEDs (two engines)[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T3W Type III wide T4M Type IV medium T4W Type IV wide TFTM Forward Throw medium TSTG Type V very short	TSS Type V short TSM Type V medium TSW Type V wide BLC Backlight control[2] LCCO Left corner cutoff[2] RCCO Right corner cutoff[2]	MVOLT[3,4] 120[5] 208[5] 240[5,6] 277[5] 347[5,6] 480[5,6]	SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adapter[7] RPUMBA Round pole universal mounting adapter[7] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adapter (specify finish)[7]	**Shipped included** DSHD Surface mounting bracket SRM Surface mounting bracket (for conduit entry)[8] **Shipped included** PE Photoelectric cell, button type[9] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, +15' mtg ht.[10] PIRH 180° motion/ambient light sensor, 15-30' mtg ht.[10] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 3fc[10,11] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 3fc[10,11] ELCW Emergency battery backup (includes external component enclosure), non-CEC compliant[12]

Control options			Other options		Finish (required)	
Shipped included			**Shipped included**		DDBXD Dark bronze	DBLXD Black
NLTAIR2 nLight AIR generation 2 enabled[13]			HS House-side shield[14]	PIRHTCW Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 3fc[10,11,15]	DNAXD Natural aluminum	DWHXD White
PER NEMA twist-lock receptacle only (controls ordered separate)[16]			SF Single fuse (120, 277, 347V)[17]	BL30 Bi-level, switched dimming, 30% reduction[15]	DBLXD Black	DNATXD Textured dark bronze
PERS Four-wire receptacle only (controls ordered separate)[16,18]			DF Double fuse (208, 240, 480V)[17]	BL50 Bi-level, switched dimming, 50% reduction[15]	DWHXD White	DBLBTXD Textured black
PIRT Sensor mounting kit (controls ordered separate)[19]			L70 Left-mount optics[20]	PNMTDD3 Post-mounted, dim 0-10v[15]	DNATXD Textured natural aluminum	
DMG 0-10V dimming extend out back of housing for external control (leads exit fixture)			RMS Right-mounted optics[20]	PNMTSDD3 Post-mounted, dim 0-10v[15]		
DS Dual switching[13,21]			**Shipped separately**	PNMT5D3 Post-mounted, dim 0-10v[15]		
PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 3fc[10,11,15]			BS Bird spikes[22]	FAO Field adjustable output[23]		
PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 3fc[10,11,15]			EGS External glare shield[22]			
PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 3fc[10,11,15]						



D-Series Size 1
LED Wall Luminaire

dsx1-lwa-spec-sheet

Catalog Number
Notes
Type

Hit the tab key or mouse over the page to see all interactive elements.

Specifications

Luminaire
Width: 13-3/4" (34.9 cm)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)
Weight: 12 lbs (5.4 kg)

Back Box (BBW, ELCW)
Width: 13-3/4" (34.9 cm)
Depth: 4" (10.2 cm)
Height: 6-3/8" (16.2 cm)
Weight: BBW 5 lbs (2.3 kg); ELCW 10 lbs (4.5 kg)

For 3/4" NPT side-entry conduit (BBW only)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED								
Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options	
DSXW1 LED	1C 10 LEDs (one engine) 2C 20 LEDs (two engines)[1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)[2]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYM Asymmetric diffuse	MVOLT[3] 120[4] 208[4] 240[4] 277[4] 347[4,5] 480[5]	**Shipped included** SRM Surface mounting back box (for conduit entry)[6] **Shipped separately** BBW Surface mounting back box (for conduit entry)	**Shipped included** PE Photoelectric cell, button type[7] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, +15' mtg ht.[8] PIRH 180° motion/ambient light sensor, 15-30' mtg ht.[8] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 3fc[8,9] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 3fc[8,9] ELCW Emergency battery backup (includes external component enclosure), non-CEC compliant[10]

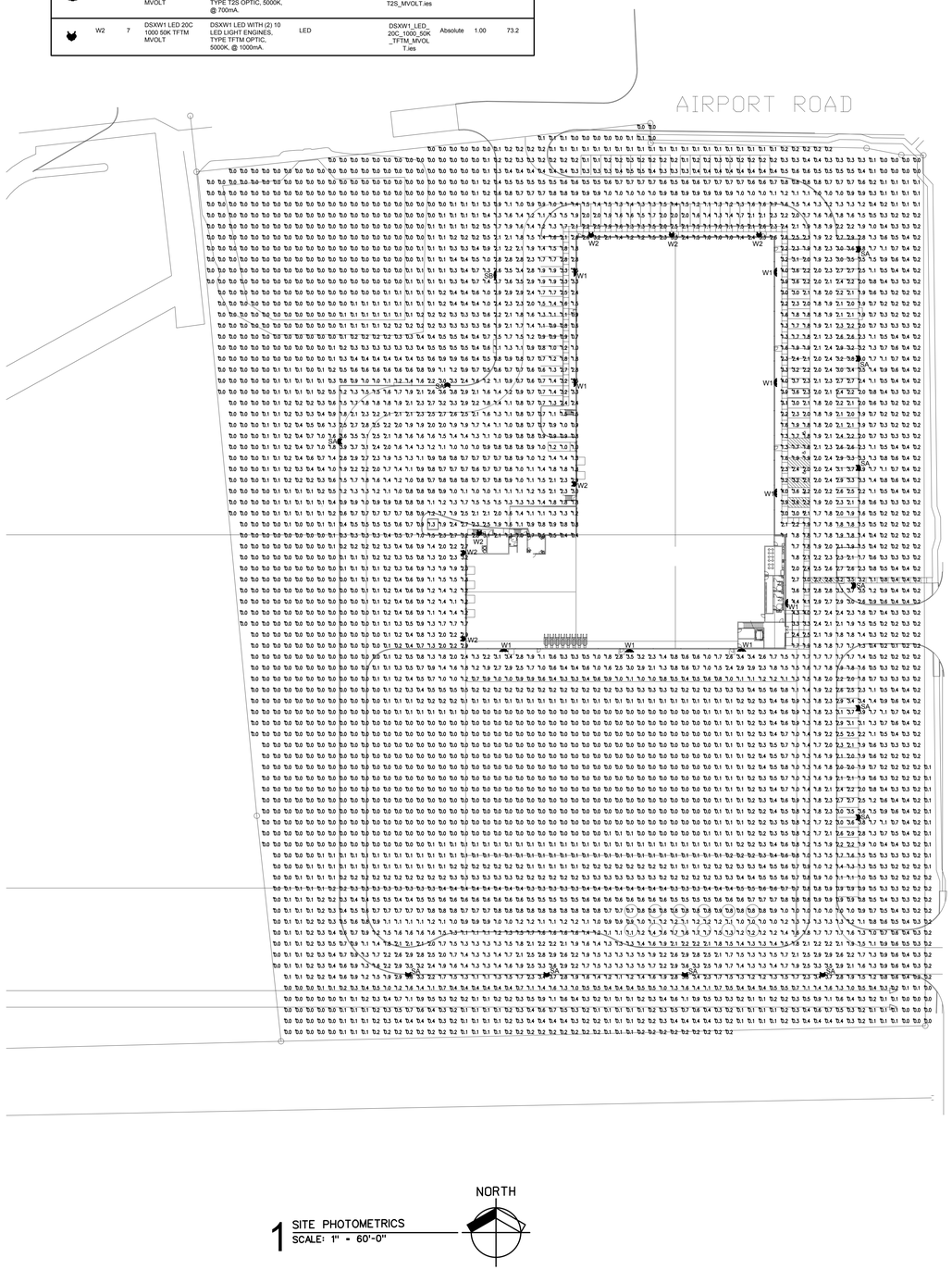
Mirco Optics		Finish (required)	
Shipped included	**Shipped separately**[11]	DDBXD Dark bronze	DWHXD White
SF Single fuse (120, 277 or 347V)[12]	BSW Bird-deterrent spikes	DBLXD Black	DNATXD Textured natural aluminum
DF Double fuse (208, 240 or 480V)[12]	WG Wire guard	DNAXD Natural aluminum	
HS House-side shield[13]	VG Vandal guard	DWHXD White	
SPD Separate surge protection	DDL Diffused drop lens		

Accessories
Ordered and shipped separately.
DSXW1 U Square pole universal mounting adapter
DSXW1 RPU Round pole universal mounting adapter
DSXW1 KA Mast arm mounting bracket adapter (specify finish)

NOTES
1. 20C 1000 is not available with PE, PIRH, PIRH1FC3V or PIRHTCW.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5. Not available with 347V or 480V when ordered with PIR, PIRH, PIR1FC3V or PIRH1FC3V, or with emergency battery backup or accessory.
6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7. Reference Motion Sensor table on page 3.
8. Reference Controls Options table on page 4 for details on how to order with control entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency inside 835 flex located on product page at www.lithonia.com.
9. Not available with ELCW.
10. We available as a separate accessory see Accessories information.

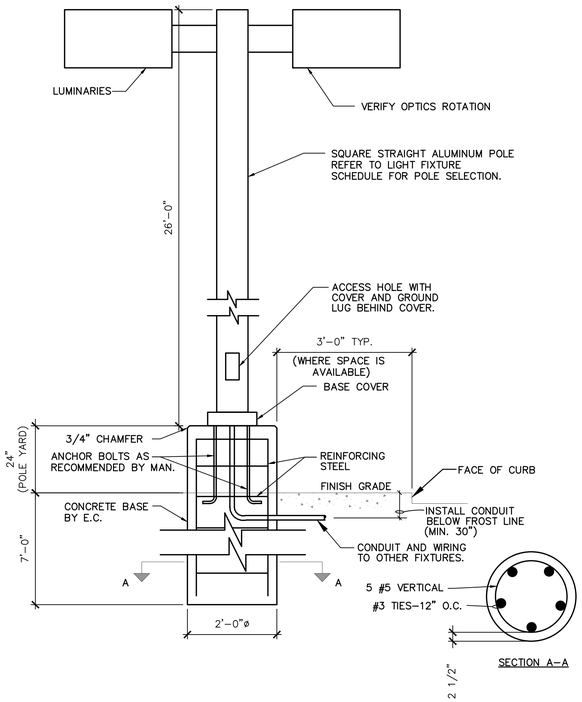
LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	SA	12	DSX1 LED P6 50K T4M MVOLT	DSX1 LED P6 50K T4M MVOLT	LED	DSX1_LED_P6_50K_T4M_MVOLT.ies	Absolute	1.00	163
	SB	1	DSX1 LED P6 50K T2M MVOLT	DSX1 LED P6 50K T2M MVOLT	LED	DSX1_LED_P6_50K_T2M_MVOLT.ies	Absolute	1.00	163
	W1	9	DSXW1 LED 20C 700 50K T2S MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T2S OPTIC, 5000K, @ 700mA.	LED	DSXW1_LED_20C_700_50K_T2S_MVOLT.ies	Absolute	1.00	45.7
	W2	7	DSXW1 LED 20C 1000 50K TFTM MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 5000K, @ 1000mA.	LED	DSXW1_LED_20C_1000_50K_TFTM_MVOLT.ies	Absolute	1.00	73.2

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	0.8 fc	4.4 fc	0.0 fc	N / A	N / A



1 SITE PHOTOMETRICS
SCALE: 1" = 60'-0"

NORTH



2 SITE LIGHTING ELEVATION
SCALE: NONE

drawn: JACOB SLIMP
checked: PETER HILGER
date: 01.15.19

Peter A. Hilger, P.E.
5800 East Skelly Drive, Suite 1100
Tulsa, Oklahoma 74135
o: 918.749.3000
f: 918.749.3003

PRECISION ENGINEERING GROUP LLC F-13430

STATE OF TEXAS
PETER A. HILGER
103880
PROFESSIONAL ENGINEER
01.15.19

pdg
pross design group, incorporated
5310 Harvest Hill Road, Suite 190, Dallas, Texas 75230 972/759-1400

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no

sheet
SE1.1

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 26, 2019
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. Approval of Minutes for the *February 26, 2019* Planning and Zoning Commission meeting.

2. **P2019-006** (Korey)
   Discuss and consider a request by Debora Allegranti of CBOCS Texas, LLC on behalf of Eric Borkenhagen of Kohls Illinois, Inc. for the approval of a replat for Lots 6 & 7, Market Center East Addition being a 9.012-acre tract of land identified as Lot 1, Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 823 & 845 E. IH-30, and take any action necessary.

3. **P2019-014** (David)
   Discuss and consider a request by Mike Whittle and Randall Noe of Rockwall Rental Properties, LLC for the approval of a replat for Lots 16 & 17, Block 2, Alliance Addition, Phase 2 being a 0.98-acre tract of land identified as Lots 14 & 15, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6520 & 6530 Alliance Addition, and take any action necessary.

4. **P2019-015** (David)
   Discuss and consider a request by Matt Moore of Claymoore Engineering on behalf of Phil Wagner of the Rockwall Economic Development Corporation for the approval of a replat for Lot 4, Block E, Rockwall Technology Park Addition being a 3.634-acre parcel of land identified as Lot 1, Block E, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northwest corner of the intersection of Technology Way and Observation Trail, and take any action necessary.

APPOINTMENTS

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

ACTION ITEMS

6. **SP2017-025** (Korey)
   Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Doug Fox of Cornerstone Church for the approval of an amended site plan for a church on a six (6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1565 Airport Road, and take any action necessary.

DISCUSSION ITEMS

7. **Z2019-004** (Korey)
   Hold a public hearing to discuss and consider a request by Sandie Wood for the approval of a Specific Use Permit (SUP) for a *guest quarters/secondary living unit* that does not meet the minimum requirements as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) on a 3.574-acre parcel of land identified as Lot 1, Block A, Wood Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 207 Nash Street, and take any action necessary.

8. **Z2019-005** (Ryan)
   Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [*50.0-acres*], 17-14 [*26.452-acres*], 17-15 [*134.33-*

acres], 17-16 [*43.6-acres*], & 40-8 [*8.79-acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

9. **Z2019-006** **(David)**
   Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (*11.3736-acres*); Tract 31 of the R. Ballard Survey, Abstract No. 29 (*8.197-acres*); and, Lot 1-01, Block 1, Indalloy Addition (*14.53-acres*), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

10. **Z2019-007** **(David)**
    Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf of Forrest B. Davis Jr. for the approval of a Specific Use Permit (SUP) for *outdoor commercial amusement/recreation* in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy Lane, and take any action necessary.

11. **Z2019-008** **(Ryan)**
    Hold a public hearing and consider a request by James Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending Ordinance 17-64 and in accordance with Ordinance No. 17-22, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

12. **P2019-010** **(David)**
    Discuss and consider a request by Michael Duval of G&A/McAdams on behalf of John Delin of RW Ladera, LLC for the approval of a final plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition being a 47.694-acre tract of land identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85) for General Retail (GR) and Single-Family 7 (SF-7) District land uses, situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast and northwest corners of the intersection of SH-66 and John King Boulevard, and take any action necessary.

13. **P2019-013** **(Korey)**
    Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes, Inc. for the approval of a replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition being a 0.57-acre tract of land identified as Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 705 & 707 Hartman Street, and take any action necessary.

14. **SP2019-006** **(Korey)**
    Discuss and consider a request by Marla Mauricio of Kimley-Horn and Associates, Inc. on behalf of Steve Russell of Excel Rockwall, LLC (ShopCore Properties, LLC) for the approval of a site plan for a commercial retail building on a 0.69-acre portion of a larger 11.125-acre parcel of land being identified as Lot 11, Block A, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1041 E. IH-30, and take any action necessary.

15. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2019-008: Replat for Lots 1 & 2, Block A, N. E. & J. O. Addition [*Approved*]
- ✓ P2019-009: Replat for Lot 1, Block A, Brakes Plus Addition [*Approved*]
- ✓ SP2019-004: Alternative Tree Mitigation Plan for SPR [*Approved*]
- ✓ Z2019-003: SUP for a Private Sports Arena, Stadium or Track (*1st Reading*) [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 22nd day of March 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
March 26, 2019
5:00 PM

CALL TO ORDER

ACTION ITEMS

1. **SP2019-006** (Korey)
   Discuss and consider a request by Marla Mauricio of Kimley-Horn and Associates, Inc. on behalf of Steve Russell of Excel Rockwall, LLC (ShopCore Properties, LLC) for the approval of a site plan for a commercial retail building on a 0.69-acre portion of a larger 11.125-acre parcel of land being identified as Lot 11, Block A, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1041 E. IH-30, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 22nd day of March 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 26, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, Eric Chodun, Mark Moeller, Annie Fishman, Tracey Logan, and John Womble. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the January 15, 2019 Planning and Zoning Commission meeting.

Commissioner Logan made a motion to approve the consent agenda. Commissioner Moeller seconded the motion which passed by a vote of 7-0.

III. APPOINTMENTS

2. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Planning Director, Ryan Miller, advised the Commission staff would go over the recommendations the Architectural Review Board made during discussion of the case that was reviewed.

IV. DISCUSSION ITEMS

3. Z2019-003

Hold a public hearing to discuss and consider a request by Jeff Bresee of SET Engineers on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for a *Private Sports Arena, Stadium or Track* on a 35.295-acre parcel of land identified 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 take any action necessary.

Senior Planner, Korey Brooks, indicated the applicant was present and would go over the request and staff would be available for questions.

Chairman Lyons asked the applicant to come forward and speak.

Tim Lyssy
1191 T.L. Townsend Drive
Rockwall, TX

Mr. Lyssy came forward and indicated he was the construction project manager with Rockwall Independent School District. He shared that one of the things approved with the 2015 bond package was to expand the softball and football facilities. The original plan was to find and purchase land however they were unable to find land that was appropriate and therefore looked into their available resources one of which is the subject property. Mr. Lyssy went on to explain that what they envision doing is using that space as a multi-use space that will have a baseball diamond as well as a limited football and soccer use. The space would be fenced and netted up above the fencing as well as lit. He indicated he was available for questions.

Chairman Lyons asked if there were any questions from the Commission for the applicant.

Commissioner Chodun asked if they would be discussing the proposed project with the adjacent owners/properties. Mr. Lyssy indicated that they have contacted the adjoining Rooms to Go and the car dealership and neither have expressed any concern over the project.

Chairman Lyons asked if it would only be used for practice to limit the wear and tear to the game fields or would games be held as well. Mr. Lyssy shared the intent is for the field, which will compose of synthetic turf, to be for practice only, however should there be day tournaments on weekends they may move those to this field as needed. Chairman Lyons asked how quickly the filed would be built and completed should approval of the SUP be granted. Mr. Lyssy indicated it would be roughly less than three months given the weather once they go before their Board.

Commissioner Welch asked if the netting would it be permanently up. Mr. Lyssy Indicated it would be permanently up as it would be troublesome to be taking it down after each use. Commissioner Chodun asked in regards to the bond package was it restricting the use of the practice field strictly for the high school. Mr. Lyssy indicated he did not have that information off hand however he would provide that at the next meeting. Commissioner Moeller asked how confident they are to meeting the lighting requirements in regard to the variance that is being requested for the lighting going beyond what the City allows for spillage of lighting. Mr. Lyssy indicated they will do all they can design and construction wise to ensure they get as close to meeting the requirements. He added that even with lights that will be as high as the ones that will be used, they will be focused onto the field only and any spillover they feel would not be counterproductive in this area as it would possibly help safety in the adjoining properties parking areas.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

4. P2019-008

Hold a public hearing to discuss and consider a request by Kevin Osornio on behalf of Jeaniffer Osornio for the approval of a replat for Lots 1-4, Block A, N. E. & J.O. Addition being a 0.46-acre parcel of land identified as Lot 2, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Overlay (SOV) District, addressed as 705 Peters Colony, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation of the request. The applicant is seeking to subdivide the tract of land into four different parcels and is coming before the Commission because the case will be going before the Parks Board the following week to have park fees accessed. Mr. Brooks further shared that the two lots that will be facing onto Lamar Street currently do not have water, and therefore the applicant would be required to extend the eight inch water line up Lamar Street and loop back up to Peters Colony and additionally will be required to pave an area of Lamar Street to meet Engineering and Fire codes.

Mr. Brooks indicated his applicant was not present however staff was available for questions.

Commissioner Logan why the city did not provide water access to a residential property. Mr. Brooks indicated it was developer driven as with any other developments.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

5. SP2019-004

Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for a warehouse/manufacturing facility on a 11.3736-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. He shared that the Architectural Review Board reviewed the case and took a look at the elevations and the exceptions that are being requested by the applicant. He then briefly discussed the recommendations ARB provided and those revisions/modifications that the applicant makes will

come before the Architectural Review for their review at the next scheduled meeting in two weeks. Mr. Gonzales indicated the applicant was present and available for questions as well as staff.

Commissioner Logan asked in regards to the variance on the height that was being requested. Mr. Gonzales indicated that the case that is before the Commission is for the site plan only; the case for the height variance was withdrawn by the applicant and may come back before the Commission in the future however at this time what is being discussed is the site plan no height variance is required.

Chairman Lyons asked the applicant to come forward.

Ignacio Echavarri
President of SPR Packaging
1480 Justin Road
Rockwall, TX

Mr. Echavarri came forward and provided a brief summary and background of the request. He shared that this will be the third expansion of SPR with the initial building at 50,000 square feet having been built in 2008 followed by the second expansion of a 150,000 square foot building in 20011 and the land for this third expansion having been purchased in 2015. The proposed expansion will be an expansion from the existing building and will have all the same elements as that building with an added modern and prominent look. Mr. Echavarri went on to share details of the plan for the expansion and their intent to have as little impact on the surrounding neighborhood as possible. He then indicated he was available for questions.

Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

6. SP2019-005

Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of CDT Rockwall/2017 LLC for the approval of a site plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.85-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

Planning Manager, David Gonzales, indicated the applicant was present and would discuss the PD site plan. The case will be required to go before the Parks Board to tie down details such as the hardscape plan, trail system, Neighborhood Park that will be associated with the site plan in addition to a treescape plan that once approved would allow them to move onto the engineering phase. Mr. Gonzales indicated staff was available for questions.

Chairman Lyons asked the applicant to come forward.

Pat Atkins
3076 Hays Road
Rockwall, TX

Mr. Atkins came forward and shared the case is a continuation of the project Saddle Star which they are moving forward with and have reviewed all of staffs comments and will make modifications to the comments provided. He indicated he was available for questions.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

7. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ Z2018-056: Zoning Change (AG to LI) for Friendship Baptist Church (*2nd Reading*) [*Approved*]
- ✓ Z2018-058: SUP for a Craft Winery and Commercial/Amusement Outdoors (*2nd Reading*) [*Approved*]
- ✓ Z2019-001: Text Amendment to Article IV, Permissible Uses, UDC (*1st Reading*) [*Approved*]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

V. ADJOURNMENT

Chairman Lyons adjourned the meeting at 6:37 p.m.

VI. WORK SESSION

8. A work session will be held in the City Council meeting room immediately following the adjournment of the February 26, 2019 Planning and Zoning Commission Work Session meeting to discuss the implementation of a zoning tool as directed by the City Council.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	03/26/2019
APPLICANT:	Debora Allengranti; *CBOCS Texas, LLC*
CASE NUMBER:	P2019-006; *Lots 6 & 7, Block A, Rockwall Market Center East Addition*

SUMMARY

Consider a request by Debora Allengranti of CBOCS Texas, LLC on behalf of Eric Borkenhagen of Kohls Illinois, Inc. for the approval of a replat for Lots 6 & 7, Block A, Rockwall Market Center East Addition being a 9.0142-acre tract of land identified Lot 1, Block A, Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 823 & 845 E. IH-30, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting to replat a 9.0142-acre tract of land (*i.e. Lot 1, Block A, Rockwall Market Center East Addition*) into two (2) parcels of land (*i.e. Lots 6 & 7, Block A, Rockwall Market Center East Addition*) for the purpose of constructing a restaurant (*i.e. Cracker Barrel*) on Lot 6.

- ☑ On February 15, 1999, the City Council approved a replat [*Case No. PZ1999-10-1-RP*], a site plan [*Case No. PZ-1999-10-2-SP*], and a landscape plan [*Case No. PZ-1999-10-03-LP*] for a department store (*i.e. Kohl's*).

- ☑ On October 15, 2018, the Planning and Zoning Commission approved a site plan [*Case No. SP2018-028*] for a restaurant (*i.e. Cracker Barrel*) on a 1.629 portion of the existing property.

- ☑ On February 14, 2019, the Board of Adjustments (BOA) approved a variance [*Order No. BOA 2019-3-V*] to reduce the minimum lot frontage from 200-feet to 189.74 feet for Lot 6 and 167.98-feet for Lot 7.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lots 6 & 7, Market Center East Addition,* staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) The developer is to submit revised site plan, landscape plan, photometric plan, and building elevations to the Planning, Engineering, and Building Inspections Departments; and

(3) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Project Number	P2019-006	**Owner**	WEINBERGER, HAROLD E 1998 FAMILY TRUST &	**Applied**	2/15/2019 LM
Project Name	Lots 6 & 7, Block A, Rockwall Market Center East Addition	**Applicant**	CBOCS TEXAS, LLC.	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
845 E. INTERSTATE 30	Rockwall, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	2/15/2019	2/22/2019	2/20/2019	5	APPROVED	Revised
ENGINEERING	Sarah Hager	2/15/2019	2/22/2019				Not Reviewed. Case Withdrawn.
ENGINEERING	Sarah Hager	3/22/2019	3/29/2019	3/22/2019		COMMENTS	2nd review
(3/22/2019 12:10 PM SH) Plat does not match engineering plans and Site Plan							
FIRE	Ariana Hargrove	2/15/2019	2/22/2019				
GIS	Lance Singleton	2/15/2019	2/22/2019	3/19/2019	32	APPROVED	
PLANNING	Korey Brooks	2/15/2019	2/22/2019	3/21/2019	34	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

P2019-006 Lots 6 & 7, Market Center East Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Debora Allegranti of CBOCS Texas, LLC on behalf of Eric Borkenhagen of Kohls Illinois, Inc. for the approval of a replat for Lots 6 & 7, Market Center East Addition being a 9.012-acre tract of land identified as Lot 1, Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 823 & 845 E. IH-30.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2019-006) in the lower right hand corner of all pages on future submittals.

M.4 The printed plat is not 18 X 24. Please print as 18 x 24

M.5 Please note, the scale is off (probably because the printed version is too large).

M.6 Please format title block to the following:

Type of Plat
Subdivision Name
Lot and Block Designation
Number of Lots
Total Acreage and SF
City, State, County

M.7 Please note, Lot 1 is Lot 7. Both lots are being replatted

M.8 Please note, the legal description needs to be for the boundary of the two lots together, not just Lot 6.

M.9 Please provide developer information on Plat.

M.10 Please note, the front setback is 25-feet in the IH-30 Overlay

M.11 Please check C1 and C2. The distances are not the same on the curve table as on the callouts.

I.12 Please check C6. The chord directions are not the same (I understand that using N and E is the same as S and W; however, please be consistent).

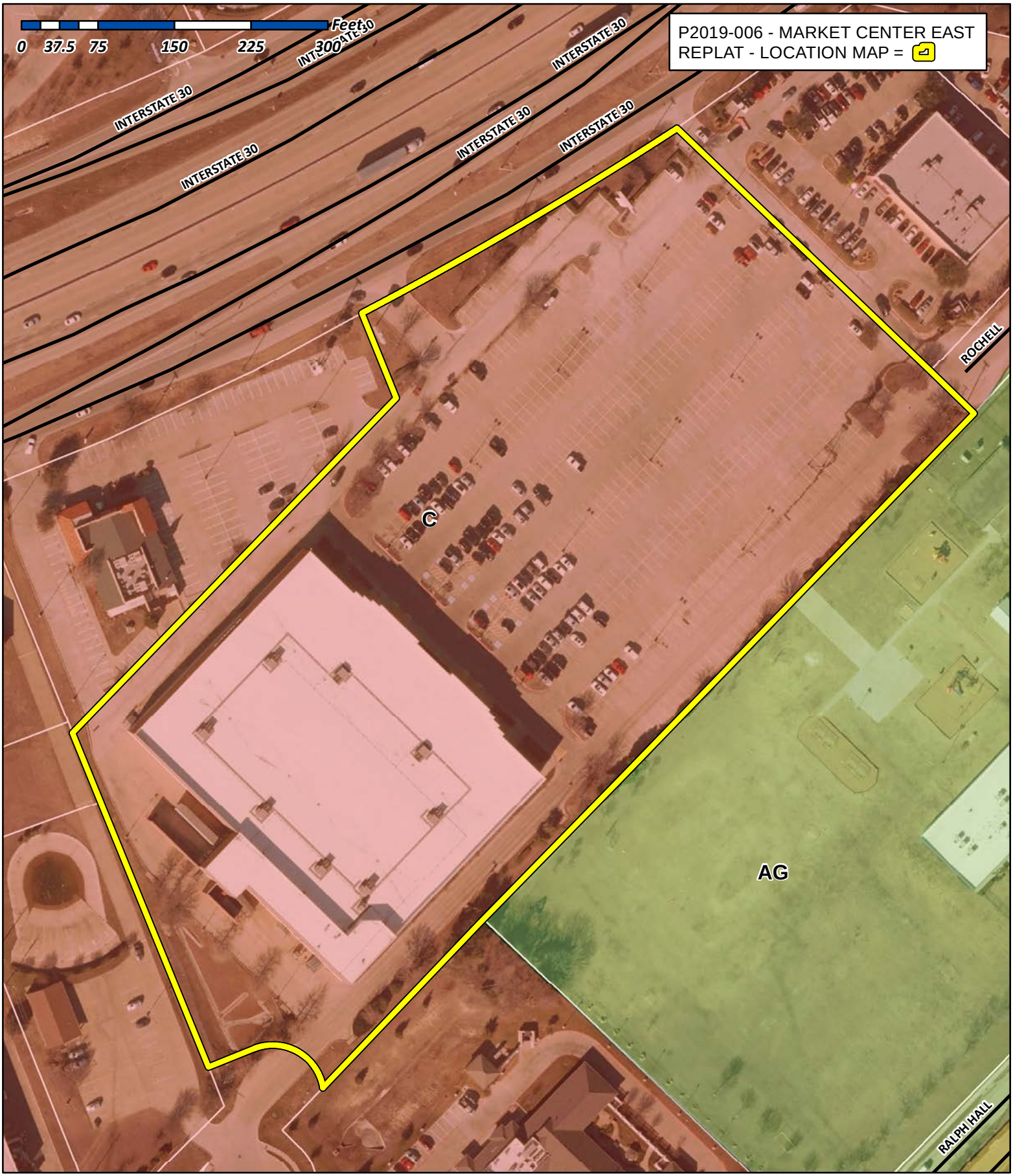
M.13 Please show centerlines and full width of adjacent right of ways

I.14 No structures in easements.

M.16 Can a rod be set at the POB instead of using a rod that is several feet away? We don't usually see Ties.

I.17 The Planning and Zoning Meeting is March 26, 2019. The City Council Meeting is April 1.

M.18 Please submit revisions by April 2, 2019.



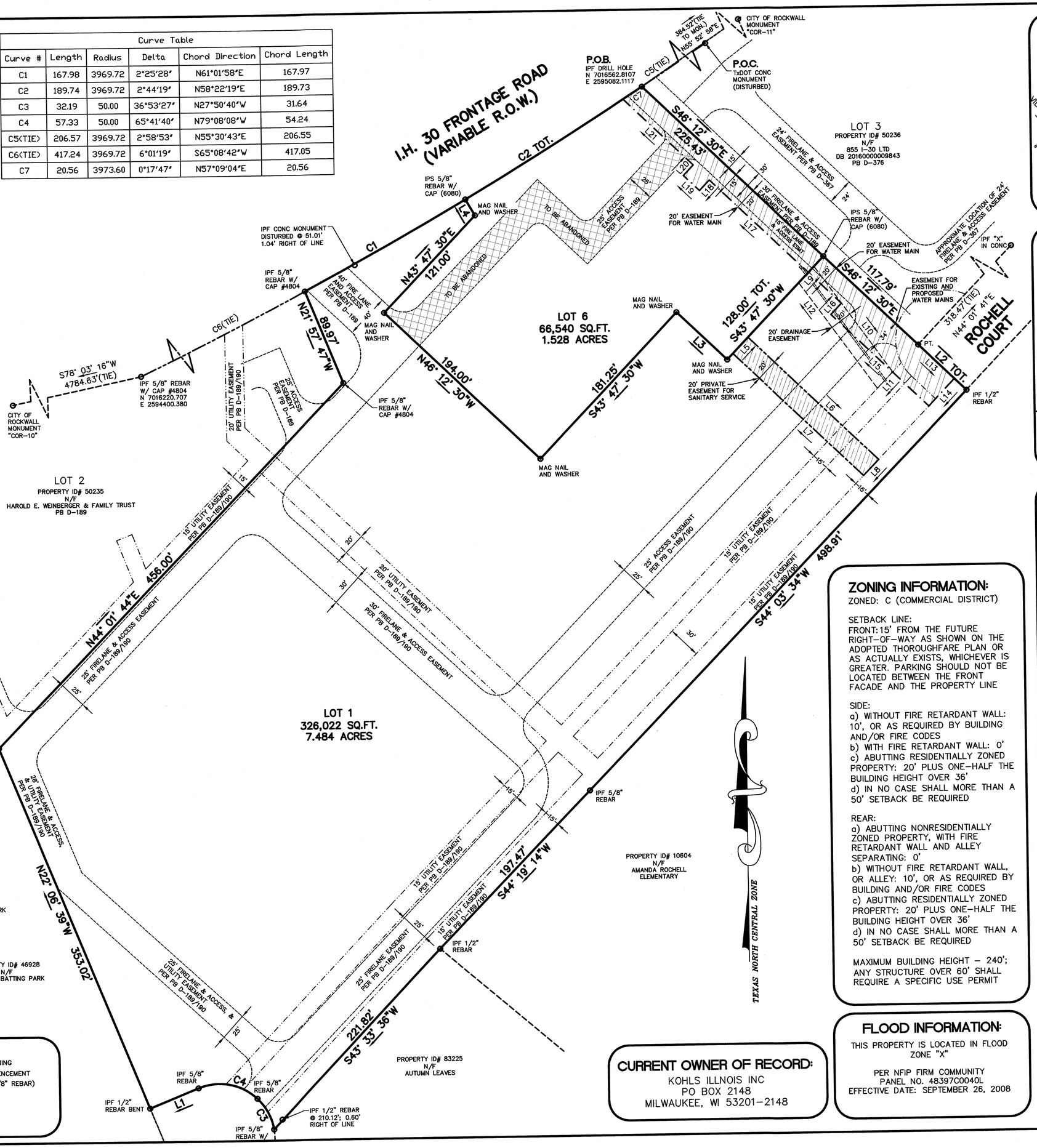
City of Rockwall

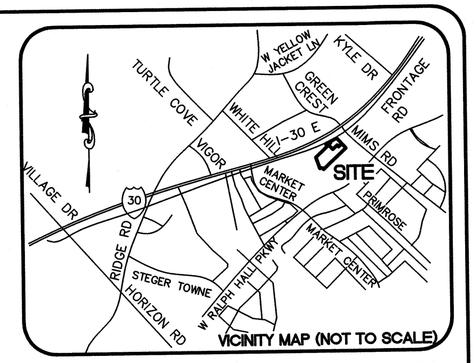
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

Line Table		
Line #	Length	Direction
L1	47.61	S68°01'20"W
L2	60.00	S46°12'30"E
L3	63.00	N46°12'30"W
L4	16.84	N30°15'32"W
L5	20.00	N43°47'30"E
L6	162.36	S46°12'31"E
L7	162.30	N46°12'31"W
L8	20.00	S43°58'08"W
L9	20.33	N43°47'30"E
L10	119.56	S35°56'46"E
L11	20.31	S44°01'41"W
L12	119.47	N35°56'46"W
L13	44.95	S46°12'30"E
L14	34.00	S43°56'24"W
L15	121.50	N46°12'30"W
L16	14.00	N43°34'51"E
L17	164.04	N46°12'30"W
L18	13.00	S43°47'10"W
L19	20.00	N46°12'30"W
L20	13.00	N43°47'10"E
L21	87.23	N46°12'30"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	167.98	3969.72	2°25'28"	N61°01'58"E	167.97
C2	189.74	3969.72	2°44'19"	N58°22'19"E	189.73
C3	32.19	50.00	36°53'27"	N27°50'40"W	31.64
C4	57.33	50.00	65°41'40"	N79°08'08"W	54.24
C5(TIE)	206.57	3969.72	2°58'53"	N55°30'43"E	206.55
C6(TIE)	417.24	3969.72	6°01'19"	S65°08'42"W	417.05
C7	20.56	3973.60	0°17'47"	N57°09'04"E	20.56





VICINITY MAP (NOT TO SCALE)

SURVEYOR'S NOTES:

1) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY: TO BE USED FOR INFORMATIONAL PURPOSES ONLY.

2) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

3) I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1: 10,000 AS SHOWN HEREON AND THAT THE AREA WAS DETERMINED BY DMD METHOD.

4) ALL IPS ARE MAG NAIL WITH WASHER (6080) UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS:

BEARINGS BASED ON OPUS SOLUTIONS
"OP1521597723686" & "OP1521681978142"
SPC 4202 TXNC – NAD 83

ZONING INFORMATION:

ZONED: C (COMMERCIAL DISTRICT)

SETBACK LINE:
FRONT: 15' FROM THE FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER. PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FACADE AND THE PROPERTY LINE

SIDE:
a) WITHOUT FIRE RETARDANT WALL: 10', OR AS REQUIRED BY BUILDING AND/OR FIRE CODES
b) WITH FIRE RETARDANT WALL: 0'
c) ABUTTING RESIDENTIALLY ZONED PROPERTY: 20' PLUS ONE-HALF THE BUILDING HEIGHT OVER 36'
d) IN NO CASE SHALL MORE THAN A 50' SETBACK BE REQUIRED

REAR:
a) ABUTTING NONRESIDENTIALLY ZONED PROPERTY, WITH FIRE RETARDANT WALL AND ALLEY SEPARATING: 0'
b) WITHOUT FIRE RETARDANT WALL, OR ALLEY: 10', OR AS REQUIRED BY BUILDING AND/OR FIRE CODES
c) ABUTTING RESIDENTIALLY ZONED PROPERTY: 20' PLUS ONE-HALF THE BUILDING HEIGHT OVER 36'
d) IN NO CASE SHALL MORE THAN A 50' SETBACK BE REQUIRED

MAXIMUM BUILDING HEIGHT – 240'; ANY STRUCTURE OVER 60' SHALL REQUIRE A SPECIFIC USE PERMIT

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"

PER NFIP FIRM COMMUNITY PANEL NO. 48397C0040L
EFFECTIVE DATE: SEPTEMBER 26, 2008

CURRENT OWNER OF RECORD:

KOHLS ILLNOIS INC
PO BOX 2148
MILWAUKEE, WI 53201-2148

LEGEND:

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET(5/8" REBAR)
IPF	IRON PIN FOUND
PT.	POINT
L/A	LIMITED ACCESS
R/W	RIGHT-OF-WAY

FREELAND
SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN:	JD PARTY CHIEF: RH CHECKED: MVA
REF. PLAT BOOK:	D-189
REF. DEED BOOK:	5340-143
TAX MAP :	50234
DATE OF SURVEY:	3-22-18
DATE DRAWN:	11-7-18
DRAWING NO:	69508-SUB C3D
DATE OF LAST REVISION:	12-17-18

0' 60' 120' 180'
SCALE: 1" = 60'

STATE OF TEXAS
JAMES RALPH FREELAND
6080
REGISTERED PROFESSIONAL LAND SURVEYOR
1-10-19

PLS: JAMES R. FREELAND
NO: 6080

STATE OF TEXAS
ROCKWALL COUNTY
CITY OF ROCKWALL

RE-PLAT OF ROCKWALL MARKET CENTER EAST BLOCK A - LOT 6

E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64

S:\LAND PROJECTS\CRACKER-BARREL\ROCKWALL TX\69508\dwg\69508-SUB C3D.dwg, 1/10/2019 3:00:44 PM, \\plain\Dce PlotWave 450

OWNER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS KOHLS ILLINOIS, INC. BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING LOT 1 BLOCK A, ROCKWALL MARKET CENTER EAST, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO FINAL PLAT THEREOF RECORDED IN CABINET D, SLIDE 189, OF THE PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE TXDOT RIGHT-OF-WAY CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE INTERSECTION OF INTERSTATE HIGHWAY 30 AND MIMS ROAD; THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3969.72 FEET, AN ARC LENGTH OF 206.57 FEET AND A CHORD BEARING AND DISTANCE OF S 55°30'43"W FOR A DISTANCE OF 206.55 FEET TO A DRILL HOLE FOUND, BEING THE POINT OF BEGINNING;

THENCE S 46°12'30"E FOR 225.43 FEET TO AN IRON ROD;

THENCE S 43°47'30"W FOR 128.00 FEET TO A MAG NAIL AND WASHER;

THENCE N 46°12'30"W FOR 63.00 FEET TO A MAG NAIL AND WASHER;

THENCE S 43°47'30"W FOR 181.25 FEET TO A MAG NAIL AND WASHER;

THENCE N 46°12'30"W FOR 194.00 FEET TO A MAG NAIL AND WASHER;

THENCE N 43°47'30"E FOR 121.00 FEET TO A MAG NAIL AND WASHER;

THENCE N 30°15'32"W FOR 16.84 FEET TO AN IRON ROD;

THENCE ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF INTERSTATE HIGHWAY 30, ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3969.72 FEET, AN ARC LENGTH OF 189.74 FEET AND A CHORD BEARING AND DISTANCE OF N 58°22'19"E FOR 189.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.528 ACRES OR 66,540 SF, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (WE) THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE RE-PLAT OF ROCKWALL MARKET CENTER EAST, BLOCK A, LOT 1 SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, THEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREET, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I (WE) FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE ON LIEN INTEREST IN THE RE-PLAT OF ROCKWALL MARKET CENTER EAST, BLOCK A, LOT 1 SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. I (WE) UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR SUING SAME. I (WE) ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE ON CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.

3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

4. THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROL SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.

6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLMENT OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE. REPAIR AND RECONSTRUCTION OF DRAINAGE AND DETENTION SYSTEMS IN EASEMENTS.

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITH THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

_____
PROPERTY OWNER SIGNATURE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____(PROPERTY OWNER), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREFOING INSTRUMENT, AND ACKNOWLEDGED TO ME TAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____(DAY) OF _____ (MONTH/YEAR).

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

_____
SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

GENERAL NOTES:

1) IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING PERMITS UNTIL ALL STREET, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OF PERMIT THEREFOR ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW THAT ALL MEN BY THESE PRESENTS:

THAT I, JAMES R. FREELAND, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERTY PLACED UNDER MY PERSONAL SUPERVISION.

1-10-19
_____
SURVEYOR SIGNATURE REGISTERED PUBLIC SURVEYOR# 6080

STANDARD CITY SIGNATURE BLOCK:

_____
PLANNING & ZONING COMMISSION, CHAIRMAN DATE

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE _____(DAY) OF _____(MONTH/YEAR).

THIS APPROVAL SHALL BE INVALED UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS _____(DAY) OF _____(MONTH/YEAR).

_____
MAYOR, CITY OF ROCKWALL

_____
CITY SECRETARY

_____
CITY ENGINEER

FREELAND
SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN:	JD	PARTY CHIEF:	RH	CHECKED:	MVA
REF. PLAT BOOK:	D-189				
REF. DEED BOOK:	5340-143				
TAX MAP :	50234				
DATE OF SURVEY:	3-22-18				
DATE DRAWN:	11-7-18				
DRAWING NO:	69508-SUB C3D				
DATE OF LAST REVISION:	12-17-18				

0' 60' 120' 180'

SCALE: 1" = 60'

STATE OF TEXAS
REGISTERED
JAMES RALPH FREELAND
6080
PROFESSIONAL
LAND SURVEYOR
SURVEYOR
1-10-19

PLS: JAMES R. FREELAND
NO: 6080

STATE OF TEXAS
ROCKWALL COUNTY
CITY OF ROCKWALL

RE-PLAT OF ROCKWALL MARKET CENTER EAST BLOCK A - LOT 6

E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64

S:\LAND PROJECTS\CRACKER-BARREL\ROCKWALL TX\69508\dwg\69508-SUB C3D.dwg 1/10/2019 3:01:25 PM \\main\Dce Plot\eve 450

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	March 26, 2019
APPLICANT:	Mike Whittle and Randall Noe; *Rockwall Rental Properties, LLC*
CASE NUMBER:	P2019-014; *Lots 16 & 17, Block 2, Alliance Addition, Phase 2*

SUMMARY

Discuss and consider a request by Mike Whittle and Randall Noe of Rockwall Rental Properties, LLC for the approval of a replat for Lots 16 & 17, Block 2, Alliance Addition, Phase 2 being a 0.98-acre tract of land identified as Lots 14 & 15, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6520 & 6530 Alliance Addition, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting to replat a 0.98-acre tract of land (*i.e. Lots 14 & 15, Block 2, Alliance Addition, Phase 2*) for the purpose of abandoning a five (5)-foot portion of a 15-foot drainage easement. This process will establish new lot numbers for the subject properties (*i.e. Lots 16 & 17, Block 2, Alliance Addition, Phase 2*). The applicant intends to construct office buildings on these two (2) sites. The subject properties are zoned Planned Development District 57 (PD-57), which designates the subject property for Commercial (C) District land uses.

☑ On March 5, 2018, the City Council approved a replat [*Case No. P2018-004*] for the purpose of constructing two (2) single-story office buildings (*i.e. 4,920 SF each*) and dedicating the necessary easements for the development of these two (2) sites.

☑ On November 14, 2017, the Planning and Zoning Commission approved a site plans for each of these lots [*i.e. SP2017-034 & SP2017-036*].

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lots 16 & 17, Block 2, Alliance Addition, Phase 2,* staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and

(2) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Project Number	P2019-014	**Owner**	ROCKWALL, RENTAL PROPERTIES LP	**Applied**	3/15/2019 LM
Project Name	Lots 16 & 17, Block 2, Alliance Addition	**Applicant**		**Approved**	
Type	PLAT			**Closed**	
Subtype	Phase 2			**Expired**	
Status	STAFF REVIEW			**Status**	3/22/2019 DG

Site Address	**City, State Zip**	**Zoning**
ALLIANCE DR	,	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ALLIANCE ADDITION PH 2	2	2	2	3039-0002-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/15/2019	3/22/2019	3/19/2019	4	APPROVED	
ENGINEERING	Amy Williams	3/15/2019	3/22/2019	3/22/2019	7	COMMENTS	
(3/22/2019 11:54 AM SH) Note 4 on the front sheet should read, " Property owner to maintain, repair, and replace drainage and detention easements."							
FIRE	Ariana Hargrove	3/15/2019	3/22/2019				
GIS	Lance Singleton	3/15/2019	3/22/2019	3/20/2019	5	APPROVED	See comments
(3/20/2019 8:32 AM LS) Assigned addresses will be: Lot 15 - 6520 Alliance Dr, Rockwall TX 75032 Lot 14 - 6530 Alliance Dr, Rockwall TX 75032 All suite should follow #110, 120, 130 or similar scheme. No letters.							
PLANNING	David Gonzales	3/15/2019	3/22/2019	3/22/2019	7	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Mike Whittle and Randall Noe of Rockwall Rental Properties, LLC for the approval of a replat for Lots 16 & 17, Block 2, Alliance Addition, Phase 2 being a 0.98-acre tract of land identified as Lots 14 & 15, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6520 & 6530 Alliance Addition, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 03.22.2019

The following staff comments are to be addressed and resubmitted no later than Tuesday April 2, 2019. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent/final review by staff:

1. The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), the staff comments provided by the Planning, Engineering, Building Inspection, and Fire Departments as indicated on the Project Plan Review document.
2. Provide a label indicating "Case No. P2019-014" on the lower right corner on all pages of the revised final plat submittal
3. Correct Title Block heading as follows:
Final Plat
Alliance Addition Phase 2
Lots 16 and 17, Block 2
Being a replat of Lots 14 and 15, Block 2
...etc...
4. Provide a hatch for the area to be abandoned.
5. On all outer adjacent lots, include block numbers (e.g. Lot 11, Blk 1, Lot 8, Blk 1, etc.).

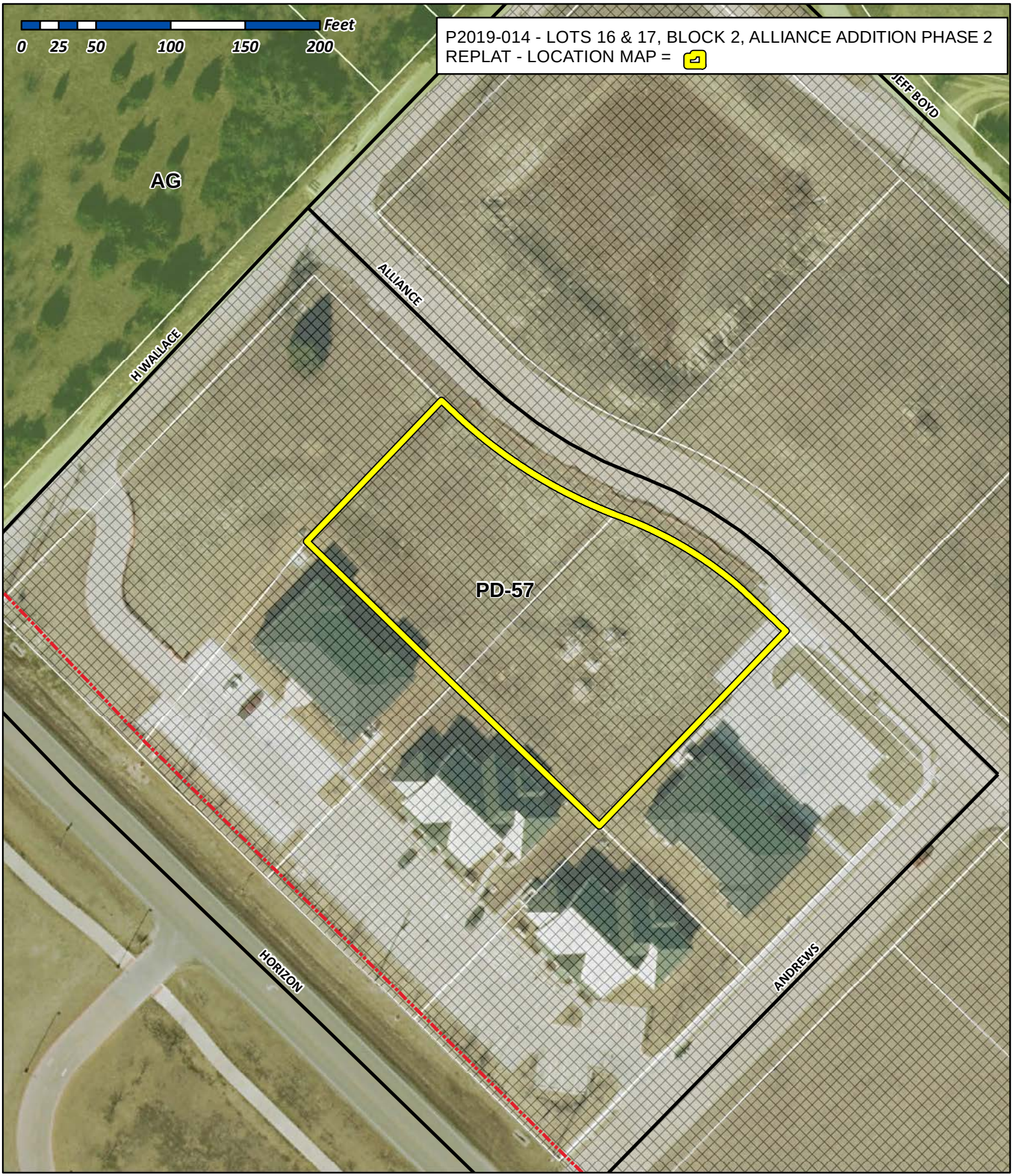
**As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

Although this case is scheduled for consent, staff recommends that a representative be present for the meetings as listed below. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Scheduled Meeting Dates to Attend:

Planning - Consent Agenda: March 26, 2019 (Tuesday at 6:00p.m.)

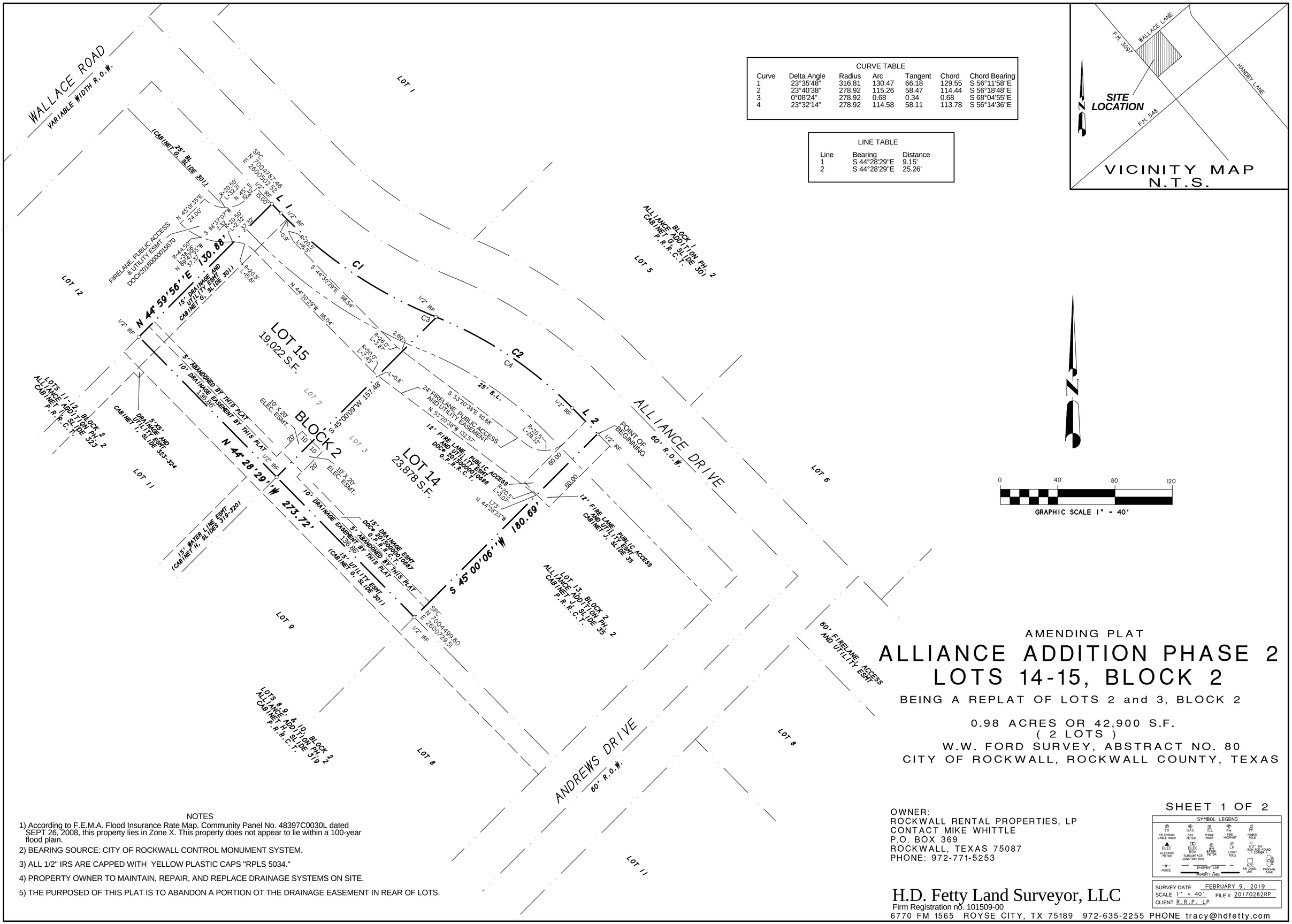
City Council - Consent Agenda: April 1, 2019 (Monday at 6:00 p.m.)



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.



CURVE TABLE						
Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	23°35'48"	316.81	130.47	66.18	129.55	S 56°11'58"E
2	23°40'38"	278.92	115.26	58.47	114.44	S 56°18'48"E
3	0°08'24"	278.92	0.68	0.34	0.68	S 68°04'55"E
4	23°32'14"	278.92	114.58	58.11	113.78	S 56°14'36"E

LINE TABLE		
Line	Bearing	Distance
1	S 44°28'29"E	9.15'
2	S 44°28'29"E	25.26'

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

5) THE PURPOSED OF THIS PLAT IS TO ABANDON A PORTION OT THE DRAINAGE EASEMENT IN REAR OF LOTS.

AMENDING PLAT

ALLIANCE ADDITION PHASE 2
LOTS 14-15, BLOCK 2

BEING A REPLAT OF LOTS 2 and 3, BLOCK 2

0.98 ACRES OR 42,900 S.F.
(2 LOTS)
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
ROCKWALL RENTAL PROPERTIES, LP
CONTACT MIKE WHITTLE
P.O. BOX 369
ROCKWALL, TEXAS 75087
PHONE: 972-771-5253

SHEET 1 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER · GAS GAS METER · TEL PHONE RISER · FH FIRE HYDRANT · PP POWER POLE · ELEC ELECTRIC METER · E ELEC BOX SUBSURFACE JUNCTION BOX · WM WATER METER · LP LIGHT POLE · 1/2" IRF IRON ROD FOUND (CORNER) · FENCE · EASEMENT LINE · PROPERTY LINES · A/C AIR COND. UNIT · PROPANE TANK

SURVEY DATE FEBRUARY 9, 2019
SCALE 1" = 40' FILE # 20170282RP
CLIENT R.R.P., LP

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2019-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL RENTAL PROPERTIES, LP, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 2 and Lot 3, Block 2, ALLIANCE ADDITION, PHASE 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet G, Slide 301-302, of the Plat Records of Rockwall County, Texas.and being more particularly described as follows:

BEGINNING at 1/2" iron rod found for corner at the East most corner of Lot 3, Block 2 and west most corner of Lot 13, Block 2, ALLIANCE ADDITION PHASE 2, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet J, Slide 35, of the Plat Records of Rockwall County, Texas, and being in the Southwest right-of-way line of Alliance Drive, a 60 foot right-of-way;

THENCE S. 45 deg. 00 min. 06 sec. W. a distance of 180.69 feet to a 1/2" iron rod found for corner;

THENCE N. 44 deg. 28 min. 29 sec. W. a distance of 273.72 feet to a 1/2" iron rod found for corner at the west most corner of said Lot 2, Block 2;

THENCE N. 44 deg. 59 min. 56 sec. E. along the northwest line of said Lot 2, a distance of 130.88 feet to a 1/2" iron rod found for corner in the southwest right-of-way line of Alliance Drive;

THENCE S. 44 deg. 28 min. 29 sec. E. along said right-of-way line, a distance of 9.15 feet to a 1/2" iron rod found for corner;

THENCE in a southeasterly direction along a curve to the left having a central angle of 23°35'48", a radius of 316.81 feet, a tangent of 66.18 feet, a chord of S 56°11'58"E, 129.55 feet along said right-of-way line, an arc distance of 130.47 feet to a 1/2" iron rod found for corner;

THENCE in a southeasterly direction along a curve to the left having a central angle of 23°40'38", a radius of 278.92 feet, a tangent of 58.47 feet, a chord of S 56°18'48"E, 114.44 feet along said right-of-way line, an arc distance of 115.26 feet to a 1/2" iron rod found for corner;

THENCE S. 44 deg. 28 min. 29 sec. E. along said right-of-wayline, a distance of 25.26 feet to the POINT OF BEGINNING and containing 42,900 square feet or 0.98 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ALLIANCE ADDITION, PHASE 2, LOTS 14-15, BLOCK 2, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer, subdivision engineer and owner shall bear total responsibility for storm drain improvements. The property owner is responsible for all maintenance, repair, and replacement of all systems in drainage easements

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
RANDALL NOE
for ROCKWALL RENTAL PROPERTIES, LP

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared RANDALL NOE known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of ALLIANCE ADDITION PHASE 2, LOTS 14-15, BLOCK 2, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

AMENDING PLAT

ALLIANCE ADDITION PHASE 2
LOTS 14-15, BLOCK 2

BEING A REPLAT OF LOTS 2 and 3, BLOCK 2

0.98 ACRES OR 42,900 S.F.
(2 LOTS)
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
ROCKWALL RENTAL PROPERTIES, LP
CONTACT MIKE WHITTLE
P.O. BOX 369
ROCKWALL, TEXAS 75087
PHONE: 972-771-5253

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WV WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE	PROPERTY LINES	A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE FEBRUARY 9, 2019
SCALE 1" = 40' FILE # 20170282RP
CLIENT R.R.P., LP

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2019-

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	March 26, 2019
APPLICANT:	Matt Moore; *Claymoore Engineering*
CASE NUMBER:	P2019-015; *Lots 4, Block E, Rockwall Technology Addition*

SUMMARY

Discuss and consider a request by Matt Moore of Claymoore Engineering on behalf of Phil Wagner of the Rockwall Economic Development Corporation for the approval of a replat for Lot 4, Block E, Rockwall Technology Park Addition being a 3.634-acre parcel of land identified as Lot 1, Block E, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northwest corner of the intersection of Technology Way and Observation Trail, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting to replat a 3.634-acre parcel of land (*i.e. Lot 1, Block E, Rockwall Technology Park Addition*) located within the *REDC Technology Park.* The purpose of the replat is to establish the necessary easements (*i.e. 24-foot firelane, public access, utility, and drainage easements*) in order to develop the lot (*i.e. Lot 4, Block E, Rockwall Technology Park Addition*).

☑ On December 11, 2018, the Planning and Zoning Commission approved a site plan [*Case No. SP2018-039*] for the purpose of constructing an approximately 35,525 SF manufacturing/office (*i.e. Lime Medial*) on the subject property.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 4, Block E, Rockwall Technology Park Addition,* staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and

(2) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Project Number	P2019-015	**Owner**	ROCKWALL ECONOMIC DEVELOPMENT	**Applied**	3/19/2019 LM
Project Name	Lot 4, Block E, Rockwall Technology Park	**Applicant**	CLAYMOORE ENGINEERING	**Approved**	
Type	PLAT			**Closed**	
Subtype	Addition REPLAT			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
2700 OBSERVATION TRL	Rockwall, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/19/2019	3/26/2019	3/19/2019		APPROVED	
ENGINEERING	Sarah Hager	3/19/2019	3/26/2019	3/22/2019	3	COMMENTS	
(3/22/2019 1:29 PM SH) - Sheet 2, add note 7 under the paragraph that starts, "Until the developer..." Note 7 should read, "7. Property owner shall be responsible for all maintenance, repair, and replacement of all drainage and detention easements." - All 24' fire lane easements should be labeled as, "24' Fire Lane, Public Access, Utility, and Drianage Easement." - Clarify if the line shown is the 25' building line at the est property line.							
FIRE	Ariana Hargrove	3/19/2019	3/26/2019				
GIS	Lance Singleton	3/19/2019	3/26/2019	3/20/2019	1	APPROVED	See comments
(3/20/2019 8:33 AM LS) Assigned address will be: 2700 OBSERVATION TRL, ROCKWALL, TX 75032							
PLANNING	David Gonzales	3/19/2019	3/26/2019	3/22/2019	3	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Matt Moore of Claymoore Engineering on behalf of Phil Wagner of the Rockwall Economic Development Corporation for the approval of a replat for Lot 4, Block E, Rockwall Technology Park Addition being a 3.634-acre parcel of land identified as Lot 1, Block E, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northwest corner of the intersection of Technology Way and Observation Trail, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 03.22.2019

The following staff comments are to be addressed and resubmitted no later than Tuesday April 2, 2019. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent/final review by staff:

1. The final plat shall conform to all standards and requirements of the Unified Development Code (UDC), the staff comments provided by the Planning, Engineering, Building Inspection, and Fire Departments as indicated on the Project Plan Review document.
2. Provide a label indicating "Case No. P2019-015" on the lower right corner on all pages of the revised final plat submittal
3. Correct Title Block heading to read "Final Plat" at the heading (and not replat)
4. Relabel firelane as "24-ft Firelane, Public Access, Utility & Drainage Easement."

**As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

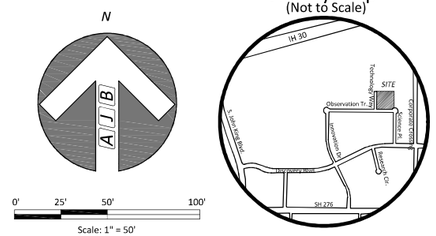
Although this case is scheduled for consent, staff recommends that a representative be present for the meetings as listed below. If you have any questions regarding this case, please feelfree to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Scheduled Meeting Dates to Attend:

Planning - Consent Agenda: March 26, 2019 (Tuesday at 6:00p.m.)

City Council - Consent Agenda: April 1, 2019 (Monday at 6:00 p.m.)

Vicinity Map
(Not to Scale)



GENERAL NOTES:

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have bee accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

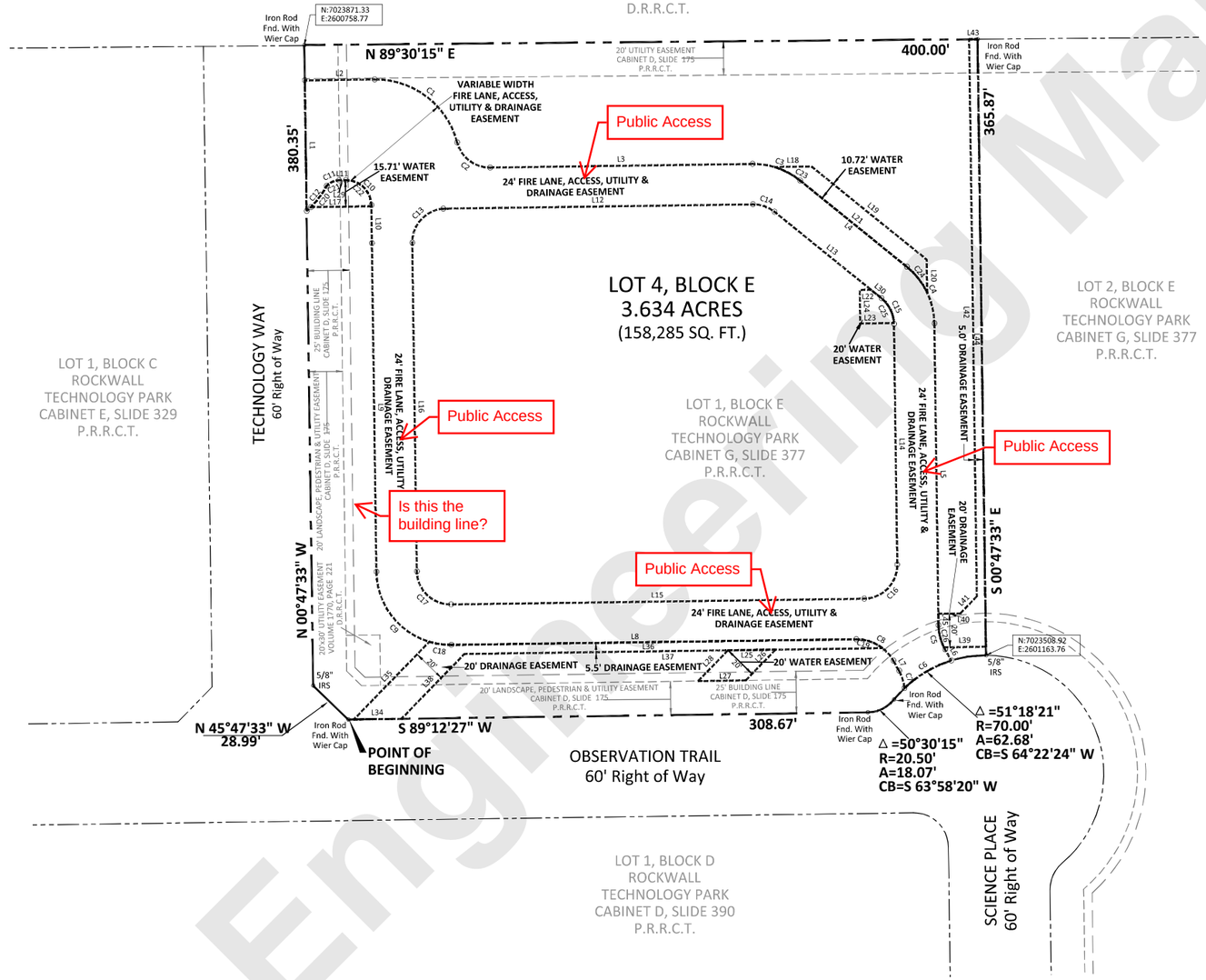
The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on those cited on plat of Rockwall Technology Park Addition recorded in Cabinet G, Slide 377, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0045L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas



EASEMENTS LINE & CURVE TABLE

LINE	BEARING	DISTANCE
L1	N 00°47'33" W	77.56'
L2	N 89°12'27" E	41.43'
L3	N 89°12'27" E	155.80'
L4	S 51°04'57" E	81.62'
L5	S 00°47'33" E	179.30'
L6	S 29°30'22" E	7.54'
L7	N 29°30'22" W	6.90'
L8	S 89°12'27" W	240.45'
L9	N 00°47'33" W	195.11'
L10	N 00°47'33" W	22.66'
L11	S 89°12'27" W	4.01'
L12	S 89°12'27" W	184.12'
L13	N 51°04'57" W	81.62'
L14	N 00°47'33" W	142.91'
L15	N 89°12'27" E	245.50'
L16	S 00°47'33" E	195.11'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
C1	76°11'13"	50.00'	66.49'	S 52°41'57" E
C2	76°11'13"	20.00'	26.59'	S 52°41'57" E
C3	39°42'36"	44.00'	30.50'	S 70°56'15" E
C4	50°17'24"	44.00'	38.62'	S 25°56'15" E
C5	28°42'49"	30.00'	15.03'	S 15°08'57" E
C6	26°43'11"	70.00'	32.64'	S 59°30'39" W
C7	25°00'43"	25.00'	10.91'	N 17°00'00" W
C8	61°17'11"	25.00'	26.74'	N 60°08'57" W
C9	90°00'00"	44.00'	69.12'	N 45°47'33" W
C10	90°00'00"	15.00'	23.56'	N 45°47'33" W
C11	47°42'38"	10.00'	8.33'	S 65°21'08" W
C12	21°55'40"	50.07'	19.16'	S 38°35'35" W
C13	94°01'50"	20.00'	32.82'	S 46°13'23" W
C14	39°42'36"	20.00'	13.86'	N 70°56'15" W
C15	50°17'24"	20.00'	17.55'	N 25°56'15" W
C16	90°00'00"	20.00'	31.42'	N 44°12'27" E
C17	90°00'00"	20.00'	31.42'	S 45°47'33" E

L17	N 89°12'27" E	35.93'	
L18	N 89°12'27" E	21.97'	
L19	S 51°04'57" E	88.01'	
L20	S 00°47'33" E	19.59'	
L21	N 51°04'57" W	81.62'	
L22	S 89°12'27" W	6.65'	
L23	N 89°12'27" E	20.05'	
L24	S 00°47'33" E	20.00'	
L25	S 89°12'27" W	28.27'	
L26	N 44°10'29" E	25.45'	
L27	N 89°12'27" E	28.27'	
L28	S 44°10'29" W	25.45'	
L29	S 89°12'27" W	4.01'	
L30	N 51°04'57" W	8.04'	

C20	17°59'58"	50.08'	15.73'	S 36°37'48" W
C21	47°42'38"	10.00'	8.33'	S 65°21'08" W
C22	90°00'00"	15.00'	23.56'	N 45°47'33" W
C23	22°22'07"	44.00'	17.18'	N 62°16'00" W
C24	25°40'12"	44.00'	19.71'	N 38°14'51" W
C25	48°47'39"	20.00'	17.03'	N 26°41'08" W

L34	S 89°12'27" W	28.28'	
L35	N 44°12'27" E	64.37'	
L36	N 89°12'27" E	240.45'	
L37	S 89°12'27" W	248.47'	
L38	S 44°12'27" W	53.74'	
L39	N 89°12'27" E	24.98'	
L40	S 89°12'27" W	13.00'	
L41	S 44°12'27" W	14.14'	
L42	S 00°47'33" E	330.80'	
L43	S 89°30'15" W	5.00'	
L44	N 00°47'33" W	360.77'	
L45	S 00°47'33" E	6.89'	

C18	17°23'29"	44.00'	13.36'	S 82°05'49" E
C19	38°44'22"	25.00'	16.90'	S 71°25'22" E
C26	25°55'04"	30.00'	13.57'	S 13°45'05" E

Case No.: P_____

REPLAT
ROCKWALL TECHNOLOGY PARK ADDITION
LOT 4, BLOCK E

1 LOT TOTALING 3.634 ACRES
BEING A REPLAT OF A LOT 1, BLOCK E OF ROCKWALL TECHNOLOGY PARK ADDITION 3.634 ACRES (158,285 SQUARE FEET)
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:	Engineer:
Rockwall Economic Development 697 East Interstate 30, PO Box 968 Rockwall, Texas 75087	ClayMoore Engineering 1903 Central Drive, Suite 406 Bedford, Texas 76021

Scale:	1" = 50'
Date:	March 5, 2019
Technician:	Bedford
Drawn By:	Bedford
Checked By:	A.J. Bedford
P.C.:	Cryer/Spradling
File:	LOT 1 BLOCK E LIME MEDIA PLAT
Job. No.	552-172
GF No.	

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 , www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet: 1 Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

Engineering Mark-Ups

N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\ROCKWALL TECHNOLOGY PARK\LOT 1 BLOCK E\LIME MEDIA PLAT.dwg, REPLAT, 3/5/2019 12:31:49 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a **3.634 acre** tract of land situated in the J.M Allen Survey, Abstract Number 2, in the City of Rockwall, Rockwall County, Texas and being Lot 1, Block E of Rockwall Technology Park according to the plat recorded in Cabinet G, Slide 377 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an iron rod with cap found for the southerly southwest corner of said Lot 1 and being the southerly corner of a corner cut-off line for the northerly line of Observation Trail (60' wide) with the easterly line of Technology Way (60' wide);

THENCE with easterly line of said Technology Way, **NORTH 45°47'33" WEST** a distance of **28.99** feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the east line of said Technology Way, **NORTH 00°47'33" WEST** a distance of **380.35** feet to an iron rod with cap found for the northwest corner of said Lot 1;

THENCE departing the east line of said Technology Way, **NORTH 89°30'15" EAST** a distance of **400.00** feet to an iron rod with cap found for the northeast corner of said Lot 1;

THENCE SOUTH 00°47'33" EAST a distance of **365.87** feet to a 5/8 inch iron rod set in the north line of said Observation Trail and being in a non-tangent curve to the left having a radius of 70.00 feet and a chord bearing of South 64°22'24" West;

THENCE along the north line of said Observation Trail with said non-tangent curve to the left through a central angle of **51°18'21"** for an arc length of **62.68** feet to an iron rod with cap found for the beginning of a reverse curve to the right to having a radius 20.50 feet a chord bearing of South 63°58'20" West;

THENCE continuing with the north line of said Observation Trail with said reverse curve to the right through a central angle of **50°30'15"** for an arc length of **18.07** feet to an iron with cap found for corner;

THENCE continuing with the north line of said Observation Trail, **SOUTH 89°12'27" WEST** a distance of **308.67** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **3.634 acres** or 158,285 square feet of land more or less.

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2019.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2019.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS §
COUNTY OF ROCKWALL §

We, **ROCKWALL ECONOMIC DEVELIPMENT**, the undersigned owner of the land shown on this plat, and designated herein as the **ROCKWALL TECHNOLOGY PARK** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL TECHNOLOGY PARK** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, my (our) successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

7. Property owner shall be responsible for all maintenance, repair, and replacement of all drainage and detention easements.

ROCKWALL ECONOMIC DEVELOPMENT

_____
Name:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2019

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

Case No.: P_____

REPLAT
ROCKWALL TECHNOLOGY PARK ADDITION
LOT 4, BLOCK E

1 LOT TOTALING 3.634 ACRES
BEING A REPLAT OF A LOT 1, BLOCK E OF ROCKWALL TECHNOLOGY PARK ADDITION 3.634 ACRES (158,285 SQUARE FEET)
J.M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:	Engineer:
Rockwall Economic Development	ClayMoore Engineering
697 East Interstate 30, PO Box 968	1903 Central Drive, Suite 406
Rockwall, Texas 75087	Bedford, Texas 76021

Scale: 1" = 50'	Checked By: A.J. Bedford
Date: March 5, 2019	P.C.: Cryer/Spradling
Technician: Bedford	File: LOT 1 BLOCK E\LIME MEDIA PLAT
Drawn By: Bedford	Job. No. 552-172
	GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 , www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

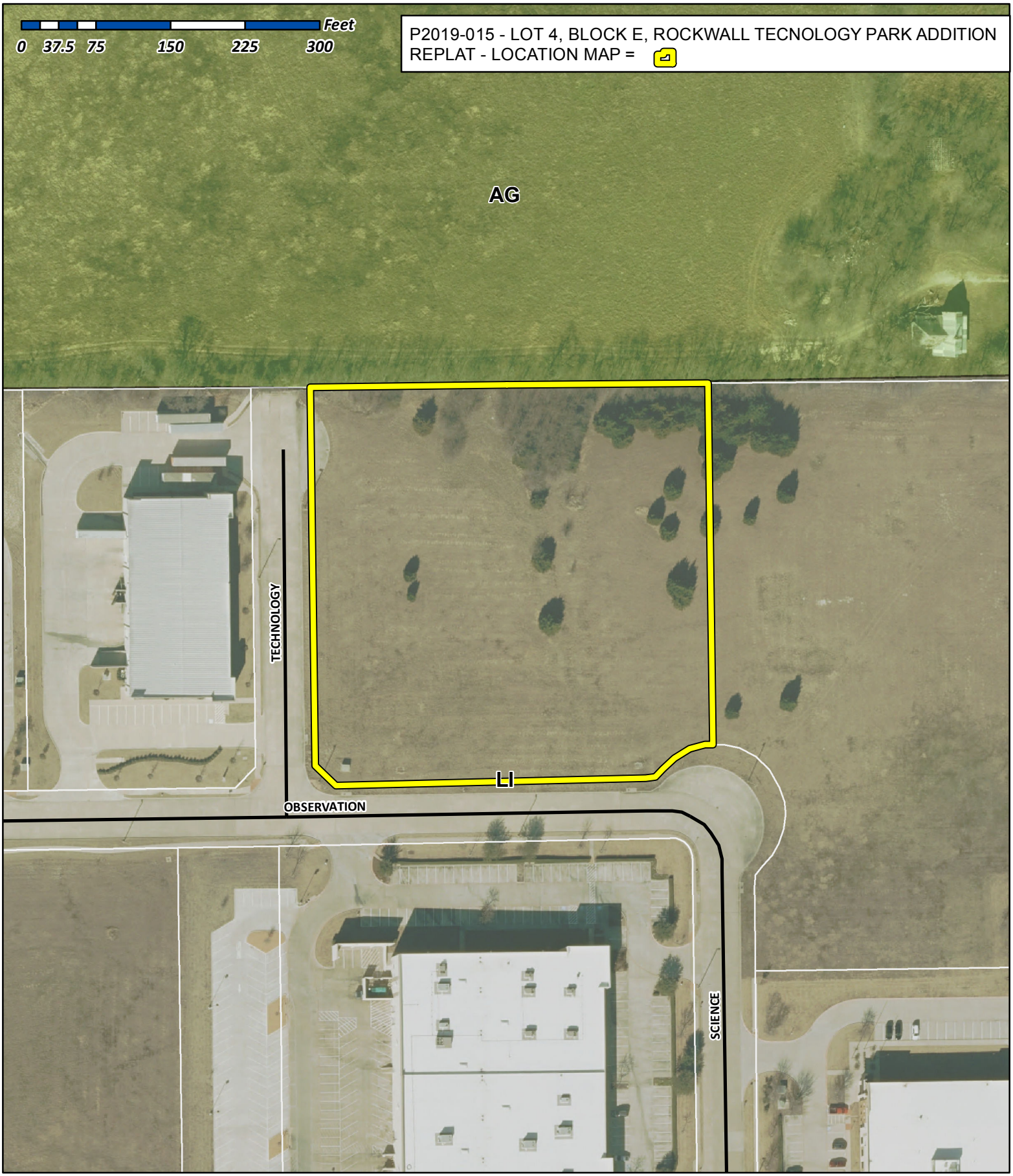
Sheet: 2 Of: 2

A.J. Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

N:\All Files\552-ClayMoore Engineering\ROCKWALL\ROCKWALL TECHNOLOGY PARK\LOT 1 BLOCK E\LIME MEDIA PLAT.dwg, REPLAT, 3/5/2019 12:50:13 PM

Mark-Ups
Engineering

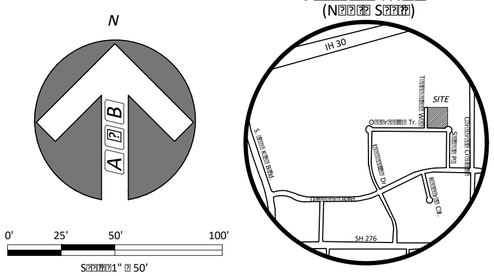


City of Rockwall

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.

V[illegible] M[illegible]
(N[illegible] S[illegible])



S[illegible]1" = 50'

LEGEND

IRF	Ir[illegible] R[illegible] F[illegible]d
IRS	Ir[illegible] R[illegible] S[illegible]
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PRRCT	P[illegible] R[illegible]rd[illegible] R[illegible] [illegible]C[illegible]RT[illegible]
RPRRCT	R[illegible]Pr[illegible]rt[illegible] R[illegible]rd[illegible] R[illegible] [illegible]C[illegible]RT[illegible]
OPRRCT	O[illegible]P[illegible] R[illegible]rd[illegible] R[illegible] [illegible]C[illegible]RT[illegible]

GENERAL NOTES:

1) [illegible] C[illegible] R[illegible] [illegible] [illegible]d [illegible]r[illegible] [illegible] [illegible] [

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT□BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL□STATE OF TE□AS□□□d □r□□□□□□□□ d□□□r□□d □□ □□□□□ □□

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THENCE □□□□□□□ □ □□ □□ □r□ □□ d O□□r□□□ Tr□ □□ □d r□r□r □r□ □□ □□ r□□□ □r□□ □ □□r□□ □□**50°30'15"** □r □□ □r□ □□ 18.07 □□ □□ □ □□ □□ d □r □r□r□

THENCE □□□□□□□ □ □□ □□ □r□ □□ d O□□r□□□ Tr□**SOUTH 89°12'27" WEST** □ d□□□□ □□308.67 □□ □□ POINT OF BEGINNING□

CONTAINING □ □□□ □□ □ □□□d □□d□ 3.634 acres □r 158□285 □□□r□ □□□□□□□d □ □r□ □r □□□

RECOMMENDED FOR FINAL APPROVAL

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NOW□THEREFORE□KNOW ALL MEN BY THESE PRESENTS□
STATE OF TE□AS §
COUNTY OF ROCKWALL §

W□□ROCKWALL ECONOMIC DEVELIPMENT□□ □d□r□□□d □□ □r □□□ □d □□ □ □□ □□ □□□ d □□□□□d □r□r□ □□ ROCKWALL TECHNOLOGY PARK □□d□□□□ □□ □□ C□□ □R□□ □□ T□□□□□d □ □□ □□ □□ □□□r□□d □ □□ □□□r□□□□ □□ □□□ □□ □□□ □□□□ □□□r□□□□□□□□□□r□□ □□r □□r□□□d□r□□□□□□ □□□ □d □□□□ □□□□□□ □□r□□ □□ □□ □□□ □□□□□□□□□□□□□□r□□□ □□r □□r□□□□d□r□□□□□□ □□□ □□ □□□ □□□□□ □□r □□ □□□□□□□□ □□□□□□□ □□□□□□ □□ □□□ □□□□□□□□ □□□□□□□□ □□□□□□□□ □□□ □□□r□□□□□□ □□□□□□□□ □□□□□□□□ □□□ □□

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Korey Brooks, *Senior Planner*
CC:	Ryan Miller, *Director of Planning and Zoning*
DATE:	March 12, 2019
SUBJECT:	SP2017-025; *Site Plan for Cornerstone Church*

In August 2017, the applicant submitted a request for approval of a site plan [*Case No. SP2017-025*] for an approximately 21,600 SF house of worship (*i.e. Cornerstone Church*). While reviewing the proposed site plan, landscape plan, treescape plan, photometric plan, and building elevations, staff notified the applicant of the variances required to construct the building. At the time of this review, it appeared that the rear of the building did not have a parapet wall providing screening from the mechanical equipment that was thought to be mounted on the roof. In response to this, staff requested that the applicant provide the height of the parapet wall, and indicate how the equipment would be screened. In addition, staff requested that the applicant provide a dash line on the building elevations indicating where the equipment would be located. The applicant submitted revised comments noting that the rooftop units (RTU's) were to be screened utilizing a six (6) foot tall masonry wall matching the exterior materials used on the building; however, the applicant intended for the HVAC system to be on the ground and screened by a six (6) foot wing wall (despite indicating RTU's on the provided comments as opposed to noting HVAC's). Staff was under the impression that the intent of the applicant's comment was to provide a six (6) foot tall masonry wall on the rear of the building where there was no parapet wall. The revised building elevations depicted a sloped dash line (*i.e. the sloped roof*) on the east and west building elevations, but did not indicate the provision of a parapet wall. At the time of building permit, a comment was made indicating a need to show the parapet wall, but this was never followed up on and a building permit was issued. Based on this issuance the applicant felt like they had addressed all of staff's comments, and the applicant commenced construction of the building. Currently, the building shell has been erected. Recently, it was discovered by staff that the building did not incorporate the required parapet in accordance with the requirements of the Unified Development Code (UDC), and that the variance was not requested by the applicant as part of the original case nor was it approved as part of this case. Based on this, staff notified the applicant that this would need to be rectified prior to the City giving final acceptance to the project.

Since this notification, the applicant has stated that they do not wish to construct the parapet wall citing the cost required to retrofit the building as being the main reason. Based on this, the applicant has submitted an application requesting the approval of a variance for this issue. As a compensatory measure the applicant is requesting that the Planning and Zoning Commission accept one of the following alternatives:

(1) Grant a variance to the requirement and leave the building as-is since the City issued a permit in error;

(2) Grant a variance to utilize trees to partially screen the parapet walls at the rear; or

(3) Grant a variance to paint the back of the parapet walls that are visible from John King Boulevard a color to match the stucco on the front façades and provide the additional trees mentioned in Option 2 above.

Staff should note that the rear of this building is highly visible from John King Boulevard. Both staff and the applicant have provided pictures of the visibility of the building to assist the Planning and Zoning Commission in making a decision. Staff should also note that the Planning and Zoning Commission is not limited to approving the variance as presented, and retains discretion with regard to the request. Based on the requirements of the UDC, since the four (4) sided parapet wall is a requirement of the overlay district it will require a super-majority vote of the Planning and Zoning Commission for approval. The Architectural Review Board (ARB) will review the request and forward a recommendation to the Planning and Zoning Commission at the March 12, 2019 Planning and Zoning Commission meeting.

Should this request be approved, the applicant would be required to amend the existing site plan and provide staff with new documents reflecting the changes required by the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions, staff and the applicant will be available at the meeting on March 12, 2019.

MERSHAWN
ARCHITECTS

City of Rockwall
Planning and Zoning Department
Ryan Miller AICP

March 4, 2019

Mr. Ryan,

We are respectfully requesting a variance of the John King Overlay District ordinance for the Cornerstone Church project.
The roof design standards requiring four sided parapets was overlooked by both ourselves and city staff during the site plan approval process and permitting. This was not brought to our attention until recently, after the building and roof were constructed. The only exterior elevation that does not have a parapet is the back wall. Making this change at this late date would be costly and difficult for our client in that the loan and budget was set some time ago. Also, it is our understanding, that the purpose and intent of requiring parapet walls is to hide roof top equipment; we have no roof top mechanical units that a parapet wall would screen. Please accept one of the following recommended solutions:

1. Request this variance due to the project being permitted and constructed.
2. Request this variance with modified landscape as included to help screen parapet walls.
3. Request this variance with both modified landscape and back of parapet walls painted to match the stucco walls.

Thank you for your consideration,

Greg Wallis
Mershawn Architects

2313 Ridge Rd. #103, Rockwall, TX 75087 • 972-722-9302 PH • 972-722-9299 FAX













EXISTING CEDAR AND HACKBERRY

LIVE OAKS (61)
INSTALLED WITH A MIN. 4"
CALIPER

RED BUD (2)
4' HIGH @ INSTALLATION

INDIAN HAWTHORNE (23)
PARKING SCREEN
PLANTS SHALL BE A MINIMUM
OF 5-GALLONS W/A MINIMUM
HEIGHT @ PLANTING OF 15" & SHALL
CREATE A MINIMUM 2' TALL SCREEN
WITHIN TWO YEARS OF PLANTING.
SHALL BE PLANTED @ 36" O.C.

BOXWOOD BUSH (58)
PLANTS SHALL BE A MINIMUM
OF 5-GALLONS W/A MINIMUM
HEIGHT @ PLANTING OF 15" & SHALL
CREATE A MINIMUM 2' TALL SCREEN
WITHIN TWO YEARS OF PLANTING.
SHALL BE PLANTED @ 36" O.C.

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

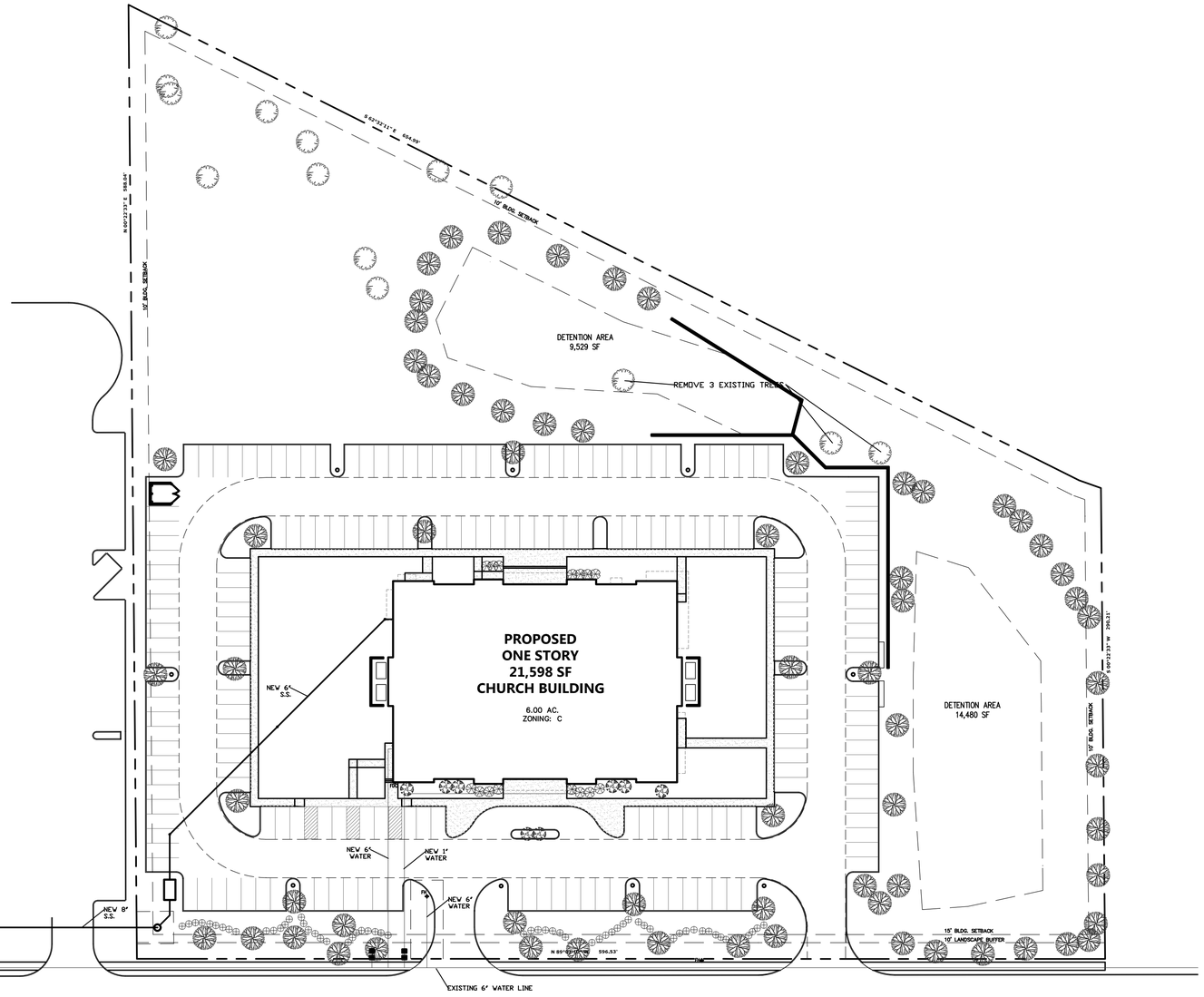
CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

THERE IS NO TREE MITIGATION REQUIRED FOR THIS PROPERTY

ABSTRACT NO. 20 -N. BUTLER SURVEY

1. ZONING: C -COMERCIAL
2. PROPOSED USE: CHURCH
3. PROPERTY AREA (GROSS): 261,357.0 SF 6.0 AC
4. BUILDING AREA: 21,598 SF
5. BUILDING HEIGHT: SINGLE STORY - 37'-0 "
6. LOT COVERAGE: 8.3% F.A.R. = 0.008:1
7. PARKING REQUIRED: 3 SPACE/SEAT 592/3 = 197 SPACES REQUIRED
8. HANDICAP REQUIRED 6 ACCESSIBLE IN 150-200 SPACES 6 ACCESSIBLE PROVIDED
9. TOTAL PARKING PROVIDED: 198 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 100,300 SF



NORTH

0 40 80
SCALE IN FEET

		REQUIRED	PROVIDED
1.	STREET TREES 1 CANOPY PER 50'	12	12
2.	SITE TREES - ONE TREE W/ A CALIPER OF AT LEAST 2" FOR EACH 20,000 SF OF PARKING. 1 PER EVERY TEN REQ. PARKING SPACES	20	20
3.	LANDSCAPE BUFFER	10'	10'
4.	SCREENING OF OFF STREET PARKING	YES	YES
5.	DETENTION AREA 25,742 SF / 750 SF	34	34
6.	TOTAL LANDSCAPE AREA 10% REQUIRED	39,204 SF	161,057 SF

DATE : 8/24/17

CORNERSTONE

BEING A 6.0 AC. TRACT OF LAND SITUATED IN THE N. BUTLER SURVEY, ABSTRACT NO. 20 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ADDRESS 1565 AIRPORT ROAD

OWNER
CORNERSTONE CHURCH
1959 ALPHA DRIVE
ROCKWALL, TEXAS 75087
214-771-4140
CASE # (SP2017-025)

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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MERSHAWN ARCHITECTS
RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11,628 STATE OF TEXAS
5-1-2018

CORNERSTONE COMMUNITY CHURCH
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale:	1" = 40'-0"
Date:	08/24/17
Project No.:	170201
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET L1 OF 119

EXISTING CEDAR AND HACKBERRY

RED MAPLE (4)
INSTALLED WITH A MIN. 4" CALIPER

LIVE OAKS (61)
INSTALLED WITH A MIN. 4" CALIPER

RED BUD (2)
4' HIGH @ INSTALLATION

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PARKING SCREEN
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

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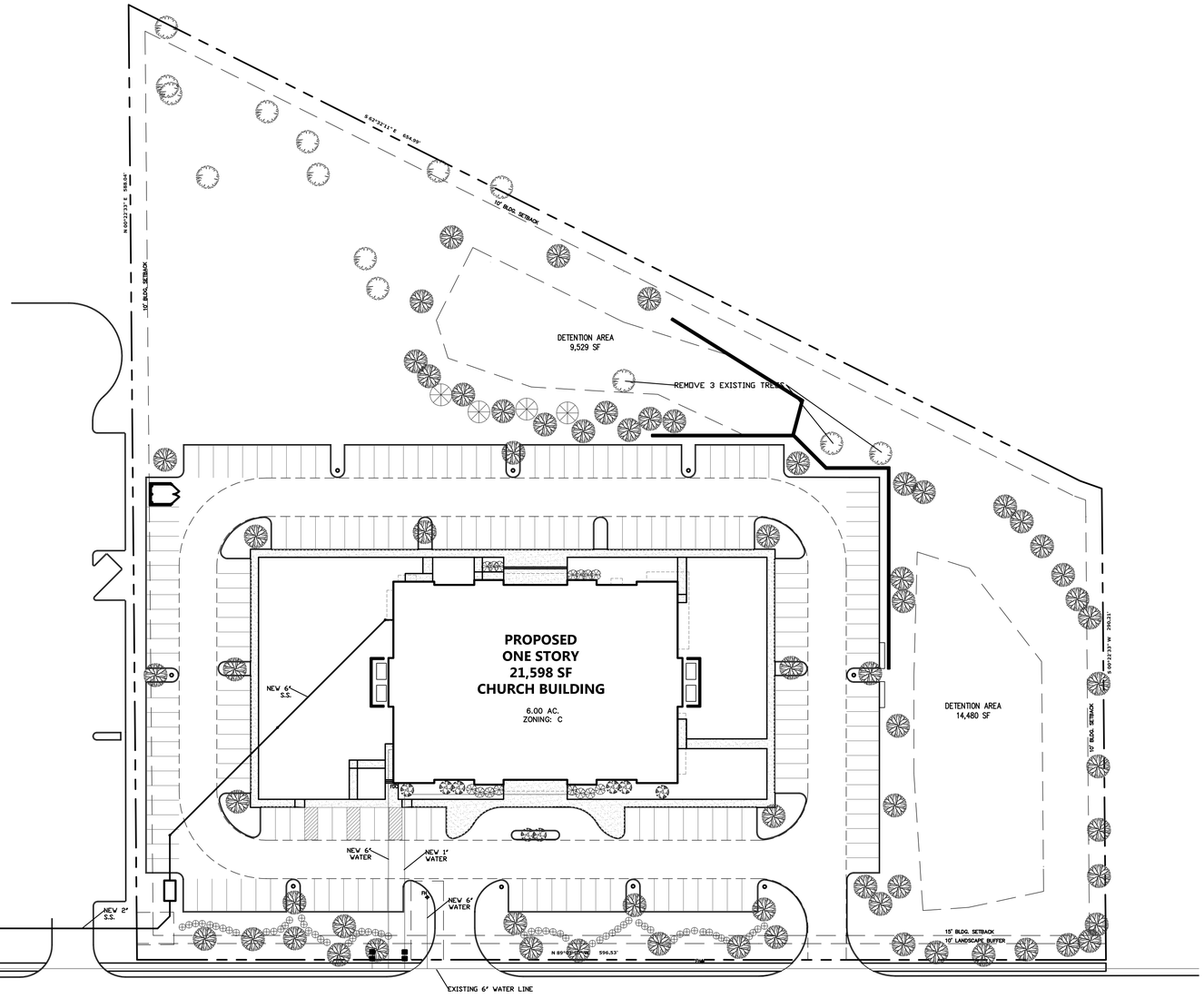
8. HANDICAP REQUIRED 6 ACCESSIBLE IN 150-200 SPACES 6 ACCESSIBLE PROVIDED
9. TOTAL PARKING PROVIDED: 198 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 100,300 SF



NORTH

0 40 80
SCALE IN FEET

		REQUIRED	PROVIDED
1.	STREET TREES 1 CANOPY PER 50'	12	12
2.	SITE TREES - ONE TREE W/ A CALIPER OF AT LEAST 2" FOR EACH 20,000 SF OF PARKING. 1 PER EVERY TEN REQ. PARKING SPACES	20	20
3.	LANDSCAPE BUFFER	10'	10'
4.	SCREENING OF OFF STREET PARKING	YES	YES
5.	DETENTION AREA 25,742 SF / 750 SF	34	34
6.	TOTAL LANDSCAPE AREA 10% REQUIRED	39,204 SF	161,057 SF

DATE : 8/24/17

CORNERSTONE

BEING A 6.0 AC. TRACT OF LAND SITUATED IN THE N. BUTLER SURVEY, ABSTRACT NO. 20 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ADDRESS 1565 AIRPORT ROAD

OWNER
CORNERSTONE CHURCH
1959 ALPHA DRIVE
ROCKWALL, TEXAS 75087
214-771-4140
CASE # (SP2017-025)

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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MERSHAWN ARCHITECTS
MEDICAL COMMERCIAL CHURCHES
RESIDENTIAL RESTAURANTS INSTITUTIONAL
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

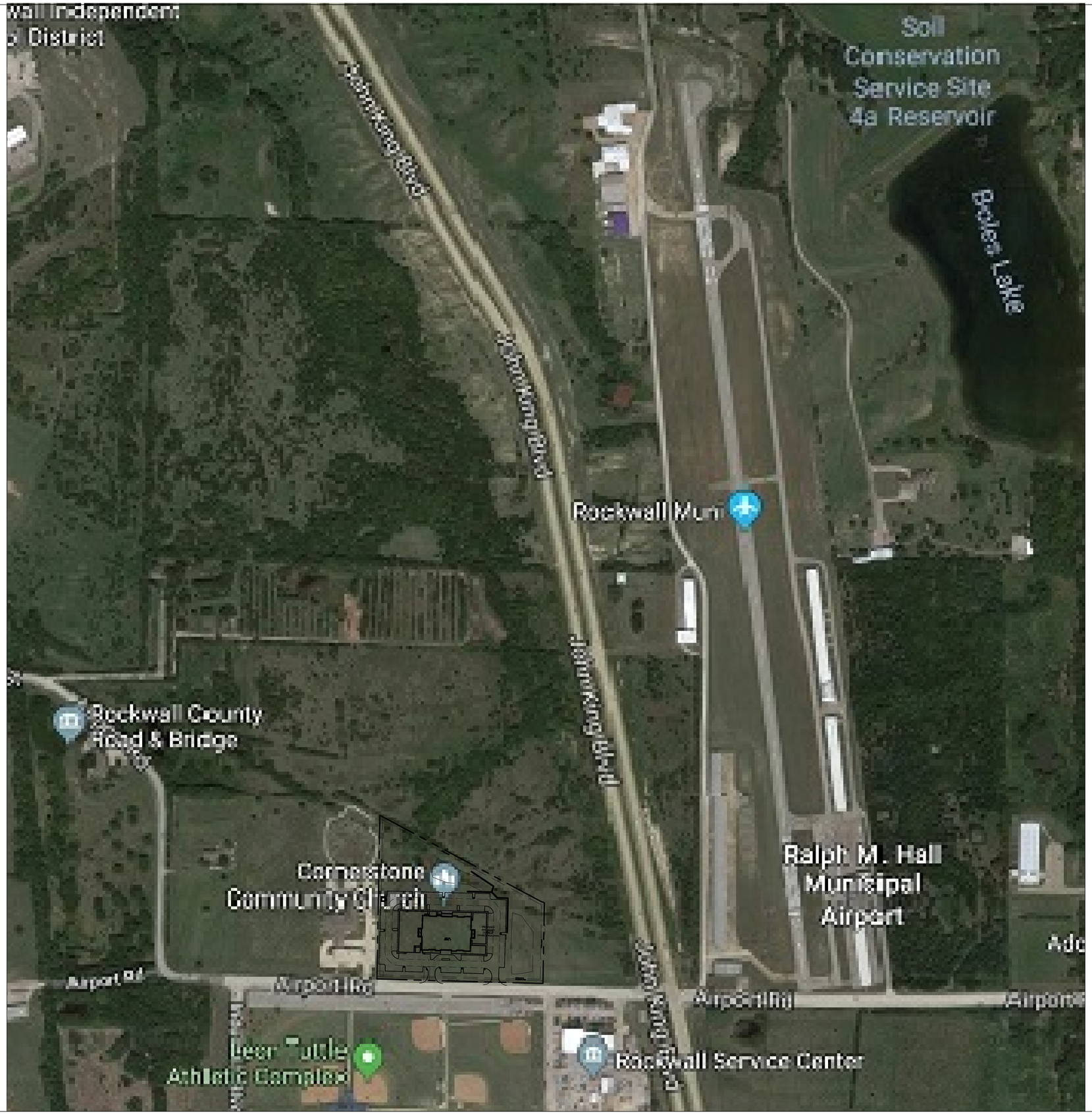
REGISTERED ARCHITECT WAYNE MERSHAWN 11,628 STATE OF TEXAS

CORNERSTONE COMMUNITY CHURCH
ROCKWALL, TEXAS

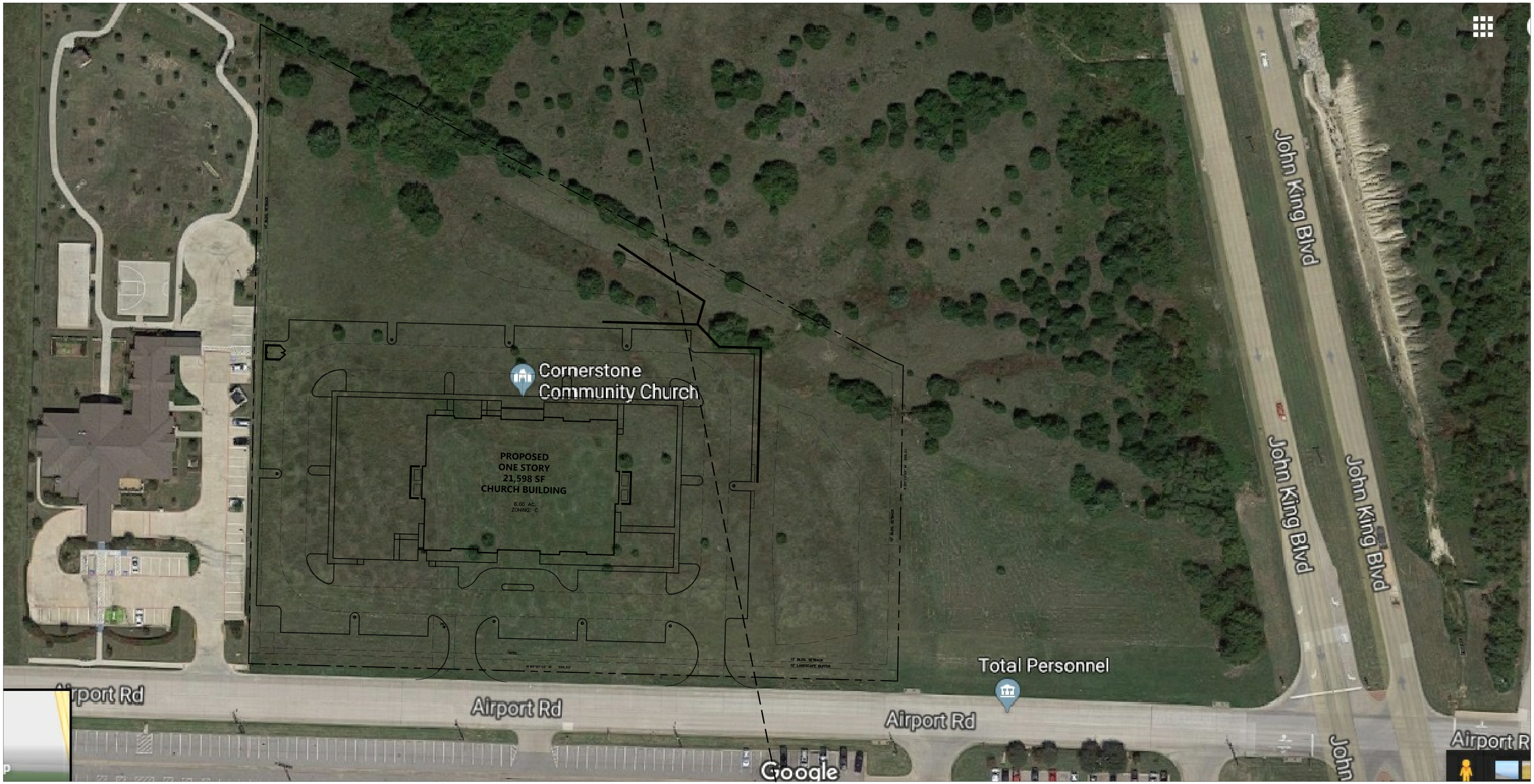
LANDSCAPE PLAN

Scale:	1" = 40'-0"
Date:	08/24/17
Project No.:	170201
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET L1 OF 119



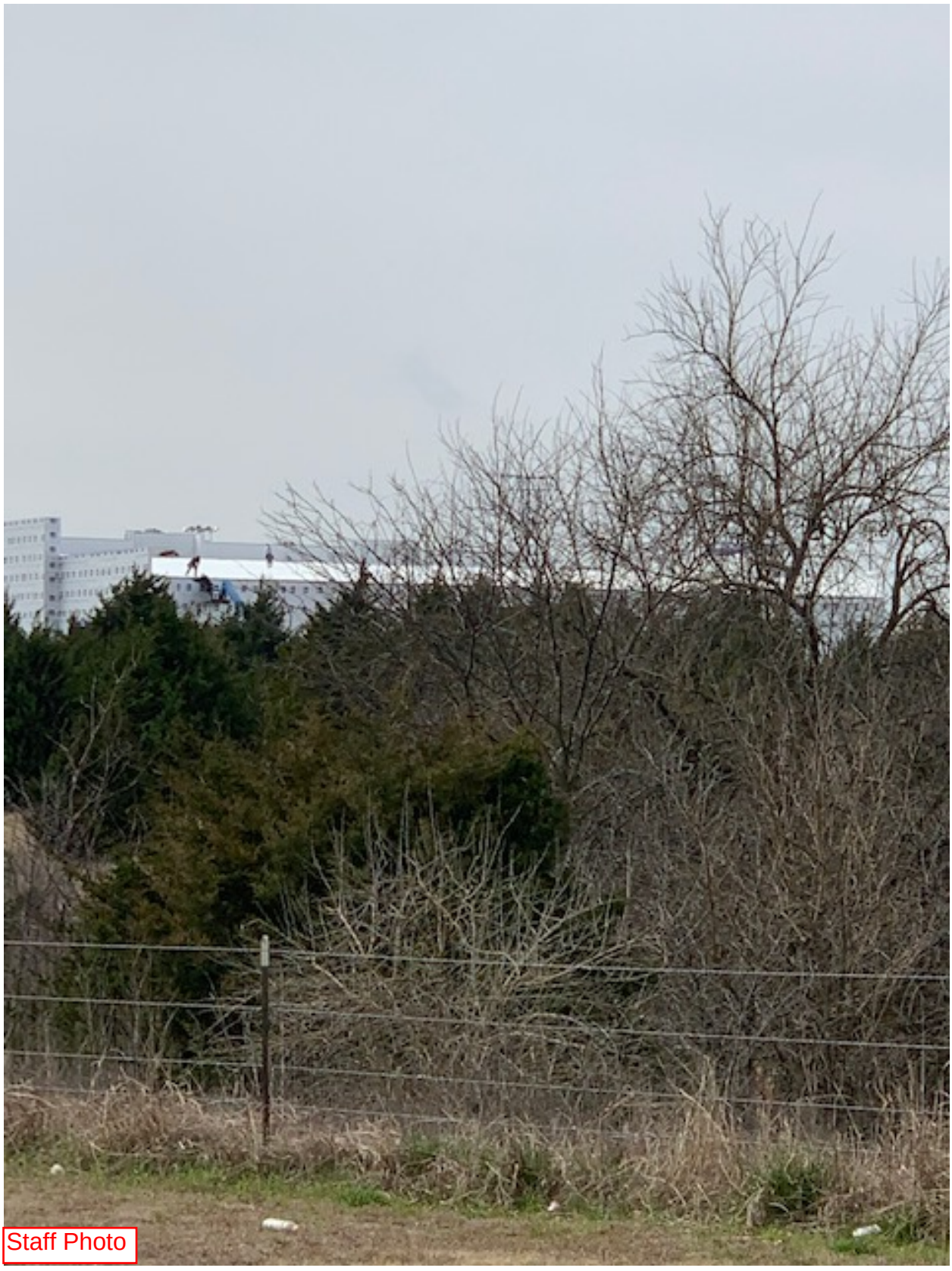
Soil
Conservation
Service Site
4a Reservoir
Boles Lake
Rockwall Muni
Rockwall County
Road & Bridge
Cornerstone
Community Church
Ralph M. Hall
Municipal
Airport
Airport Rd
Airport Rd
Airport Rd
Rockwall Service Center


John King Blvd
Cornerstone
Community Church
PROPOSED
ONE STORY
21,598 SF
CHURCH BUILDING
6.00 AC.
ZONING: C
15' BLDG. SETBACK
10' LANDSCAPE BUFFER
Total Personnel
Airport Rd
Airport Rd
Airport Rd
John King Blvd
John King Blvd
John
Airport R
Google


SCHOOL BUS
Staff Photo


MACK
Staff Photo


Staff Photo


Staff Photo



City of Rockwall

Project Plan Review History

Project Number	Z2019-004	**Owner**	SANDIE WOOD	**Applied**	3/14/2019 LM
Project Name	SUP for a Guest Quarters	**Applicant**	SANDIE WOOD	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
HARTMAN	ROCKWALL, TX 75087	

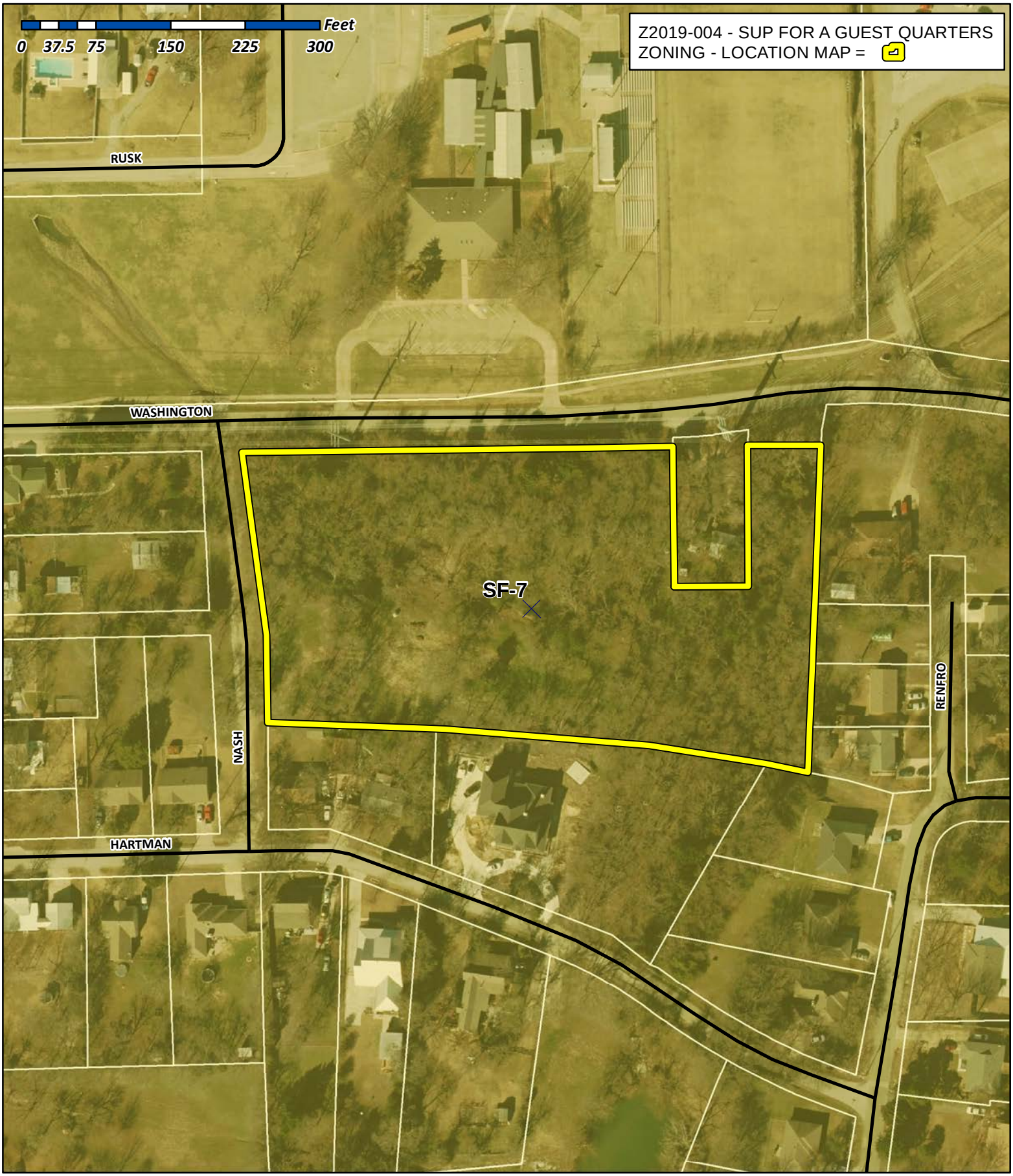
Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
RENFRO PLACE NORTH	60-01	NULL	60-01	0029-0000-0060-01-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/14/2019	3/21/2019	3/19/2019	5	APPROVED	
ENGINEERING	Sarah Hager	3/14/2019	3/21/2019	3/22/2019	8	APPROVED	

(3/22/2019 1:22 PM SH)
One meter per lot. If planning to keep the lot as one large lot, there can only be one meter.

FIRE	Ariana Hargrove	3/14/2019	3/21/2019				
PLANNING	Korey Brooks	3/14/2019	3/21/2019	3/21/2019	7	COMMENTS	Comments

Z2019-004 SUP for Quest Quarters Secondary Living Unit
Please address the following comments (M= Mandatory Comments; I = Informational Comments).
I.1 This is a request by Sandie Wood for the approval of a Specific Use Permit (SUP) for a guest quarters/secondary living unit that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code (UDC) on a 3.574-acre parcel of land identified as Lot 1, Block A, Wood Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 207 Nash Street.
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (Z2019-004) in the lower right hand corner of all pages on future submittals.
M.4 Please review the attached draft ordinance prior to the April 12, 2019 Planning & Zoning Commission meeting.
M.5 Please note, the guest quarters can be no larger than 30% of the main structure.
M.6 Please note, the garage and the quest quarters will need to be separated.
M.7 Please note, the detached garage will need to go to the Board of Adjustments for a variance to the maximum size.
M.8 Please note, as presented, this will need to come back to the Planning and Zoning Commission for a masonry exception to use metal as exterior cladding.
I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by April 2, 2019. The Planning and Zoning Worksession for this case is March 26, 2019. The Planning and Zoning Meeting for this case is April 9, 2019.
I.10 The projected City Council meeting date and subsequent approval for this request is April 15, 2019 and May 6, 2019.



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.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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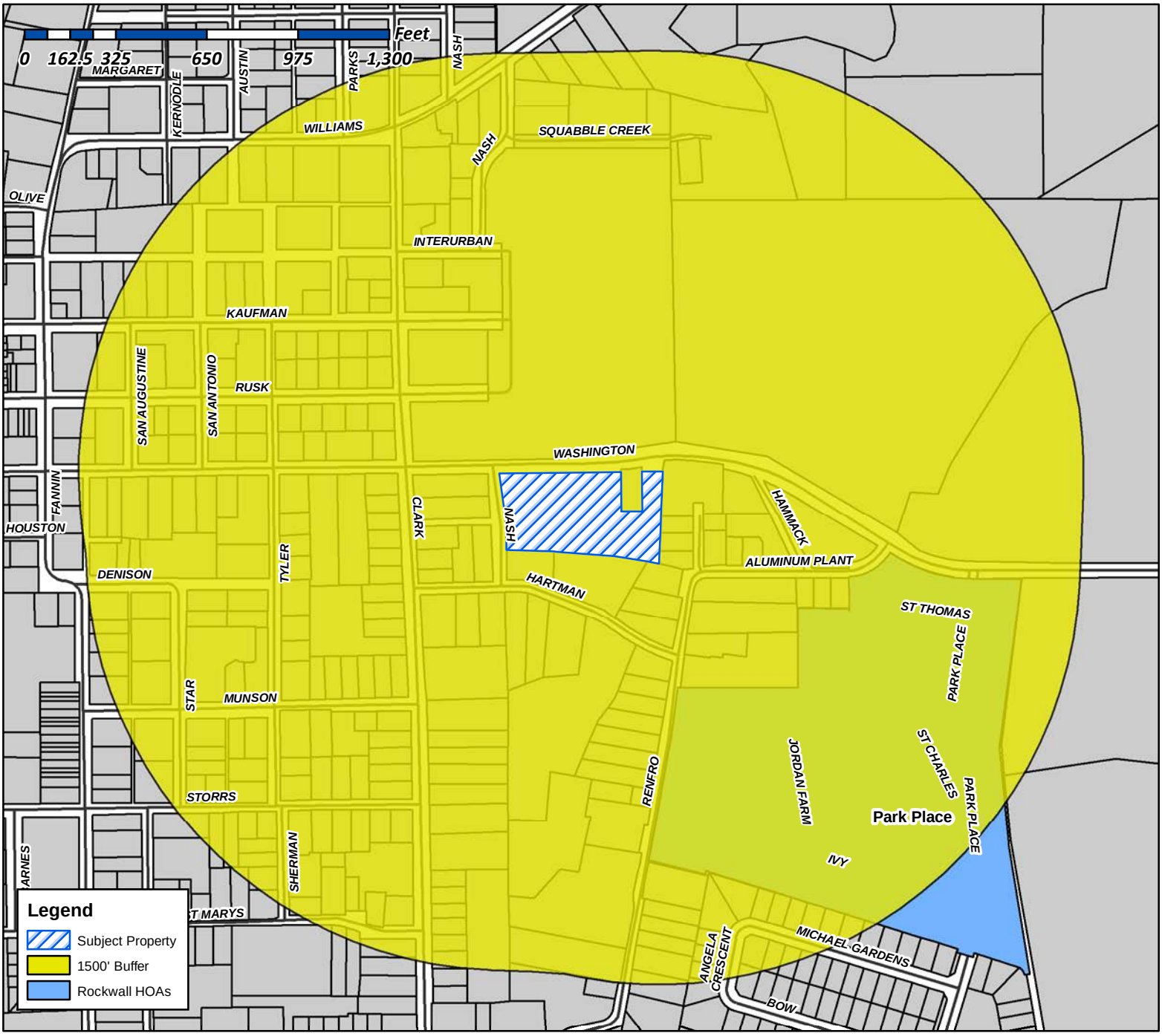
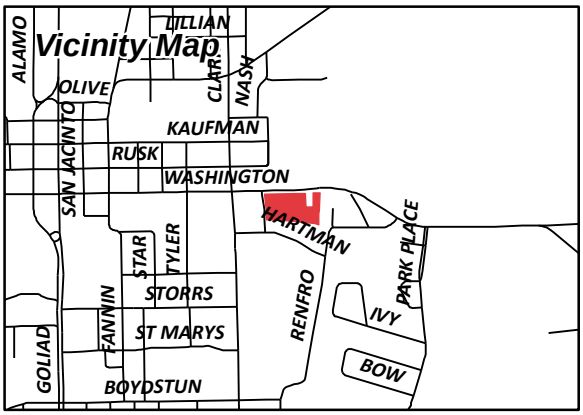


Case Number: Z2019-004
Case Name: SUP for a Guest Quarters
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: East of the Intersection of S. Clark Street and Washington Street

Date Created: *3/14/2019*
For Questions on this Case Call (972) 771-7745



From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Noification Program: Notice of zoning request
Date:	Friday, March 22, 2019 1:02:44 PM
Attachments:	PUBLIC NOTICE.PDF HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***March 22, 2019***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 4/9/2019 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday 4/15/2019 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2019-004- Hold a public hearing to discuss and consider a request by Sandie Wood for the approval of a Specific Use Permit (SUP) for a *guest quarters/secondary living unit* that does not meet the minimum requirements as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) on a 3.574-acre parcel of land identified as Lot 1, Block A, Wood Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 207 Nash Street, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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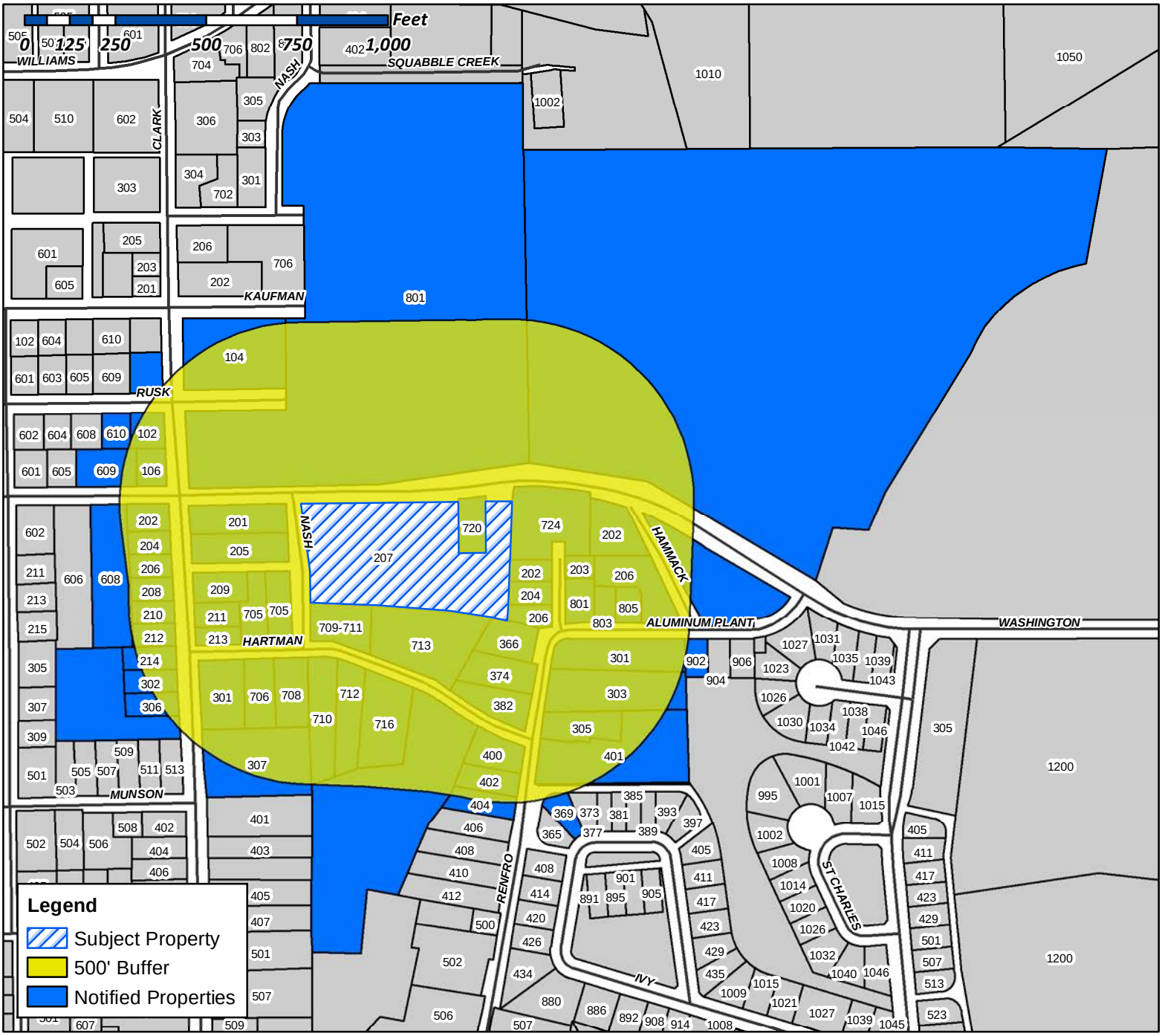

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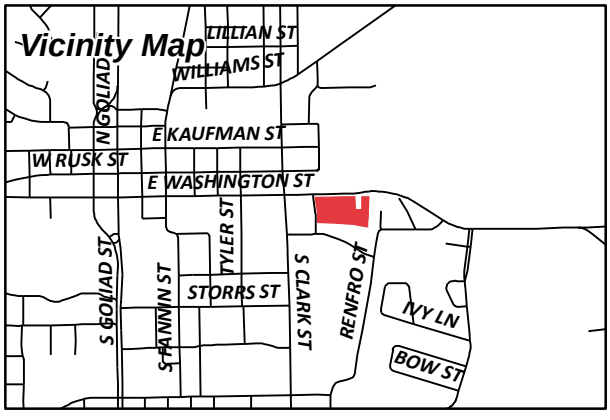


Date Created: ***3/14/2019***

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

MASSEY GREGORY
102 S CLARK
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

GATES ROBERT V & CHRISTI C
104 S CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
106 S CLARK ST
ROCKWALL, TX 75088

TAH MS BORROWER LLC
C/O TRICON AMERICAN HOMES LLC
1508 BROOKHOLLOW DRIVE
SANTA ANA, CA 92705

CURRENT RESIDENT
201 S CLARK ST
ROCKWALL, TX 75088

CURRENT RESIDENT
202 HAMMACK LN
ROCKWALL, TX 75088

CURRENT RESIDENT
202 RENFRO ST
ROCKWALL, TX 75088

RICH LISA
202 S CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
203 RENFRO ST
ROCKWALL, TX 75088

CURRENT RESIDENT
204 RENFRO ST
ROCKWALL, TX 75088

CURRENT RESIDENT
204 S CLARK ST
ROCKWALL, TX 75088

HENRY AMANDA A
205 S CLARK
ROCKWALL, TX 75087

CURRENT RESIDENT
206 HAMMACK LN
ROCKWALL, TX 75088

ESPINOZA MARCELA P AND ROLAND
206 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
206 S CLARK ST
ROCKWALL, TX 75088

CURRENT RESIDENT
207 S NASH ST
ROCKWALL, TX 75088

CURRENT RESIDENT
208 S CLARK ST
ROCKWALL, TX 75088

LEFERE KEVIN M AND
AMANDA HENRY
209 S CLARK ST
ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP, A TEXAS LTD
PARTNERSHIP
210 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
210 S CLARK ST
ROCKWALL, TX 75088

WILKINSON LYNN L & CHAD DAVID
211 S CLARK ST
ROCKWALL, TX 75087

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
213 S CLARK ST
ROCKWALL, TX 75088

SIMPSON MELISSA HUFFAKER
214 S CLARK ST
ROCKWALL, TX 75087

LIGHTFOOT MARSHALL K AND CYNTHIA DAWN
256 WINDY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
301 RENFRO ST
ROCKWALL, TX 75088

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

BURGESS JULIA ANN
302 S CLARK ST
ROCKWALL, TX 75087

CHERRY JOHN T
303 RENFRO STREET
ROCKWALL, TX 75087

MCMILLAN TAYLOR KATHRYN
303 WILLIAMS ST
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

COLUMBIA EXTRUSIONS CORP
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

PRATER SAMUEL LEE AND LAUREN NICOLE
305 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
306 S CLARK ST
ROCKWALL, TX 75088

RIDDLE TYLER AND MEGAN L
307 S CLARK
ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI
309 GLENN AVE
ROCKWALL, TX 75087

STRADTMANN TROY H
366 RENFRO ST
ROCKWALL, TX 75087

MEYER DAVID JAMES AND ALETA KAY
369 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

KOCH JEAN
3720 MEDITERRANEAN
ROCKWALL, TX 75087

CURRENT RESIDENT
374 RENFRO ST
ROCKWALL, TX 75088

HALL JESSIE MARIE AND
JAMIE KATE HALL
382 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
400 RENFRO ST
ROCKWALL, TX 75088

CLARK JERRY W & PAMELA
401 RENFRO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
402 RENFRO ST
ROCKWALL, TX 75088

CURRENT RESIDENT
404 RENFRO ST
ROCKWALL, TX 75088

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
508 HIGHVIEW
ROCKWALL, TX 75087

DEFRANCO JOHN SCOTT
5710 SOUTHERN CROSS DR
ROCKWALL, TX 75032

MUNSON PARTNERS 1 LLC
608 E WASHINGTON
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
608 E WASHINGTON
ROCKWALL, TX 75087

JONES CLYDE AND CHRISTY
608 E WASHINGTON
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
608 E WASHINGTON
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET
609 EAST WASHINGTON STREET
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN
610 E RUSK ST
ROCKWALL, TX 75087

RUFF DAVE & ANNE
6105 LAKESHORE DR
ROWLETT, TX 75089

RUFF DAVID & ANNE
6105 LAKESHORE DR
ROWLETT, TX 75089

CURRENT RESIDENT
705 HARTMAN ST
ROCKWALL, TX 75088

CURRENT RESIDENT
705 HARTMAN ST
ROCKWALL, TX 75088

CURRENT RESIDENT
706 HARTMAN ST
ROCKWALL, TX 75088

SHELTON HEATHER
708 HARTMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
709-711 HARTMAN ST
ROCKWALL, TX 75088

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER
713 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
720 E WASHINGTON
ROCKWALL, TX 75088

CURRENT RESIDENT
724 E WASHINGTON ST
ROCKWALL, TX 75088

DANIEL MICHAEL D
801 ALUMINUM PLANT RD
ROCKWALL, TX 75087

CURRENT RESIDENT
801 E WASHINGTON
ROCKWALL, TX 75088

WISE ALICE
803 ALUMINUM PLANT ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
805 ALUMINUM PLANT RD
ROCKWALL, TX 75088

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L TOWNSEND 0
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE
8718 CLEARLAKE DR
ROWLETT, TX 75088

WARDELL JOHN AND
JAKE WARDELL
880 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
902 ALUMINUM PLANT RD
ROCKWALL, TX 75088

RUSHING JOE L & DONNA S
9414 SHEARER ST
ROWLETT, TX 75088

My name is Sandie Wood. I am Chase's mother. I am typing to the Board Of Adjustment this letter to give you a little background on why we are requesting the board to consider approving the adjustment for the Wood Estates. We are asking the Board Of Adjustment to approve the request in allowing us to build a 40 x 50 steel garage located at 207 S. Nash, Rockwall, Texas.

In four years, my youngest son will graduate Rockwall High School to go to college and move into a dormitory with other students. My middle son, however, can't make a similar choice to live with his peers. Chase, now 19, was born with Down Syndrome. Chase at this time can't live on his own in an apartment like his older brother that graduated from Rockwall High School. Chase had asked us why can't he have a place of his own and have his friends come over like his older brother. Chase then said " I will come visit you mom like Austin does". What do you say accept turn your head and cry at the situation. How do you explain to your son that he still needs to live with his parents because of his Intellectual Disability and his Life Skills need supervision. While his entire life you teach him and raise him with out a disability. That just breaks a mother's heart knowing that Chase can't live on his own at this time without supervision because of his social skills and his intellectual disability.

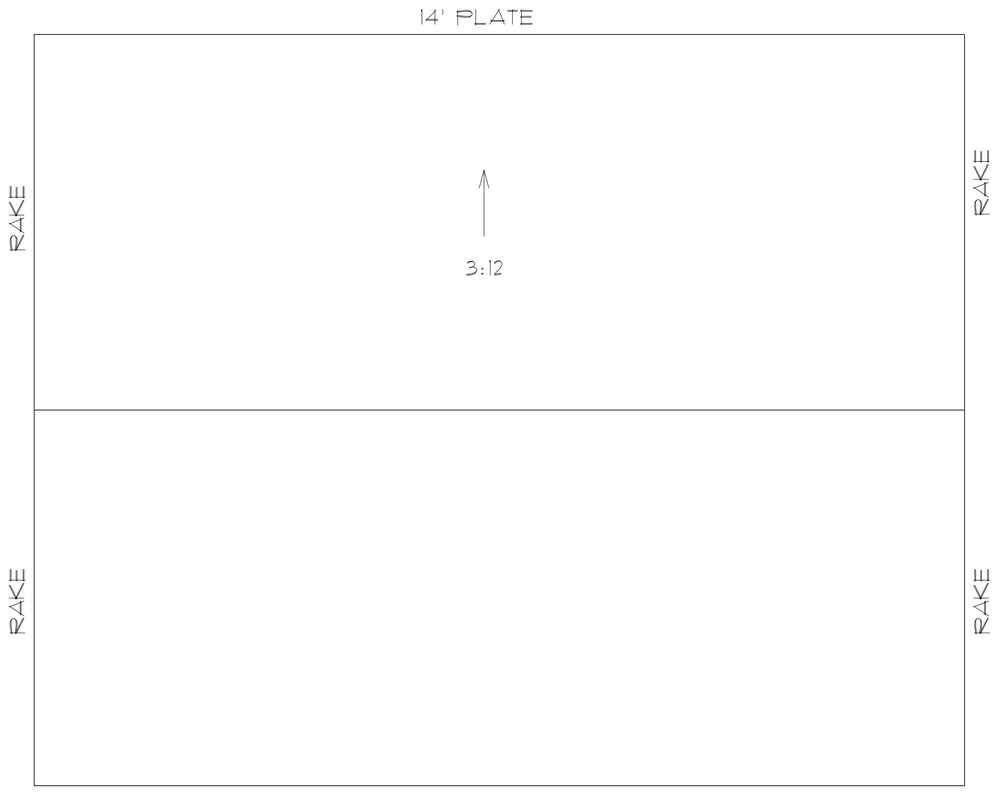
After that I was on a mission to find property on the Northside of Rockwall where Chase is very familiar with the surroundings and making this his home for a very long time to come. We found a needle in a hay stack and found the property (207 S. Nash) after two in a half years of cleaning the property , we are finally able to build and ran into a snag our steel garage is larger then what the size that the city allows unless the board approves it under this hardship we are hoping after you read this letter the board will approve the request and allow us to build the garage the way we have it on the plans. Please don't have me explain to Chase again why he won't have a "place of his own" for him and his friends to hang out.

Chase has become a major role in some of the changes that occured with sports starting at middle school and ending at the high school level. As well as helping the Community Parks and Recreation Center starting with new programs for families with Intellectual Disabilities to participate in activities that are offered to typical citizens. Chase may have been born with Down Syndrome but that has not stopped him from being active in the community and making changes. This is why your decision as a whole is important to our family because we want a safe place for our son to grow as an adult in the Rockwall Community and feel that he has a private place that he can go to for privacy and entertaining his friends that also have Intellectual Disabilities and Physical Disabilities in our community. Chase has enough in life to be challenged with please don't make this another obstacle for him.

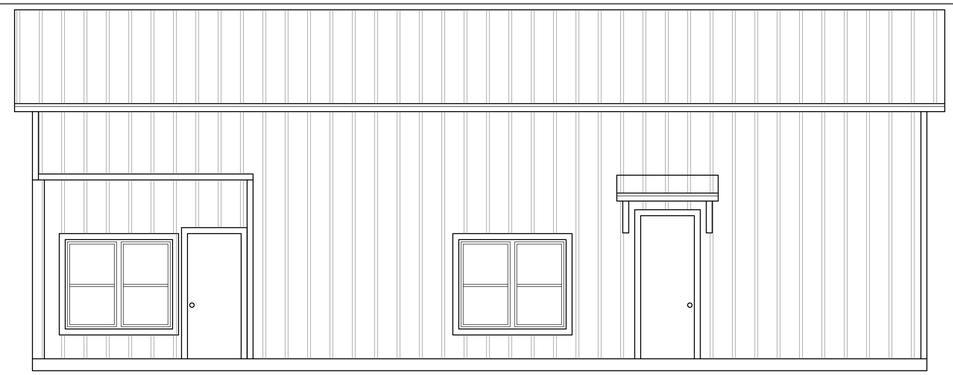
I will attend the meeting in case you have any additional questions that you may have fo me that I can help answer. Thank you in advance for your time and consideration.

Sincerely,

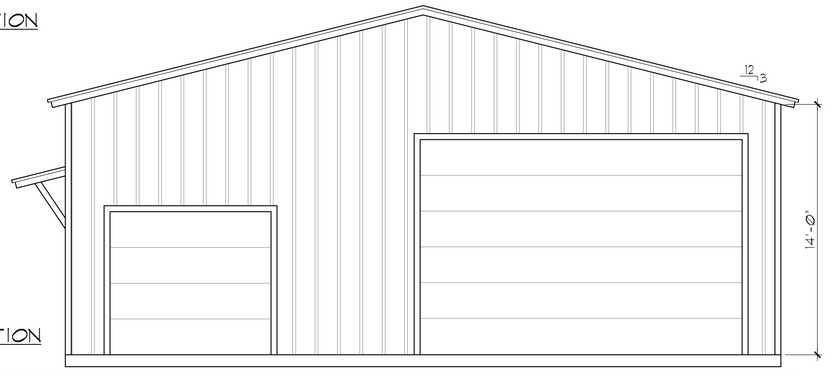
Sandie Wood



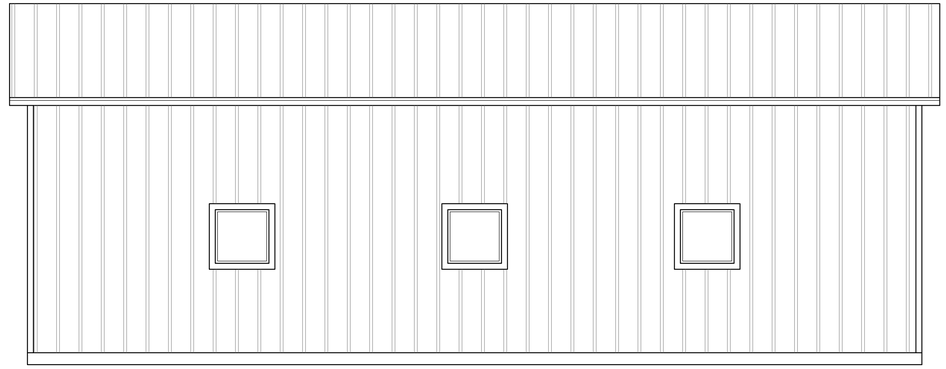
1 ROOF PLAN
SCALE: 1/8"=1'-0"



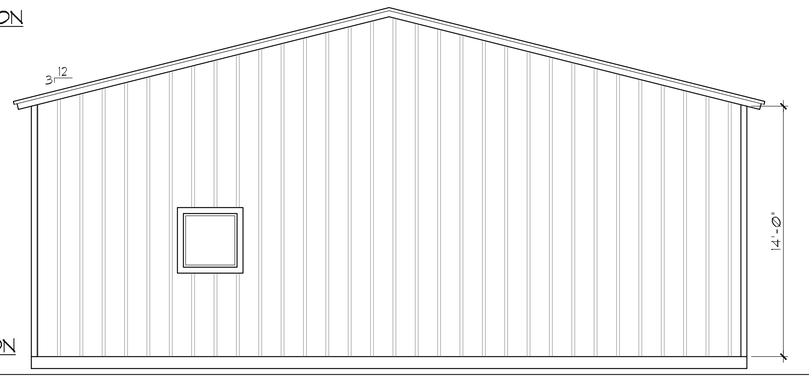
2 FRONT ELEVATION
SCALE: 1/4"=1'-0"



3 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



4 REAR ELEVATION
SCALE: 1/4"=1'-0"



5 LEFT ELEVATION
SCALE: 1/4"=1'-0"

WOOD RESIDENCE
BILL & SANDIE
201 SOUTH NASH
ROCKWALL, TEXAS

TITLE: GARAGE ROOF & ELEVATIONS

SCALE: AS SHOWN

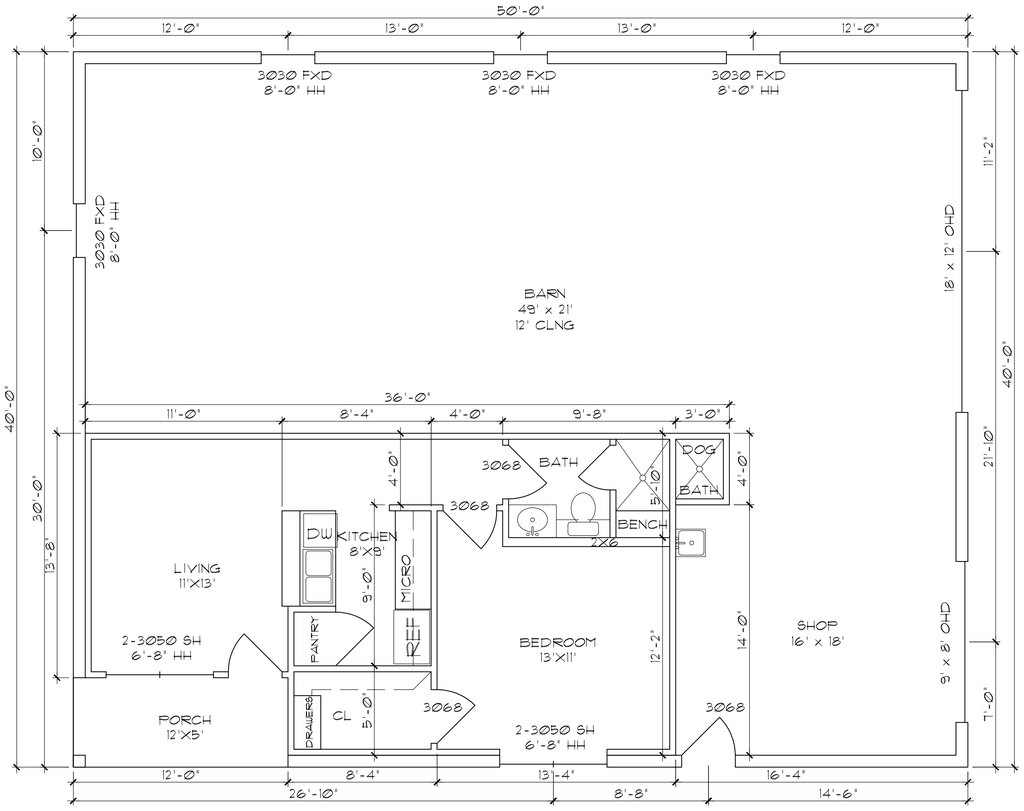
SHANNON NEWSOM
MARK NEWSOM
CADAZIGN
3709 C.R. 2522
ROYSE CITY, TEXAS 75189
469-338-9863

DATE
02/05/19

REVISION DATE:
.

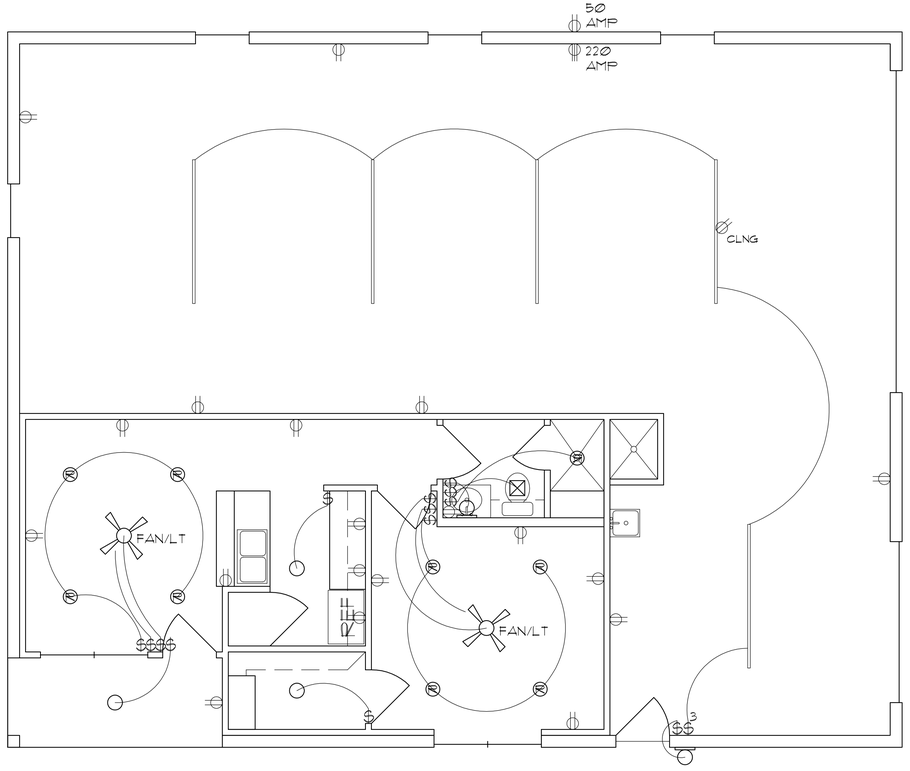
SHEET
A5

JOB NO.
15418CAD



① GARAGE - FLOOR PLAN
SCALE: 1/4"=1'-0"

GARAGE AREAS	
GARAGE	1372#
APARTMENT	568#
COVERED PORCH	60#
TOTAL AREA	2000#



② GARAGE - ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

ELECTRICAL LEGEND

- SWITCH
- SWITCH W/ DIMMER
- SWITCH - 3 WAY
- 110 OUTLET
- 110 OUTLET - FLOOR PLUG
- 110 OUTLET - WEATHER PROOF
- 110 OUTLET - XX' ABOVE FINISHED FLOOR
- 110 OUTLET - GROUND FAULT CIRCUIT INTERRUPT
- 110 OUTLET - CEILING MOUNTED
- 220 OUTLET
- WALL FIXTURE
- MOISTURE PROOF FIXTURE
- CEILING FIXTURE
- CEILING FAN W/ LIGHT
- CEILING FAN
- RECESSED LED
- MINI CAN LED
- VOICE / DATA
- EXHAUST FAN
- DISPOSER
- SMOKE DETECTOR
- MOTION SENSOR EXTERIOR LIGHTING
- LANDSCAPE UP-LIGHTS
- UNDER COUNTER LIGHT
- SPEAKER
- TELEVISION CABLE
- 8' LED LIGHTING

WOOD RESIDENCE
BILL & SANDIE
201 SOUTH NASH
ROCKWALL, TEXAS

TITLE: GARAGE PLANS

SCALE: AS SHOWN

SHANNON NEWSOM
MARK NEWSOM
CADAZIGN
3709 C.R. 2522
ROYSE CITY, TEXAS 75189
469-338-9863

DATE
02/05/19

REVISION DATE:
.

SHEET
A6

JOB NO.
15418CAD

1 SITE PLAN
SCALE: 1"=40'-0"

2 ROOF PLAN
SCALE: 3/16"=1'-0"

WOOD RESIDENCE
BILL & SANDIE
207 SOUTH NASH
ROCKWALL, TEXAS

TITLE: SITE PLAN / HOUSE ROOF PLAN

SCALE: AS SHOWN

SHANNON NEWSOM
MARK NEWSOM
CADAZIGN
3709 C.R. 2522
ROYSE CITY, TEXAS 75189
469-338-9863

DATE: 02/05/19

REVISION DATE: .

SHEET: A1

JOB NO. 15418CAD

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

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 *GUEST QUARTERS/SECONDARY LIVING UNIT* IN A SINGLE-FAMILY 7 (SF-7) DISTRICT, SITUATED ON A 3.574-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, WOOD ESTATES 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 Sandie Wood for the approval of a Specific Use Permit (SUP) to allow a *guest quarters/secondary living unit* in a Single-Family 7 (SF-7) District on a 3.574-acre parcel of land being described as Lot 1, Block A, Wood Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 207 Nash Street, 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 *guest quarters/secondary living unit* 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 3.09*, Single-Family 7 (SF-7) District,* of Section 3*, Residential 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:

EXHIBIT 'A' ORDINANCE 03.19

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *guest quarters/secondary living unit* on the *Subject Property* and conformance to these conditions is required for continued operations:

1) The *guest quarters/secondary living unit* shall generally conform to the concept plan and building elevations depicted in *Exhibits 'B' & 'C'* and of this ordinance;

2) The *guest quarters/secondary living unit* shall not be utilized for a non-residential land use.

3) The *guest quarters/secondary living unit* shall be ancillary to the primary use.

4) The *guest quarters/secondary living unit* shall not to exceed 568 SF.

5) The *guest quarters/secondary living unit* shall not be combined with any other use.

6) The *guest quarters/secondary living unit* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).

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.

DRAFT 09.26.19

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF MAY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

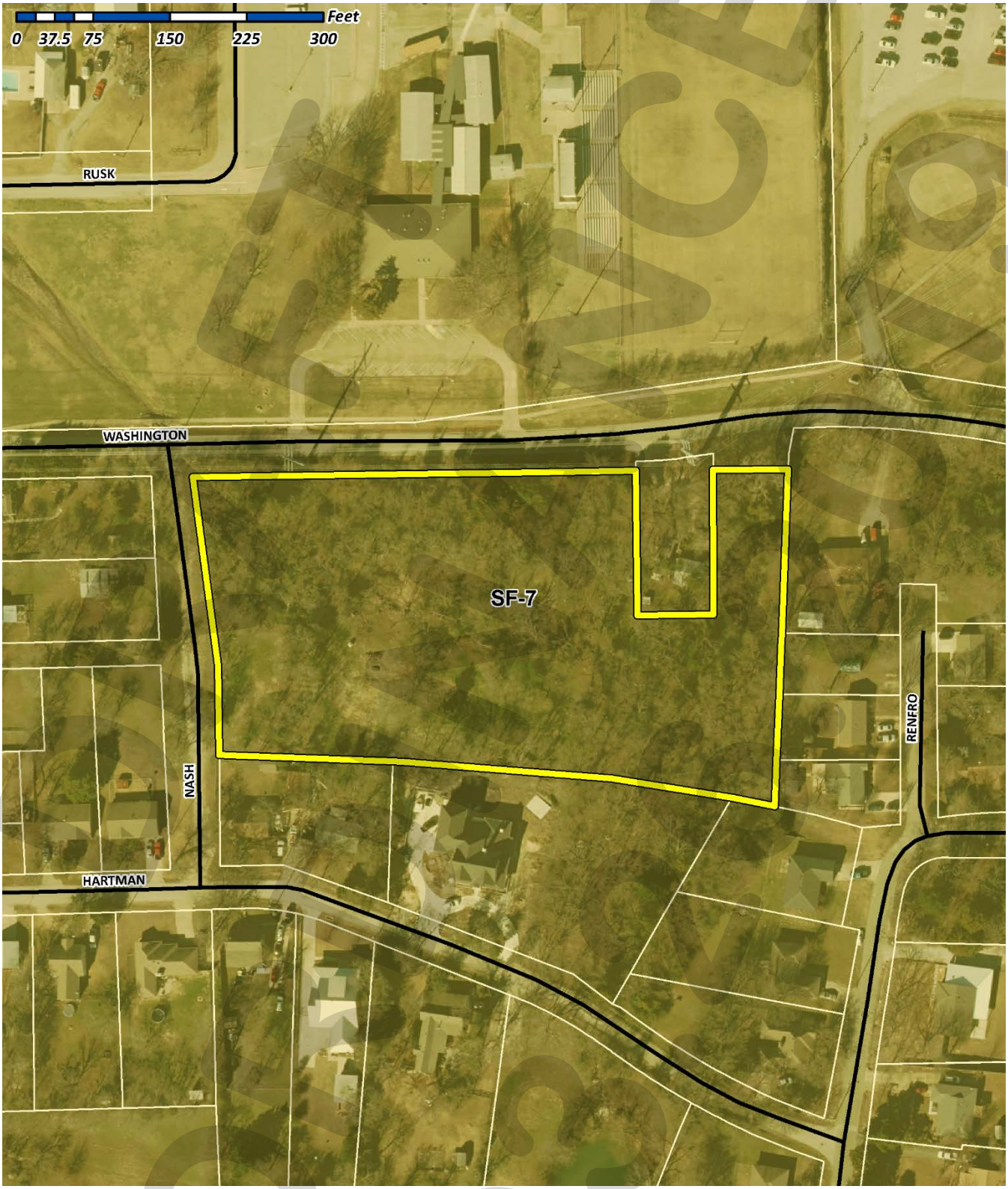
_____
Frank J. Garza, *City Attorney*

1st Reading: *April 15, 2019*

2nd Reading: *May 6, 2019*

DRAFT ORDINANCE 03.26.2019

Address: *207 S. Nash Street*
Legal Description: *Lot 1, Block A, Wood Estates Addition*



FOR REVIEW ONLY

City of Rockwall

Project Plan Review History

				Applied	3/15/2019	LM
Project Number	Z2019-005	**Owner**	ROCKWALL, HIGHGATE LTD	**Approved**		
Project Name	Heritage Park	**Applicant**	DONAHUE DEVELOPMENT CORP	**Closed**		
Type	ZONING			**Expired**		
Subtype	PD			**Status**	3/20/2019	RM
Status	NEED REVISIONS					

Site Address	**City, State Zip**	**Zoning**
HWY205	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	17-15		17-15	0080-0000-0017-15-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/19/2019	3/26/2019	3/19/2019		APPROVED	
ENGINEERING	Sarah Hager	3/15/2019	3/22/2019	3/22/2019	7	APPROVED	

(3/22/2019 11:51 AM SH)
- 4% Engineering Inspection Fees
- Impact Fees
- Min Easement is 20' wide
- TXDOT permit required and TIA.
- NTMWD approval of crossing required.
- FEMA flood study required. Review fees apply.
- Must detain if increasing flow to the floodplain and water surface elevation off property increases.
- Wetlands study required for the ponds.
- 12" water line must be placed from SH 205 and Lofland through the site. See attached sheets.
- Long Branch Lift Station Construction required.
- Construct 24' of Cullens road or ESCROW at 115%.
- Reserve 4-lane thoroughfare for FM 549.
- SH 205 to be a future 6-lane roadway.
- 50' ROW for all residential streets.
- All roadway adjacent to parks to be 41' Back-to-back of curb wil additional ROW.
- Erosion Hazard Setback Required.
- Upgrade Lift Stations FM 3097 #1 and #2.
- Lift Station pro-rata = $432.74/acre
- Neet to meet TxDOT roadway/driveway spacing requirements
- ROW dedication along Travis/Cullins must be 30' from Centerline.
- Must meet all Rockwall Standards of Design and Construction

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
FIRE	Kevin Clark	3/15/2019	3/22/2019	3/22/2019	7	APPROVED	
PLANNING	Ryan Miller	3/15/2019	3/22/2019	3/20/2019	5	COMMENTS	See Comments

Z2019-005; Zoning Change (AG to PD) for Heritage Park
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-4 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2019-005) in the lower right hand corner of all pages on future submittals.
I.4 According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the Southwest Residential District, and according to the Future Land Use Map contained within this document the subject property is designated for Low Density Residential land uses. The proposed zoning request does conform to this designation and appears to conform to the district strategies for the Southwest Residential District; however, zoning does remain a discretionary decision for the City Council.
I.5 The OURHometown Vision 2040 Comprehensive Plan stipulates various goals for residential developments. The following aspects of the applicant's proposal do not conform to the stated goals of the City's plan, and could be revised -- per staff's recommendations -- to bring the project closer to conformance with the plan:

(1) CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2). Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.
(2) CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2). Existing development patterns and surrounding conditions (e.g. lot size, architectural style, public improvements, etc.) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.
(3) CH. 8; Section 2.02; Goal #1 | Policy #2 (Page 8-2). Large residential developments and master planned communities should require differing residential home types, lot sizes and land uses in the overall development plan.
(4) CH. 8; Section 2.02; Goal #1 | Policy #4 (Page 8-2). Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in developments that propose clusters of smaller lots.
(5) CH. 8; Section 2.02; Goal #1 | Policy #5 (Page 8-2). Residential developments should be designed so that smaller residential lots/units are located in the closest proximity to a park and/or open space. This will maximize the value of these lots/units, and allow the open spaces to off-set smaller lot/unit sizes.
(6) CH. 8; Section 2.03; Goal #1 | Policy #5 (Page 8-3). Design neighborhoods utilizing the Housing Tree Model (i.e. a method of laying out single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision).
(7) CH. 8; Section 2.03; Goal #3 | Policy #4 (Page 8-4). Require a larger separation between homes to make neighborhoods feel more spacious. This separation should be no less than 12-feet (i.e. six [6] foot side yard building setback) and should be scaled to the height of the home.

Based on these goals, staff would make the following recommendationsto the applicant:

(1) Provide a larger lot type (e.g. 80-foot lot type) adjacent to FM-549 and SH-205.
(2) Locate the 60-foot type adjacent to the parkland and open spaces, as opposed to the 70-foot lot type.
(3) Mix the 60-foot and 70-foot lot types as opposed to creating homogenous pods or clusters of one lot type.
(4) Change the side yard setback for the 70-foot lot type from five (5) feet to six (6) feet.

M.6 Please review the attached draft ordinance prior to the March 26, 2019 Planning & Zoning Commission meeting, and provide staff with your markups by April 2, 2019. In reviewing the draft ordinance, please pay close attention to staff's suggestions, which differ from the applicant's submitted development standards. Specifically, staff has made changes to the following sections in the draft ordinance:

(1) Masonry Materials. The masonry materials have been changed to better reflect the material requirements permitted by the Unified Development Code (UDC), and which have been approved by the City Council in previous zoning cases.
(2) Garage Orientation. The garage orientation wording has been modified. Staff would recommend that the applicant provide picture examples of the proposed upgraded finishes to better convey the intent of this section.
(3) Anti-Monotony. The anti-monotony standards were drafted in accordance with Planned Development District 63 (PD-63). These standards were similar to what was outlined in the applicant's submitted development standards.
(4) Fencing. Staff used common language included in the majority of the City's other Planned Development Districts in the fence standards section. This differs slightly from what was outline in the applicant's submittal.
(5) Landscape Buffers. Based on past zoning cases approved by the City Council, staff recommends that the applicant consider increasing the landscape buffers along FM-549 and SH-205 to 50-feet to allow for larger berms and buffers to be incorporated adjacent to lots backing to these major roadways. In addition, landscaping standards similar to the landscaping standards for residential properties in the SH-205 By-Pass Overlay (SH-205 BY OV) District (i.e. John King Boulevard) should be incorporated for noise attenuation. As an alternative, the plan could be amended to reorient these homes to face onto a slip street that runs parallel to these roadways.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 2, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 9, 2019 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on March 26, 2019.
I.8 The projected City Council meeting dates for this case will be April 15, 2019 [1st Reading] & May 6, 2019 [2nd Reading].



- 4% Engineering Inspection Fees
- Impact Fees
- Min Easement is 20' wide
- TXDOT permit required and TIA.
- NTMWD approval of crossing required.
- FEMA flood study required. Review fees apply.
- Must detain if increasing flow to the floodplain and water surface elevation off property increases.
- Wetlands study required for the ponds.
- 12" water line must be placed from SH 205 and Lofland through the site. See attached sheets.
- Long Branch Lift Station Construction required.
- Construct 24' of Cullens road or ESCROW at 115%.
- Reserve 4-lane thoroughfare for FM 549.
- SH 205 to be a future 6-lane roadway.
- 50' ROW for all residential streets.
- All roadway adjacent to parks to be 41' Back-to-back of curb wil additional ROW.
- Erosion Hazard Setback Required.
- Upgrade Lift Stations FM 3097 #1 and #2.
- Lift Station pro-rata = $432.74/acre
- Neet to meet TxDOT roadway/driveway spacing requirements
- ROW dedication along Travis/Cullins must be 30' from Centerline.
- Must meet all Rockwall Standards of Design and Construction

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Manhard CONSULTING
12225 Greenville Avenue, Suite 1000 Dallas, TX 75243 ph:972
Civil Engineers | Surveyors | Water Resource Engineers | Water
Construction Managers | Environmental Scientists | Landsca
Texas Board of Professional Engineers Registration No. F-2214

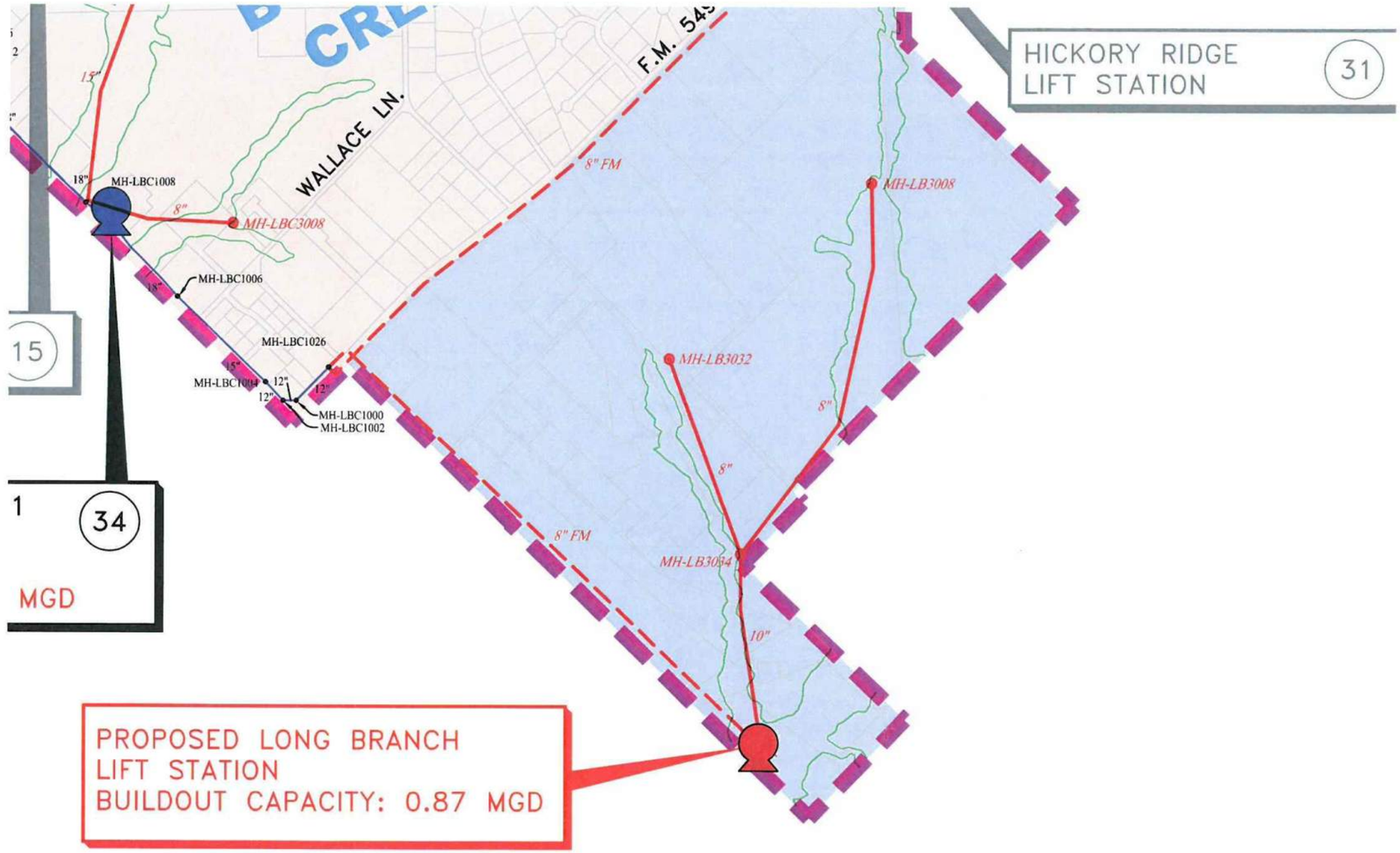
CITY OF ROCKWALL, TEXAS
WASTEWATER COLLECTION SYSTEM
MASTER PLAN

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

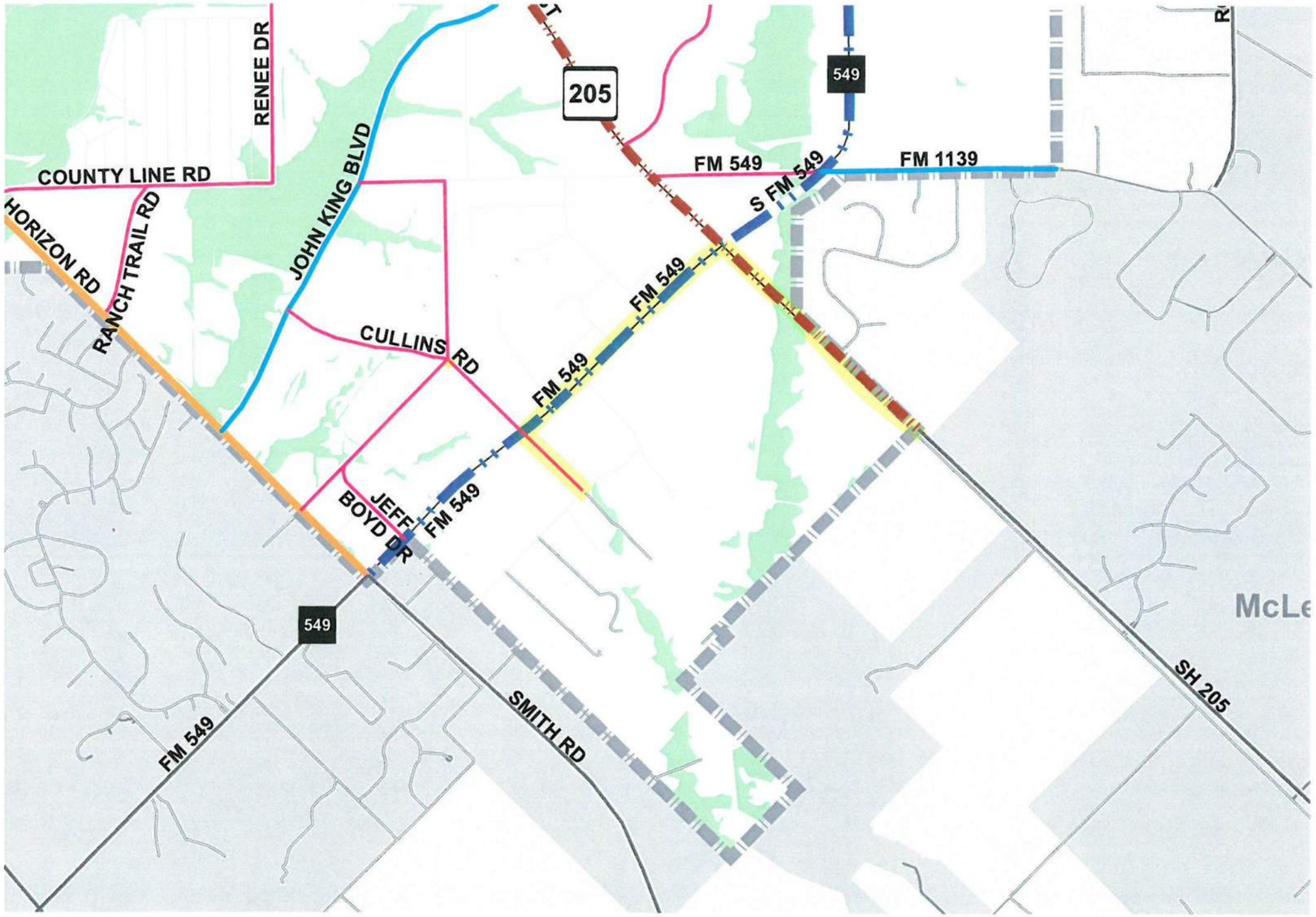
JUNE 2014
REVISED NOVEMBER 2016

LEGEND

- EXISTING PARCELS
- EXISTING FLOOD PLAIN
- EXISTING MANHOLE & NUMBER (MH7001)
- NTMWD MANHOLE & NUMBER (MH7001)
- EXISTING MANHOLE & NUMBER (TO BE ABANDONED) (MH7001)
- PROPOSED MANHOLE & NUMBER (MH-LW100)
- EXISTING GRAVITY SANITARY SEWER PIPE & SIZE (12")
- EXISTING FORCE MAIN & SIZE (12")
- EXISTING NTMWD SANITARY SEWER PIPE & SIZE (12")
- EXISTING NTMWD FORCE MAIN & SIZE (12")
- EXISTING SANITARY SEWER PIPE & SIZE (TO BE ABANDONED) (12")
- EXISTING FORCE MAIN & SIZE (TO BE ABANDONED) (12")
- PROPOSED GRAVITY SANITARY SEWER PIPE & SIZE (12")
- PROPOSED FORCE MAIN & SIZE (12")
- PLANNING BOUNDARY AND E.T.J. BOUNDARY
- WASTEWATER TREATMENT PLANT BASIN DIVIDE
- EXISTING LIFT STATION
- EXISTING LIFT STATION (TO BE ABANDONED)
- PROPOSED LIFT STATION
- NTMWD WASTEWATER TREATMENT PLANT



City of Rockwall Thoroughfare Plan



ROADWAY CLASS

- P6D
- M4D
- M4U
- M4U-M
- Minor Collector
- P3U
- TxDOT 4D
- TxDOT 6D
- Outer Loop
- I.H. 30

MAP LEGEND

- Planning Boundary
- Lake
- Open Space

N W E S

0 ¼ ½ 1 Miles

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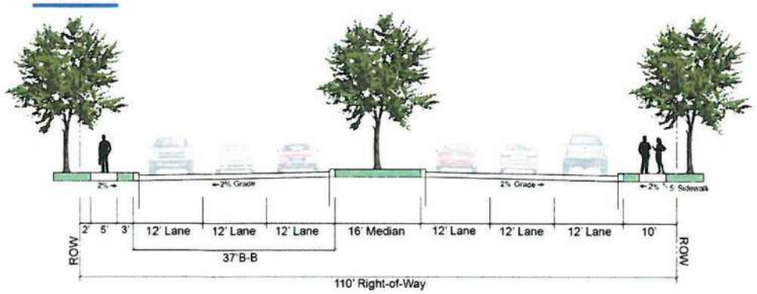
For more information please visit
http://www.rockwall.com/Planning/
or call (972) 771-7745

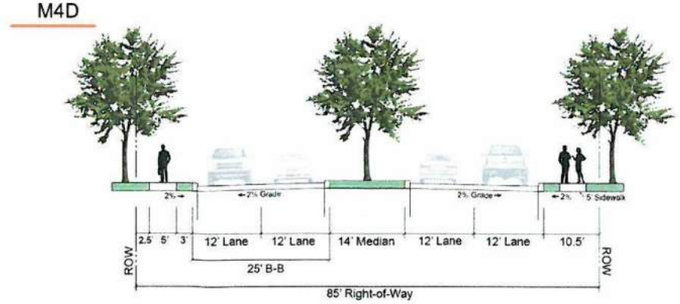
TYPICAL CROSS SECTIONS

** TxDOT 4D and TxDOT 6D cross sections will require 120' of right-of-way or as specified by TxDOT**

P6D



M4D



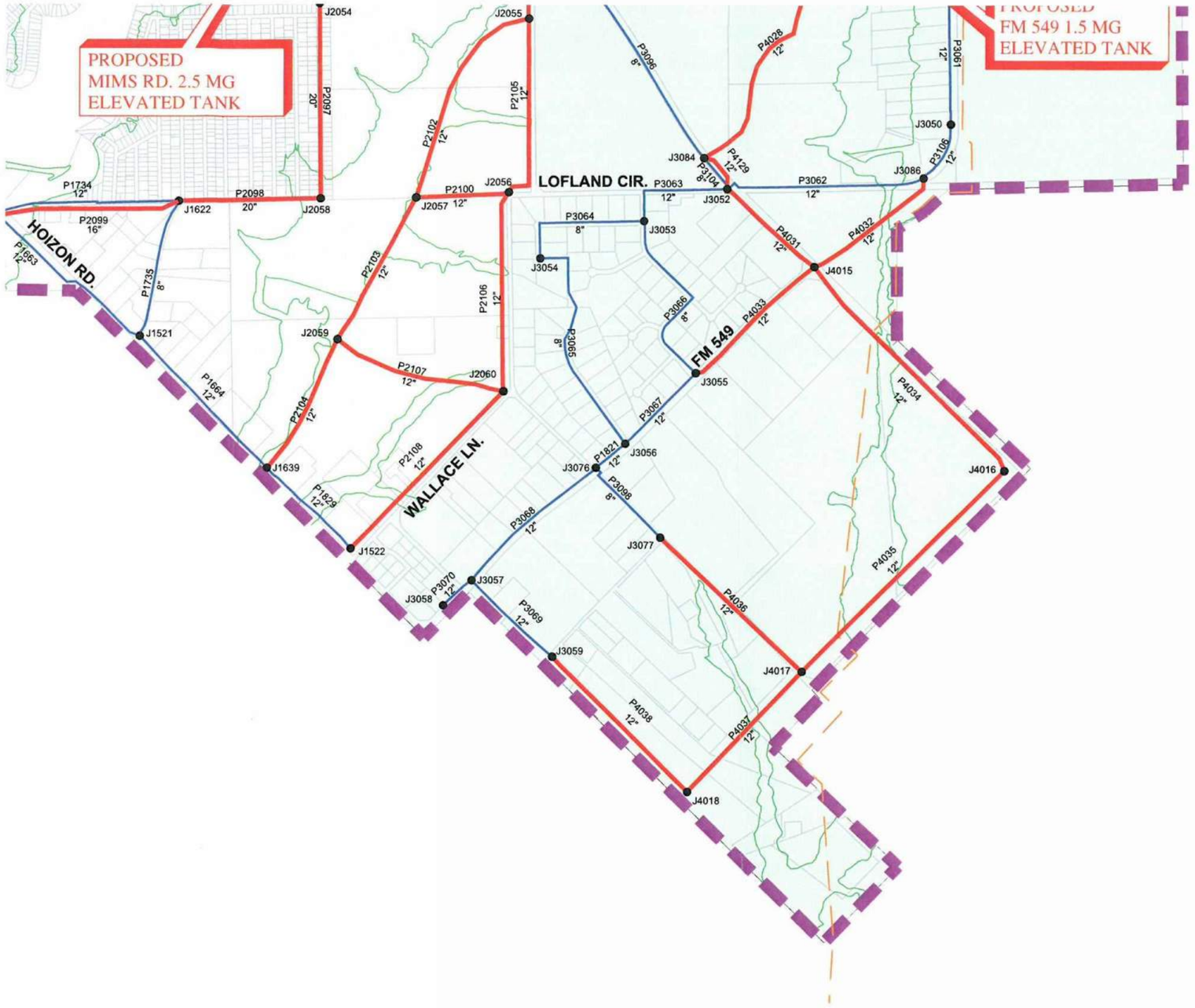
CITY OF ROCKWALL, TEXAS
WATER DISTRIBUTION SYSTEM
MASTER PLAN

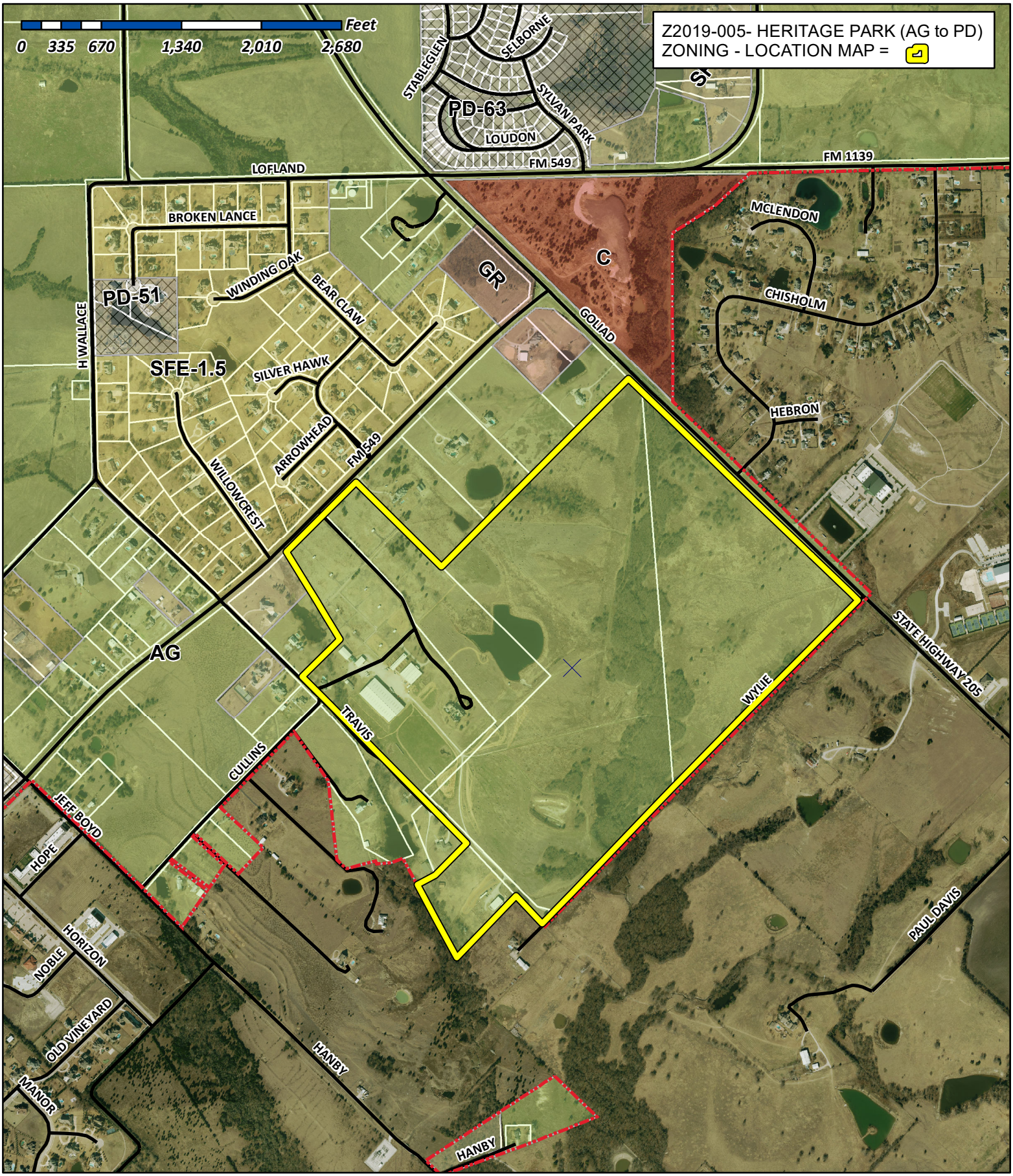
BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

JUNE 2014

LEGEND

CREEKS	
JUNCTION NODE & NO.	J7001
2013 EXISTING WATER LINE NO. & SIZE	P1328 16"
EXISTING WATER LINE NO. & SIZE (CLOSED IN MODEL FOR BUILDOUT PRESSURE DIVIDES)	P1343 12"
EXISTING WATER LINE NO. & SIZE (TO BE ABANDONED IN FUTURE)	P5297 16"
BUILDOUT PROPOSED WATER LINE NO. & SIZE	P4023 36"
EXISTING NTMWD SUPPLY LINE	
PLANNING BOUNDARY	
EXISTING PUMP STATION	
PROPOSED PUMP STATION	
PROPOSED PRESSURE REDUCING VALVE	
EXISTING ELEVATED STORAGE TANK	
PROPOSED ELEVATED STORAGE TANK	
698.75 SERVICE AREA BOUNDARY (AT BUILDOUT)	
717 SERVICE AREA BOUNDARY (AT BUILDOUT)	
740 SERVICE AREA BOUNDARY (AT BUILDOUT)	
780 SERVICE AREA BOUNDARY (AT BUILDOUT)	





City of Rockwall

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

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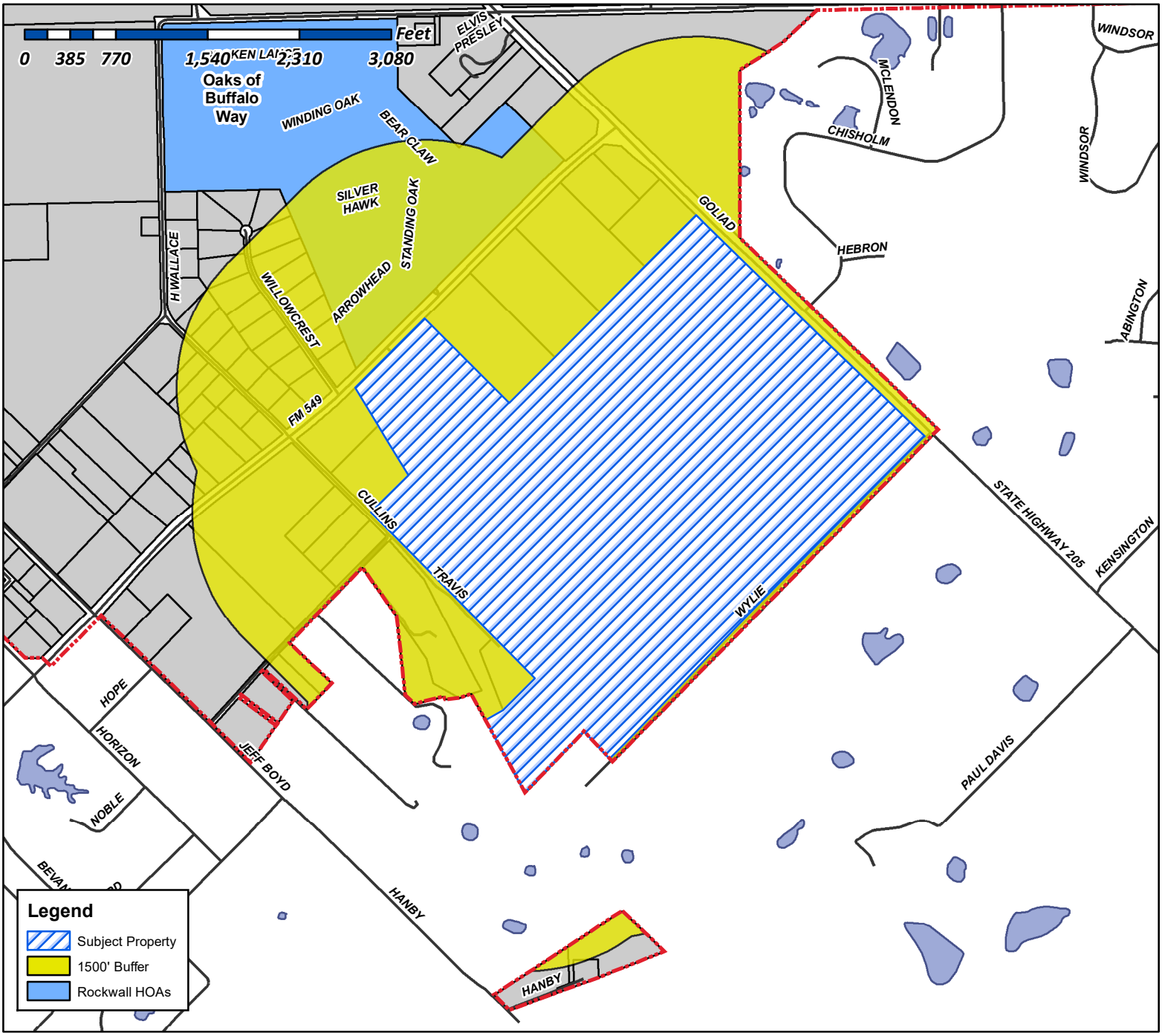
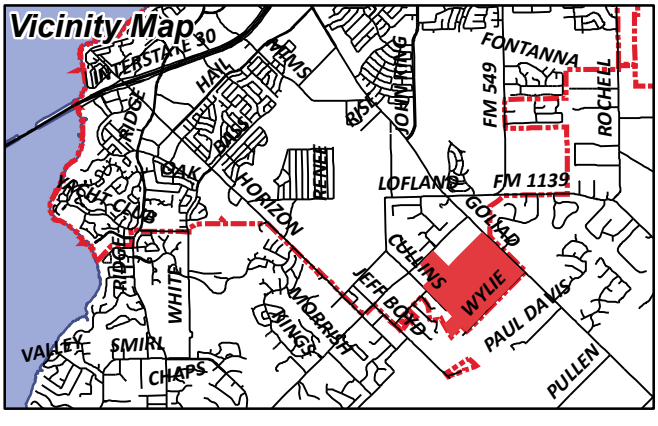


Case Number: Z2019-005
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SWC of FM-549 & SH-205

Date Created: *3/15/2019*
For Questions on this Case Call (972) 771-7745



From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Noification Program: Notice of zoning request
Date: Friday, March 22, 2019 2:17:00 PM
Attachments: PUBLIC NOTICE.PDF
HOA Notification Map (03.15.2019).pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***March 22, 2019***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 4/9/2019 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday 4/15/2019 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2019-005- Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [*50.0-acres*], 17-14 [*26.452-acres*], 17-15 [*134.33-acres*], 17-16 [*43.6-acres*], & 40-8 [*8.79-acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

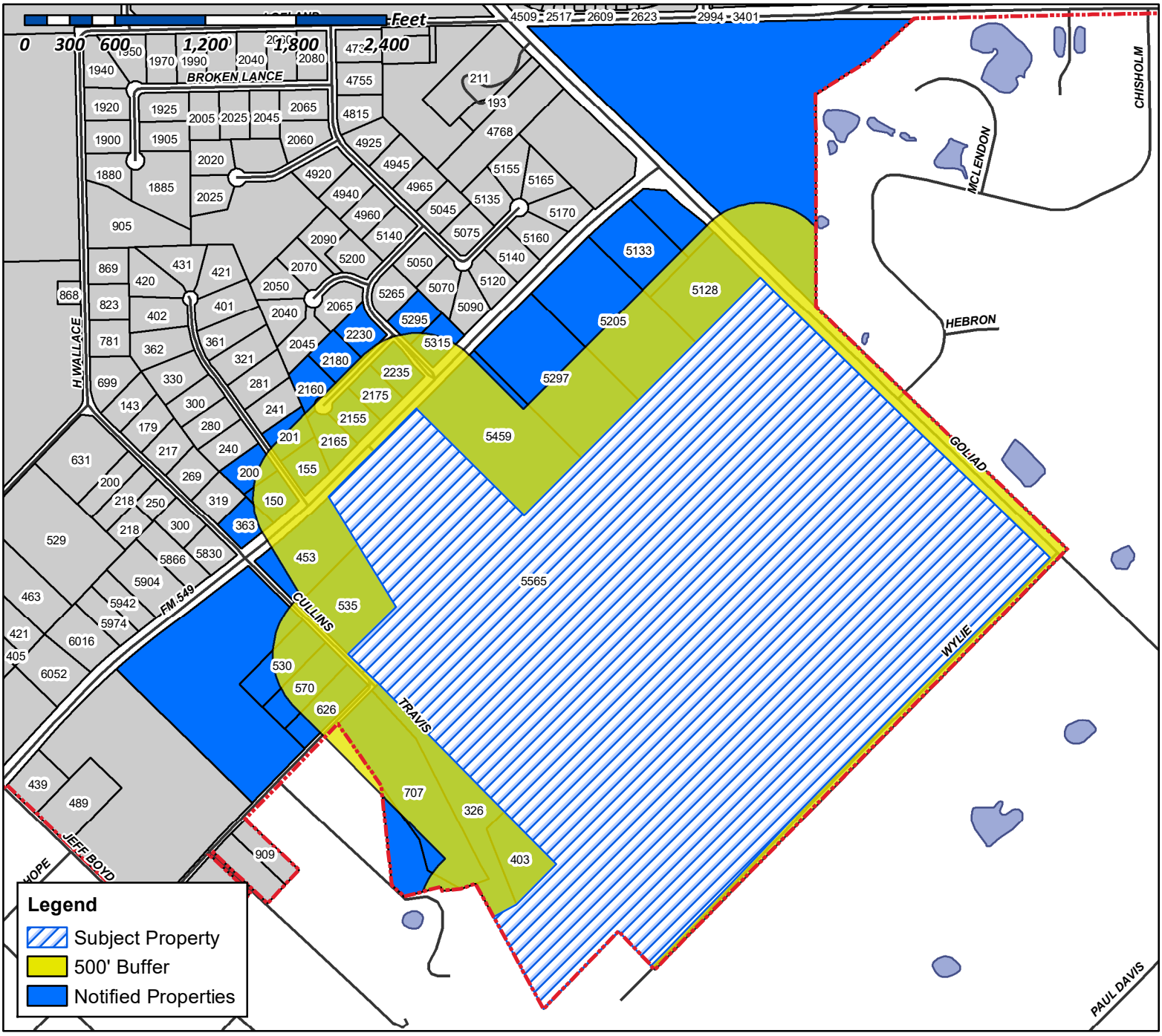
Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

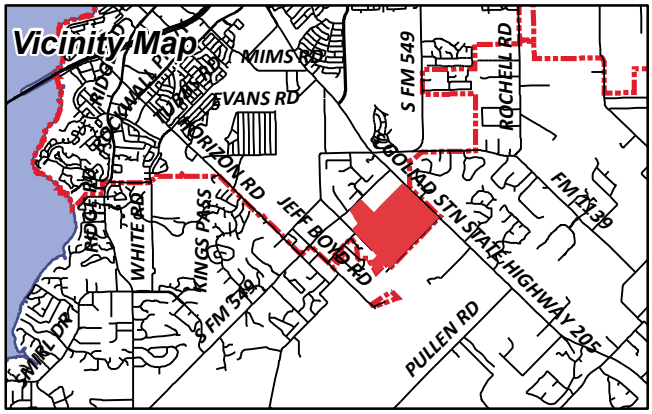
City of Rockwall

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.



Case Number: Z2019-005
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SWC of FM-549 & SH-205



Date Created: *3/15/2019*

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

ROCKWALL HIGHGATE LTD
C/O SCOTT ASBURY
13155 NOEL RD # 900
DALLAS, TX 75240

RANEY GARY T
150 WILLOWCREST DRIVE
ROCKWALL, TX 75032

HADDOCK HOWARD J & JOAN W TRUSTEES
HADDOCK FAMILY LIVING TRUST
155 WILLOWCREST
ROCKWALL, TX 75032

CONFIDENTIAL
200 WILLOWCREST
ROCKWALL, TX 75032

MUELLER JOHN HERMAN AND MELANIE KAY
ANN BEAR-MUELLER
201 WILLOWCREST LN
ROCKWALL, TX 75032

RUCKER ROY LYDELL AND MONIFA
2155 ARROWHEAD CT
ROCKWALL, TX 75032

GRAHAM M TODD AND SHANNA R
2160 ARROWHEAD COURT
ROCKWALL, TX 75032

FLEMING KATHI
2165 ARROWHEAD CT
ROCKWALL, TX 75032

BURZAIR EDWARD C & MARCIA Y
2175 ARROWHEAD CT
ROCKWALL, TX 75032

GREEN JACKIE & TAMI
2180 ARROWHEAD CT
ROCKWALL, TX 75032

RUMMEL STEVEN DAVID AND JANET L
2230 ARROWHEAD CT
ROCKWALL, TX 75032

JOHNSON BILLY RAY & JENNIFER REINHARDT
2235 ARROWHEAD CT
ROCKWALL, TX 75032

ROCKWALL 205 INVESTORS LLC
2701 SUNSET RIDGE SUITE 607
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

CURRENT RESIDENT
326 CULLINS RD
ROCKWALL, TX 75032

LEE SHERRIE
363 CULLINS RD
ROCKWALL, TX 75032

TRAVIS ALAN D
403 TRAVIS LN
ROCKWALL, TX 75032

TRAVIS ALAN D
403 TRAVIS LN
ROCKWALL, TX 75032

PRICE BOBBY DALE & BRETTA JEAN
453 CULLINS RD
ROCKWALL, TX 75032

ZEB MOHIUDIN DR &
NASREEN ZEB
5128 S STATE HIGHWAY 205
ROCKWALL, TX 75032

CURRENT RESIDENT
5133 S FM549
ROCKWALL, TX 75032

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75032

HEAGNEY SCOTT AND LISA
5295 STANDING OAK LN
ROCKWALL, TX 75032

KESSLER JAMES AND ANGELA
5297 SOUTH FM 549
ROCKWALL, TX 75032

HOPE LESLIE AND DARYL
530 CULLINS RD
ROCKWALL, TX 75032

RENTA LARRY J & VICKI
5315 STANDING OAK LN
ROCKWALL, TX 75032

WILSON BRET A & LESLIE
535 CULLINS RD
ROCKWALL, TX 75032

BARRICK CODY ANDREW
5459 S. FM 549
ROCKWALL, TX 75032

CURRENT RESIDENT
5565 S FM549
ROCKWALL, TX 75032

WESTRUP CAROLE LYNN
570 CULLINS RD
ROCKWALL, TX 75032

POPE TONY W & KARREN L
626 E CULLINS ROAD
ROCKWALL, TX 75032

BYRD GARY ETUX
707 CULLINS RD
ROCKWALL, TX 75032

Manhard CONSULTING

Civil Engineering
Surveying
Water Resources Management
Construction Management
Environmental Consulting
Land Planning

March 15, 2019

City of Rockwall
Planning Department
385 S Goliad
Rockwall, TX 75087

RE: Proposed +/-545 Lot Residential PD & Regional Park
Located @ South Corner of FM 549 & SH 205

Dear Staff,

The subject development will consist of +/-545 single family lots and a +/-94 Acre Regional Park located on a 264.5 acre tract. The Concept Plan included with this submittal is representative of our vision of the development. Our team is currently working with the City's Parks Department on general programming for the Regional Park to identify a yearly maintenance budget as requested by Council. The proposed Park area within the flood plain is currently accessible via existing equestrian trails paralleling the creek.
Please feel free to contact us if you have any questions regarding our project or application.

Thank you,

Brian Bridgewater, P.E.
Manhard Consulting

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code (UDC), are allowed on the Subject Property.

2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the Concept Plan depicted in Exhibit B and stated in Table 1 below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below;

Table 1: Lot Composition

Lot Type	Minimum Lot Size	Minimum Lot Size	Dwelling Units	Dwelling %
A	60' x 120'	7,200	323	60%
B	70' x 130'	9,100	222	40%
Total Acreage – 265 acres			545 total Units (2.1 per acre)	

3. *Density and Dimensional Requirements.* The maximum permissible density for the Subject Property shall not exceed 2.1 dwelling units per gross acre of land. All lots shall conform to the standards depicted in Table 2 below and generally conform to Exhibit F of this ordinance.

Table 2: Lot Dimensional Requirements

Minimum Lot Width (1)	60'	70'
Minimum Lot Depth	120'	130'
Minimum Lot Area	7,200 SF	9,100 SF
Minimum Front Yard Setback (2) & (5)	20'	20'
Minimum Side Yard Setback	5'	5'
Minimum Side Yard Setback (Adjacent to Street) (2) & (5)	10'	10'
Maximum Height (3)	30'	30'
Minimum Rear Yard Setback (4)	20'	20'
Minimum Area / Dwelling Unit	2,000 SF	2,300 Sf
Maximum Lot Coverage	65%	65%
Permitted Encroachment into Required Setbacks	Allowed	Allowed

General Notes:
(1) The minimum lot width shall be measured at the Front Yard Building Setback
(2) The location of the Front Yard Building Setback as measured from the front property line
(3) The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single family home.
(4) As measured from the rear yard property line
(5) Porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the Front Yard Building Setback by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks

4. *Building Standard.* All development shall adhere to the following building standards:

(a) Masonry Requirement. The minimum masonry requirement for the exterior facades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, stucco, cast stone, and cementaceous fiberboard horizontal lap-siding (e.g. HardiBoard or Hardy Plank).

(b) Roof Pitch. A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch.

(c) Garage Orientation. Garages maybe oriented toward the street in a front entry configuration; however, the front façade of the garage must be situated a minimum of ten (10) feet behind the front façade of the primary structure or porch structure. In addition the following architectural elements must be included on all front entry homes:

1) Divided bay garage doors
2) Carriage style hardware and lighting
3) Cedar clad garage doors
4) Driveways must be constructed with ornamental stamped concrete brick pavers.

5. *Anti-Monotony Restrictions.* The development shall adhere to the following anti-monotony restrictions:

(A) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least five (5) intervening homes of differing appearance on the opposite side of the street. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

1) Number of stories
2) Permitted encroachment type and layout
3) Roof type and layout
4) Articulation of the front façade

(B) Permitted encroachment (Porches) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(C) Each phase of the subdivision will allow for a maximum four (4) compatible roof Colors. All roof shingles shall be an architectural or dimensional shingle.

6. *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials, and colors of the primary structure on the same lot and meet the following standards:

(A) No front yard fences allowed
(B) *Corner Lots.* Corner lots shall utilize a wood fence that extends no further than the back (rear) corner of the house. The fence shall be a minimum of six (6) feet tall. The fence shall be located a minimum of five (5) feet from the sidewalk's edge.
(C) *Rear Yard Fences.* Rear yard fences shall not extend forward, towards the front of the house, beyond the back (rear) corner of the house.
(D) *Wood Fences.* All wood fences shall be constructed of a standard fencing material (minimum of ½" thickness or better; spruce fencing will not be allowed), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be stained and sealed with all pickets being placed on the "public side" facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.
(E) *Wrought Iron/Tubular Steel.* Lots located along the perimeter of roadways, abutting open space, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
(F) *Solid Fences (including wood fences).* All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

7. *Landscape and Hardscape Standards.*

(A) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All canopy/shade trees planted within this development shall be a minimum of four (4) caliper inches in size and all accent/ornamental/under story trees shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within the subdivision:

    (1) Canopy/shade trees. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.
    (2) Accent/ornamental/under story trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

(B) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (FM 549).* A minimum of a 20 foot landscape buffer shall be provided along the frontage of FM 549 (outside of the required right-of-way dedication) and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30 inches and a maximum height of 48 inches. In addition, at least one canopy tree shall be planted per 50 feet of linear frontage. A minimum of a five (5) foot sidewalk shall be required along FM 549.

(2) *Landscape Buffer (SH 205).* A minimum of a 20 foot landscape buffer shall be provided along the frontage of SH 205 (outside of the required right-of-way dedication), and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30 inches and a maximum height of 48 inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100 feet of linear frontage.

(C) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation Installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.

(D) *Street Trees and Hardscape.* Street tree and hardscape plans indicating the location of all sidewalk and trails shall be reviewed and approved with the PD Site Plan.

(E) *Lighting.* Light poles shall not exceed 20 feet in total height. All fixtures shall be directed downward and be positioned to contain all light within the development area.

(F) *Sidewalks.* At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.

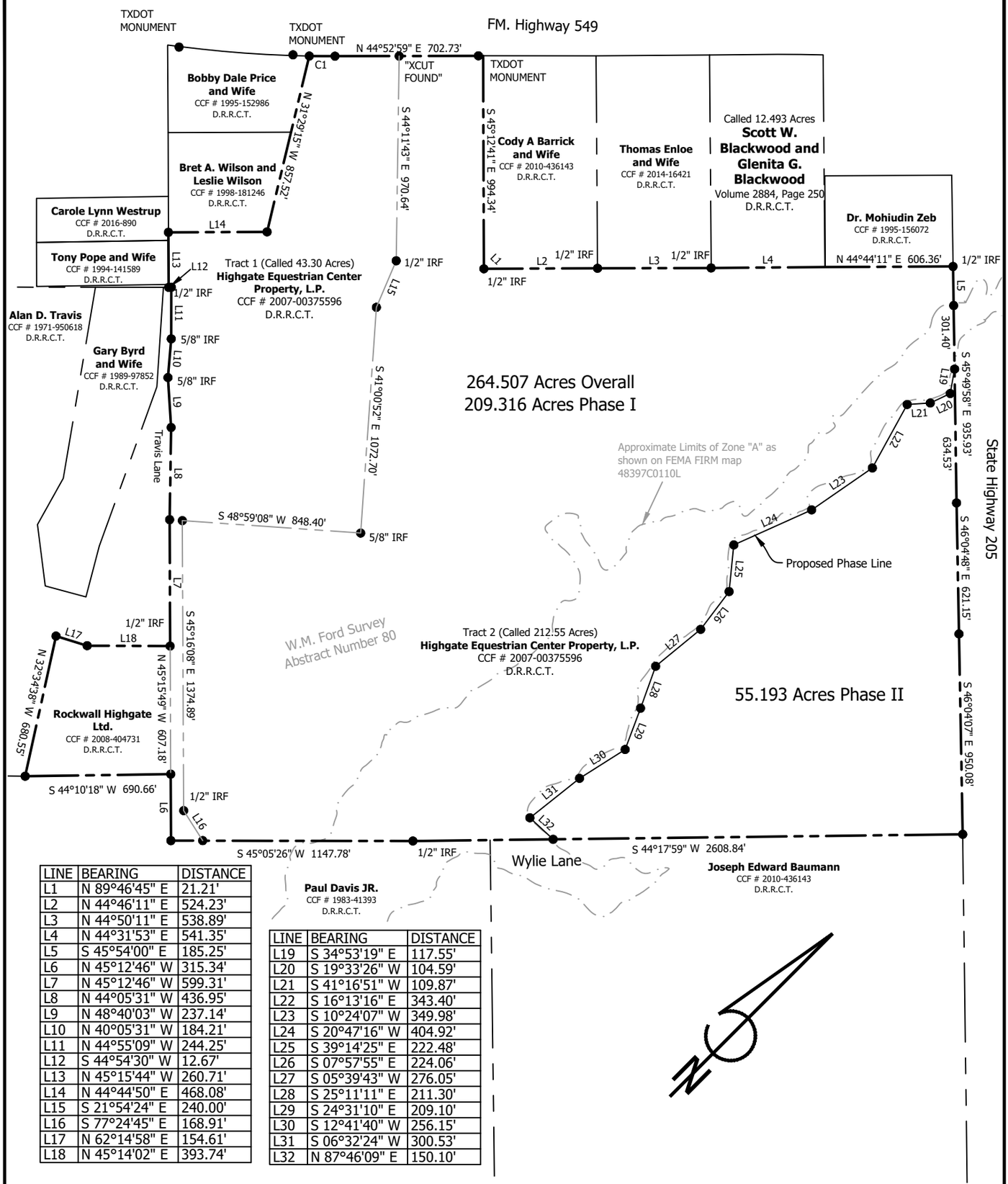
(G) *Open Space.* The development shall consist of a minimum of 35 % open space and generally conform with the Open Space Plan contained in Exhibit ___ of this ordinance.

(H) *Neighborhood signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan.

(I) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood open space and common areas, irrigation, landscaping, screening fences associated with this development.

(J) *Variances.* The variance procedures and standards for approval that are set forth in The Unified Development Code shall apply to any application for variances to this ordinance.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	121.99'	5796.43'	1°12'21"	N 45°17'37" E	121.99'



LINE	BEARING	DISTANCE
L1	N 89°46'45" E	21.21'
L2	N 44°46'11" E	524.23'
L3	N 44°50'11" E	538.89'
L4	N 44°31'53" E	541.35'
L5	S 45°54'00" E	185.25'
L6	N 45°12'46" W	315.34'
L7	N 45°12'46" W	599.31'
L8	N 44°05'31" W	436.95'
L9	N 48°40'03" W	237.14'
L10	N 40°05'31" W	184.21'
L11	N 44°55'09" W	244.25'
L12	S 44°54'30" W	12.67'
L13	N 45°15'44" W	260.71'
L14	N 44°44'50" E	468.08'
L15	S 21°54'24" E	240.00'
L16	S 77°24'45" E	168.91'
L17	N 62°14'58" E	154.61'
L18	N 45°14'02" E	393.74'

LINE	BEARING	DISTANCE
L19	S 34°53'19" E	117.55'
L20	S 19°33'26" W	104.59'
L21	S 41°16'51" W	109.87'
L22	S 16°13'16" E	343.40'
L23	S 10°24'07" W	349.98'
L24	S 20°47'16" W	404.92'
L25	S 39°14'25" E	222.48'
L26	S 07°57'55" E	224.06'
L27	S 05°39'43" W	276.05'
L28	S 25°11'11" E	211.30'
L29	S 24°31'10" E	209.10'
L30	S 12°41'40" W	256.15'
L31	S 06°32'24" W	300.53'
L32	N 87°46'09" E	150.10'

EXHIBIT SHOWING

264.507 Acres of land situated in the W.M. Survey, Abstract Number 80, Rockwall County, Texas.

Project Number: 180164 Date: February 18, 2019
Revised Date:
Revision Notes:

Sheet 1 of 4

STATE OF TEXAS
REGISTERED
JEREMY LUKE DEAL
5696
PROFESSIONAL
LAND SURVEYOR

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 *TBPE Firm Registration # 17968*

SCALE : 1"= 600'

0' 600' 1200'

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LEGAL DESCRIPTION (OVERALL)

BEING a 264.507 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55 acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along the northwest line of said Wylie Lane, a distance of 2608.84 feet, to a 1/2" iron rod found;

THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said northwest line, a distance of 1147.78 feet, to the southwest corner of said called 43.30 acre tract,;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls:

North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangent curve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's File Number 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

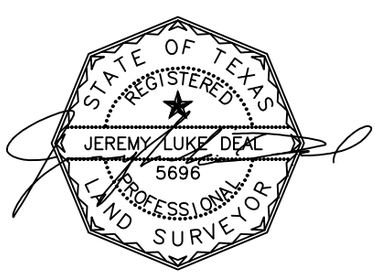
THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said East right-of-way line, a distance of 935.93 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 48 Seconds East, continuing along said East right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 07 Seconds East, continuing along said East right-of-way line, a distance of 950.08 feet, to the POINT OF BEGINNING, and containing 264.507 acres of land, more or less.

Project Number: 180164 Date: February 18, 2019
Revised Date:
Revision Notes:



REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 *TBPE Firm Registration # 17968*

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LEGAL DESCRIPTION (PHASE I)

BEING a 209.316 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being part of that called 43.30 acre tract of land described as (Tract 1) and all of that called 212.55 acre tract of land described as (Tract 2) described in deed to Hillwood Enterprises, Corporate Partner, L.P., recorded in Clerk's File Number 20070000375596, Deed Records, Rockwall County, Texas, and being part of that called 43.30 acre tract of land described as Tract 1 and all of that called 212.55 acre tract of land described as Tract 2 described in deed to Hillwood Land, Corporate Partner, L.P., recorded in Clerk's File Number 20080000404731, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the Southeast corner of said called 43.30 acre tract of land, same being the Northeast corner of a called 10.00 acre tract of land described as W. Lewis;

THENCE North 45 Degrees 12 Minutes 46 Seconds West along the Northeast line of said called 10.00 acre tract of land, same being the Southwest line of said called 43.30 acre tract of land, a distance of 315.34 feet to a 1/2" iron rod found for corner at the Northeast corner of said called 10.00 acre tract of land, same being the Southeast corner of a called 1.00 acre tract of land described as Rockwall Hillwood Corporate;

THENCE South 44 Degrees 10 Minutes 18 Seconds West along the Northwest line of said called 10.00 acre tract of land, same being the Southeast line of said called 1.00 acre tract of land, a distance of 690.66 feet to a 1/2" iron rod found for corner at the Southwest corner of said called 10.00 acre tract of land, same being the Southeast corner of said called 1.00 acre tract of land, same being the Northeast line of a called 1.00 acre tract of land described as Rockwall Hillwood Corporate;

THENCE North 32 Degrees 34 Minutes 38 Seconds West along the Southwest line of said called 10.00 acre tract of land, same being the Northeast line of said called 1.00 acre tract of land, a distance of 680.55 feet to a 1/2" iron rod found for corner at the Northwest corner of said called 10.00 acre tract of land, same being the Northeast corner of said called 1.00 acre tract of land, same being the Southeast line of a called 1.00 acre tract of land described as Rockwall Hillwood Corporate;

THENCE North 62 Degrees 14 Minutes 58 Seconds East along the Northwest line of said called 10.00 acre tract of land, same being the Southeast line of said called 1.00 acre tract of land, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East along the Northwest line of said called 43.30 acre tract of land, same being the Southeast line of said called 1.00 acre tract of land, a distance of 393.74 feet to a 1/2" iron rod found for corner at the Northeast corner of said called 1.00 acre tract of land, same being the Southeast corner of said called 1.00 acre tract of land, same being the Southwest line of a called 1.00 acre tract of land described as Rockwall Hillwood Corporate, and being the beginning of a non-tangent curve to the left having a central angle of 90 Degrees 00 Minutes 00 Seconds, a radius of 43.30 feet, and a chord which bears North 89 Degrees 45 Minutes 58 Seconds East, a distance of 61.23 feet;

THENCE Northeasterly along said non-tangent curve to the left, and along the Northwest line of said called 43.30 acre tract of land, same being the Southeast line of said called 1.00 acre tract of land, an arc distance of 67.99 feet to a 1/2" iron rod found for corner at the end of said curve, same being the Northeast corner of said called 43.30 acre tract of land, same being the Southeast corner of said called 1.00 acre tract of land, same being the Southwest line of a called 1.00 acre tract of land described as Rockwall Hillwood Corporate;

THENCE North 44 Degrees 45 Minutes 58 Seconds East along the Northwest line of said called 43.30 acre tract of land, same being the Southeast line of said called 1.00 acre tract of land, a distance of 599.31 feet to a 1/2" iron rod found for corner at the Northeast corner of said called 1.00 acre tract of land, same being the Southeast corner of said called 1.00 acre tract of land, same being the Southwest line of a called 1.00 acre tract of land described as Rockwall Hillwood Corporate;

North 44 Degrees 05 Minutes 31 Seconds East along the Northwest line of said called 43.30 acre tract of land, same being the Southeast line of said called 1.00 acre tract of land, a distance of 436.95 feet to a 1/2" iron rod found for corner at the Northeast corner of said called 1.00 acre tract of land, same being the Southeast corner of said called 1.00 acre tract of land, same being the Southwest line of a called 1.00 acre tract of land described as Rockwall Hillwood Corporate;

North 48 Degrees 40 Minutes 03 Seconds East along the Northwest line of said called 43.30 acre tract of land, same being the Southeast line of said called 1.00 acre tract of land, a distance of 237.14 feet to a 5/8" iron rod found for corner;

North 40 Degrees 05 Minutes 31 Seconds West along the Northwest line of said called 43.30 acre tract of land, same being the Southeast line of said called 1.00 acre tract of land, a distance of 184.21 feet to a 5/8" iron rod found for corner;

North 44 Degrees 55 Minutes 09 Seconds East along the Northwest line of said called 43.30 acre tract of land, same being the Southeast line of said called 1.00 acre tract of land, a distance of 244.25 feet to a 5/8" iron rod found for corner;

South 44 Degrees 54 Minutes 30 Seconds East along the Northwest line of said called 43.30 acre tract of land, same being the Southeast line of said called 1.00 acre tract of land, a distance of 12.67 feet to a 1/2" iron rod found for corner;

North 45 Degrees 15 Minutes 44 Seconds East along the Northwest line of said called 43.30 acre tract of land, same being the Southeast line of said called 1.00 acre tract of land, a distance of 260.71 feet to a 1/2" iron rod found for corner at the Northeast corner of said called 43.30 acre tract of land, same being the Southeast corner of said called 1.00 acre tract of land, same being the Southwest line of a called 1.00 acre tract of land described as Brad A. Wilson and Leann Wilson recorded in Clerk's File Number 19980000181246, Deed Records, Rockwall County, Texas, and being the beginning of a non-tangent curve to the left having a central angle of 90 Degrees 00 Minutes 00 Seconds, a radius of 43.30 feet, and a chord which bears North 89 Degrees 45 Minutes 58 Seconds East, a distance of 61.23 feet;

THENCE Northeasterly along said non-tangent curve to the left, and along the Northwest line of said called 43.30 acre tract of land, an arc distance of 67.99 feet to a 1/2" iron rod found for corner at the end of said curve, same being the Northeast corner of said called 43.30 acre tract of land, same being the Southeast corner of said called 1.00 acre tract of land, same being the Southwest line of a called 1.00 acre tract of land described as Brad A. Wilson and Leann Wilson recorded in Clerk's File Number 20100000436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East along the Northeast line of said called 43.30 acre tract of land, same being the Southwest line of said called 1.00 acre tract of land, a distance of 212.55 feet to a 1/2" iron rod found for corner at the Southeast corner of said called 43.30 acre tract of land, same being the Southwest corner of said called 1.00 acre tract of land, same being the Northwest line of a called 10.00 acre tract of land described as Barrett Brothers, Inc.;

THENCE South 89 Degrees 46 Minutes 45 Seconds East along the Northeast line of said called 212.55 acre tract of land, same being the Southwest line of said called 10.00 acre tract of land, a distance of 21.21 feet to a 1/2" iron rod found for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East along the Northwest line of said called 43.30 acre tract of land, same being the Southeast line of said called 1.00 acre tract of land, a distance of 524.23 feet to a 1/2" iron rod found for corner at the Northeast corner of said called 43.30 acre tract of land, same being the Southeast corner of said called 1.00 acre tract of land, same being the Southwest line of said called 10.00 acre tract of land, same being the Northwest line of a called 1.00 acre tract of land described as Tract 1 and Tract 2 described in deed to Wilson Family Trust recorded in Clerk's File Number 20140000216421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East along the Northwest line of said called 43.30 acre tract of land, same being the Southeast line of said called 1.00 acre tract of land, a distance of 538.89 feet to a 1/2" iron rod found for corner at the Northeast corner of said called 43.30 acre tract of land, same being the Southeast corner of said called 1.00 acre tract of land, same being the Southwest line of said called 10.00 acre tract of land, same being the Northwest line of a called 1.00 acre tract of land described as Tract 1 and Tract 2 described in deed to Gregory G. Bailey and Debra Bailey recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas, and being the beginning of a non-tangent curve to the left having a central angle of 90 Degrees 00 Minutes 00 Seconds, a radius of 43.30 feet, and a chord which bears North 89 Degrees 45 Minutes 58 Seconds East, a distance of 61.23 feet;

THENCE Northeasterly along said non-tangent curve to the left, and along the Northwest line of said called 43.30 acre tract of land, an arc distance of 67.99 feet to a 1/2" iron rod found for corner at the end of said curve, same being the Northeast corner of said called 43.30 acre tract of land, same being the Southeast corner of said called 1.00 acre tract of land, same being the Southwest line of said called 10.00 acre tract of land, same being the Northwest line of a called 1.00 acre tract of land described as Dr. Mark Dodd and Sandra Dodd recorded in Clerk's File Number 19950000156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East along the Northwest line of said called 43.30 acre tract of land, same being the Southeast line of said called 1.00 acre tract of land, a distance of 606.36 feet to a 1/2" iron rod found for corner at the Northeast corner of said called 43.30 acre tract of land, same being the Southeast corner of said called 1.00 acre tract of land, same being the Southwest line of said called 10.00 acre tract of land, same being the Northwest line of a called 1.00 acre tract of land described as Hillwood Land, Corporate Partner, L.P. recorded in Clerk's File Number 20050000205, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 54 Minutes 00 Seconds East along the Northeast line of said called 43.30 acre tract of land, same being the Southwest line of said called 1.00 acre tract of land, a distance of 185.25 feet to a 1/2" iron rod found for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East along the Northeast line of said called 43.30 acre tract of land, same being the Southwest line of said called 1.00 acre tract of land, a distance of 301.40 feet to a 1/2" iron rod found for corner;

THENCE South 44 Degrees 10 Minutes 02 Seconds West along the Southeast line of said called 43.30 acre tract of land, same being the Northwest line of said called 212.55 acre tract of land, a distance of 212.55 feet to a 1/2" iron rod found for corner at the Southwest corner of said called 43.30 acre tract of land, same being the Northwest corner of said called 212.55 acre tract of land, same being the Northeast line of a called 10.00 acre tract of land described as W. Lewis;

South 34 Degrees 53 Minutes 19 Seconds East along the Southwest line of said called 212.55 acre tract of land, same being the Northeast line of said called 10.00 acre tract of land, a distance of 117.55 feet to a 1/2" iron rod found for corner;

South 19 Degrees 33 Minutes 26 Seconds West along the Southwest line of said called 212.55 acre tract of land, same being the Northeast line of said called 10.00 acre tract of land, a distance of 104.59 feet to a 1/2" iron rod found for corner;

South 41 Degrees 16 Minutes 51 Seconds West along the Southwest line of said called 212.55 acre tract of land, same being the Northeast line of said called 10.00 acre tract of land, a distance of 109.87 feet to a 1/2" iron rod found for corner;

South 16 Degrees 13 Minutes 16 Seconds East along the Southwest line of said called 212.55 acre tract of land, same being the Northeast line of said called 10.00 acre tract of land, a distance of 343.40 feet to a 1/2" iron rod found for corner;

South 10 Degrees 24 Minutes 07 Seconds West along the Southwest line of said called 212.55 acre tract of land, same being the Northeast line of said called 10.00 acre tract of land, a distance of 349.98 feet to a 1/2" iron rod found for corner;

South 20 Degrees 47 Minutes 16 Seconds West along the Southwest line of said called 212.55 acre tract of land, same being the Northeast line of said called 10.00 acre tract of land, a distance of 404.92 feet to a 1/2" iron rod found for corner;

South 39 Degrees 14 Minutes 25 Seconds East along the Southwest line of said called 212.55 acre tract of land, same being the Northeast line of said called 10.00 acre tract of land, a distance of 222.48 feet to a 1/2" iron rod found for corner;

South 07 Degrees 57 Minutes 55 Seconds East along the Southwest line of said called 212.55 acre tract of land, same being the Northeast line of said called 10.00 acre tract of land, a distance of 224.06 feet to a 1/2" iron rod found for corner;

South 05 Degrees 39 Minutes 43 Seconds West along the Southwest line of said called 212.55 acre tract of land, same being the Northeast line of said called 10.00 acre tract of land, a distance of 276.05 feet to a 1/2" iron rod found for corner;

South 25 Degrees 11 Minutes 11 Seconds East along the Southwest line of said called 212.55 acre tract of land, same being the Northeast line of said called 10.00 acre tract of land, a distance of 211.30 feet to a 1/2" iron rod found for corner;

South 24 Degrees 31 Minutes 10 Seconds East along the Southwest line of said called 212.55 acre tract of land, same being the Northeast line of said called 10.00 acre tract of land, a distance of 209.10 feet to a 1/2" iron rod found for corner;

South 12 Degrees 41 Minutes 40 Seconds West along the Southwest line of said called 212.55 acre tract of land, same being the Northeast line of said called 10.00 acre tract of land, a distance of 256.15 feet to a 1/2" iron rod found for corner;

South 06 Degrees 32 Minutes 24 Seconds West along the Southwest line of said called 212.55 acre tract of land, same being the Northeast line of said called 10.00 acre tract of land, a distance of 300.53 feet to a 1/2" iron rod found for corner;

North 87 Degrees 46 Minutes 09 Seconds East along the Southeast line of said called 212.55 acre tract of land, same being the Northwest line of said called 10.00 acre tract of land, a distance of 150.10 feet to a 1/2" iron rod found for corner at the Northeast corner of said called 10.00 acre tract of land, same being the Southeast corner of said called 1.00 acre tract of land, same being the Northwest line of a called 1.00 acre tract of land described as W. Lewis;

THENCE South 44 Degrees 17 Minutes 59 Seconds West along the Northwest line of said called 1.00 acre tract of land, a distance of 665.41 feet to a 1/2" iron rod found for corner;

THENCE South 45 Degrees 05 Minutes 26 Seconds West along the Northwest line of said called 1.00 acre tract of land, a distance of 1147.78 feet to the POINT OF BEGINNING and containing 209.316 acres of land, more or less.

Project Number: 180164 Date: February 18, 2019
Revised Date:
Revision Notes:

STATE OF TEXAS
REGISTERED
JEREMY LUKE DEAL
5696
PROFESSIONAL
LAND SURVEYOR

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 *TBPE Firm Registration # 17968*

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LEGAL DESCRIPTION (PHASE II)

BEING a 55.193 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being a portion of a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found at the northernmost corner of said called 212.55 acre tract, same being the easternmost corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas, and being on the southwest right-of-way line of State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said southwest right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said southwest right-of-way line, a distance of 301.40 feet, to the POINT OF BEGINNING;

THENCE Southwesterly, departing said southwest right-of-way line and over and across said called 212.55 acre tract, the following calls:

South 34 Degrees 53 Minutes 19 Seconds East, a distance of 117.55 feet, to a point for corner;

South 19 Degrees 33 Minutes 26 Seconds West, a distance of 104.59 feet, to a point for corner;

South 41 Degrees 16 Minutes 51 Seconds West, a distance of 109.87 feet, to a point for corner;

South 16 Degrees 13 Minutes 16 Seconds East, a distance of 343.40 feet, to a point for corner;

South 10 Degrees 24 Minutes 07 Seconds West, a distance of 349.98 feet, to a point for corner;

South 20 Degrees 47 Minutes 16 Seconds West, a distance of 404.92 feet, to a point for corner;

South 39 Degrees 14 Minutes 25 Seconds East, a distance of 222.48 feet, to a point for corner;

South 07 Degrees 57 Minutes 55 Seconds East, a distance of 224.06 feet, to a point for corner;

South 05 Degrees 39 Minutes 43 Seconds West, a distance of 276.05 feet, to a point for corner;

South 25 Degrees 11 Minutes 11 Seconds East, a distance of 211.30 feet, to a point for corner;

South 24 Degrees 31 Minutes 10 Seconds East, a distance of 209.10 feet, to a point for corner;

South 12 Degrees 41 Minutes 40 Seconds West, a distance of 256.15 feet, to a point for corner;

South 06 Degrees 32 Minutes 24 Seconds West, a distance of 300.53 feet, to a point for corner;

North 87 Degrees 46 Minutes 09 Seconds East, a distance of 150.10 feet, to a point for corner, being on the North line of said Wylie Lane;

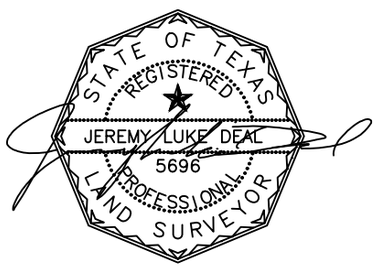
THENCE North 44 Degrees 17 Minutes 59 Seconds East, along the North line of said Wylie Lane, a distance of 2608.84 feet, to a point for corner at the intersection of said North line and the southwest right-of-way line of said State Highway No. 205;

THENCE North 46 Degrees 04 Minutes 07 Seconds East, departing said North line and along the said southwest right-of-way line, a distance of 950.08 feet, to a point for corner;

THENCE North 46 Degrees 04 Minutes 48 Seconds West, continuing along said southwest right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE North 45 Degrees 49 Minutes 58 Seconds West, continuing along said southwest right-of-way line, a distance of 634.53 feet, to the POINT OF BEGINNING, and containing 55.193 acres or land, more or less.

Project Number: 180164 Date: February 18, 2019
Revised Date:
Revision Notes:



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"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
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F.M. 549

STATE HWY 205

TRAVIS LN

WYLIE LN

±55 ACRES
PUBLIC PARK

±39 ACRES
PUBLIC PARK
& TRAILS

"WELCOME TO ROCKWALL" MONUMENT SIGN

±363
RESIDENTIAL LOTS
±114 ACRES
(223 60' LOTS)
(140 70' LOTS)

±182
RESIDENTIAL LOTS
±57 ACRES
(100 60' LOTS)
(82 70' LOTS)

N

0 250 500 1000
SCALE: 1"=500'

LEGEND
- 70' LOTS
- 60' LOTS
- PUBLIC PARK
- ROADWAY

HERITAGE PARK - ZONING CONCEPT PLAN

SOUTHWEST CORNER OF F.M. 549 & S.H. 205

ROCKWALL, ROCKWALL COUNTY, TEXAS

RELEASE DATE: 03/15/2019
SCALE: 1" = 500'
CODE: 611.011.001
DRAWN BY: TRB

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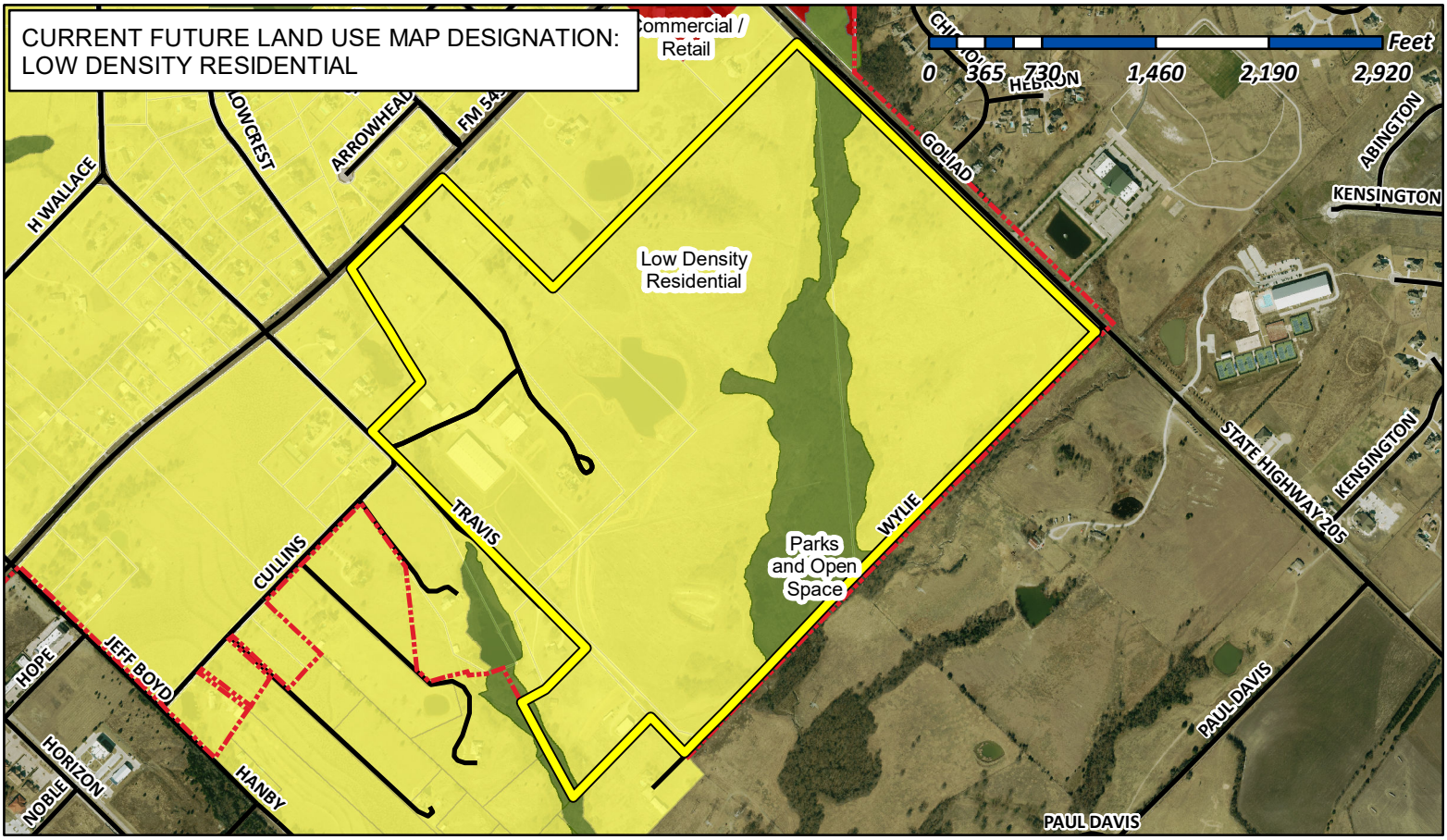
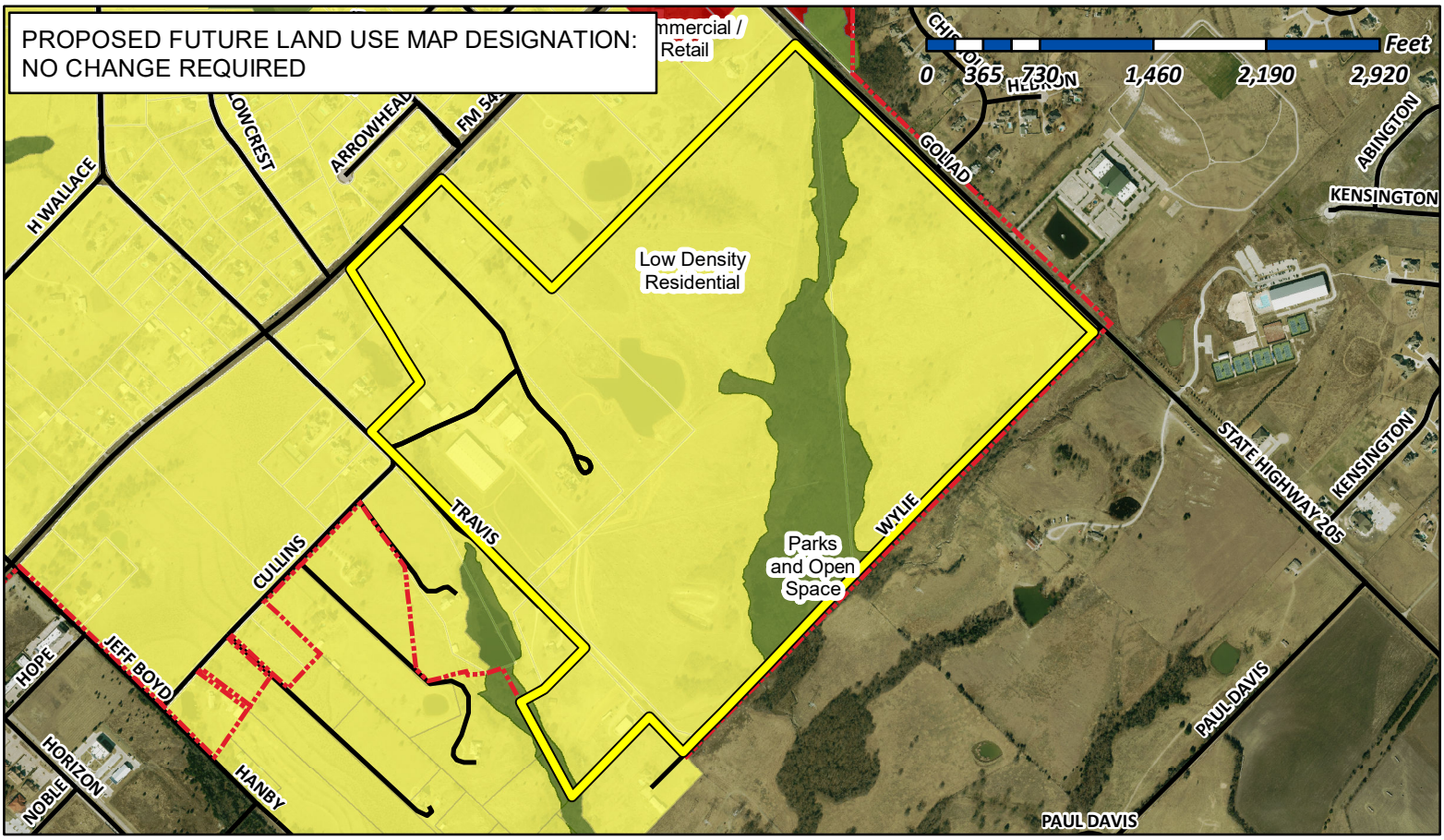
Civil Engineers Surveyors Water Resource Engineers Water & Waste Water Engineers
Construction Managers Environmental Scientists Landscape Architects Planners
Texas Board of Professional Engineers Registration No. F-18141





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.

18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2. *Commercial/Industrial Land Uses*. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3. *Transitional Areas*. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [*SH-205*]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.



1 Current Suburban Residential



1 Current Suburban Residential



1 Future Suburban Residential



1 Current Suburban Residential

POINTS OF REFERENCE

A. Windmill Ridge Subdivision
B. Lynden Park Estates Subdivision
C. Lake Rockwall Estates Subdivision
D. Oaks of Buffalo Way Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

BUILD OUT
4,251
14,108

% OF ROCKWALL
10.95%
10.34%
12.49%

CURRENT
2,190
188
7,437

COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%

MINOR COLLECTOR
M4D
M4U
TXDOT 4D

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

FISCAL IMPACT ANALYSIS TOOL

ASSUMPTIONS: (1) All values are based on the Appraised Value and *not* the Market Value; (2) All Agricultural (AG) District land is assumed to be residential under Current Zoning and zoned in accordance to the Future Land Use Map under Current Zoning at Build Out.
DISCLAIMER: The information provided below is not a reasonable basis for the approval or denial of any zoning case. This is a general tool that is meant to assist elected and appointed officials in the understanding the potential fiscal impacts of a zoning request, and to track conformance to the Comprehensive Plan's targeted land use ratios of 80% residential to 20% commercial land use, which is intended to yield a 67% residential value to 33% commercial value.
SUMMARY OF METHODOLOGY: The methods used in this study are based on a rough fiscal impact analysis, and involve reducing the City's land values down to a per square footage cost to estimate potential impact on existing property value. The cost of service model is constructed around the City's current fiscal year costs versus the percentage of land area that is currently residential and non-residential. A per capita multiplier and average cost method were used to estimate sales tax.

CASE NO.: *Z2019-005*

CASE NAME: *Zoning Change (AG to PD) for Heritage Park*

ZONING MAP

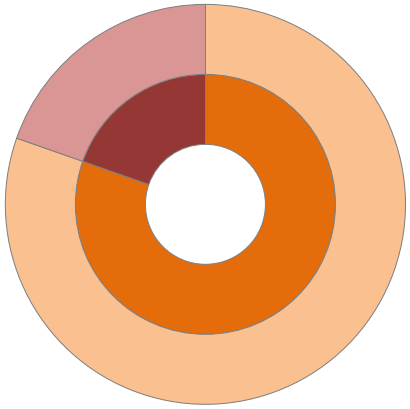


	PRESENT				PROPOSED				CHANGE				GOAL		
	LAND USE		LAND VALUE		LAND USE		LAND VALUE		LAND USE		LAND VALUE				
	ACRES	%	EST. PROP. VALUE	%	ACRES	%	EST. PROP. VALUE	%	CH. ACRES	% CHANGE	CHANGE IN VALUE	% CHANGE	ACREAGE	VALUE	DIFFERENCE
RESIDENTIAL	10,932.42	75.48%	$ 4,084,912,315.77	75.90%	10,932.42	75.48%	4,358,226,434.86	77.06%	-	0.00%	273,314,119.09	5.08%	80%	67%	-10.06%
NON-RESIDENTIAL	3,552.00	24.52%	$ 1,297,389,588.23	24.10%	3,552.00	24.52%	1,297,389,588.23	22.94%	-	0.00%	-	0.00%	20%	33%	-10.06%
	14,484.42	100.00%	$ 5,382,301,904.00	100.00%	14,484.42	100.00%	5,655,616,023.09	100.00%			273,314,119.09	5.08%	100%	100%	
OPEN SPACE	2,487.57		$ 380,531,381.26		2,487.57		$ 381,558,120.00								
TOTAL	16,971.99		$ 5,762,833,285.26		16,971.99		6,037,174,143.09								

PRESENT	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	

PROPOSED	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	

CHANGE	ACRES	%
RESIDENTIAL	-	0.00%
NON-RESIDENTIAL	-	0.00%



FUTURE LAND USE MAP

ESTIMATED COST/REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
BENCHMARKS				
Residential Value	$ 7,453,690.00	$ 159,668,944.44	$ 273,314,119.09	$ 113,645,174.65
Non-Residential Value	$ -	$ -	$ -	$ -
Residential Acreage	264.51	264.51	$ 264.51	$ -
Non-Residential Acreage	-	-	$ -	$ -
ANNUAL REVENUES				
Residential Revenues	$ 29,971.29	$ 642,405.12	$ 1,106,099.73	$ 463,694.61
Non-Residential Revenues	$ -	$ -	$ -	$ -
Direct Sales Tax Increase	$ 28,561.94	$ -	$ -	$ -
Indirect Sales Tax Increase	$ -	$ 89,426.38	$ 243,463.32	$ 154,036.94
Total Revenues	$ 58,533.22	$ 731,831.50	$ 1,349,563.05	$ 617,731.54
ANNUAL EXPENDITURES				
Cost of Community Service for Residential	$ -	$ (1,438,287.51)	$ (3,584,932.10)	$ (2,146,644.59)
Cost of Community Service for Non-Resident	$ -	$ -	$ -	$ -
Total Estimated Expenditures	$ -	$ (1,438,287.51)	$ (3,584,932.10)	$ (2,146,644.59)
EST. ANN. COST/REVENUES	$ 58,533.22	$ (706,456.01)	$ (2,235,369.06)	$ (1,528,913.05)
OTHER BENCHMARKS				
Additional Citizens Added to Population		614	1,531	917
Estimated Non-Resident Consumers in City		-	-	-

NOTES: The subject property has an agricultural exemption, which would heavily reduce the current estimated annual cost/revenues. It should also be pointed out that the model will always show residential property as running a deficit due to the community cost of service associated with residential land uses.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

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, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 264.510-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 17-13, 17-14, 17-15, 17-16 & 40-8 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 by Kent Donahue of Donahue Development Corporation on behalf of Rockwall Highgate, LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses, on a 264.510-acre tract of land identified as Tracts 17-13 [*50.00-Acres*], 17-14 [*26.452-Acres*], 17-15 [*134.33-Acres*], 17-16 [*43.60-Acres*], & 40-8 [*8.79-Acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached

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hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* An *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with an *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and an *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 7. That 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

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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 8. That 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, 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 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. 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 6TH DAY OF MAY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *April 15, 2019*

2nd Reading: *May 6, 2019*

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Exhibit 'B':
Legal Description and Survey

BEING a 264.61-acre tract of land situated in the W. M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30-acre tract of land (*Tract 1*) and a called 212.55-acre tract of land (*Tract 2*) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's *File Number 2007-375596*, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, LTD., recorded in County Clerk's *File Number 2008-404731*, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55-acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;
THENCE South 44 Degrees 31Min utes 24 Seconds West, along the northwest line of sa id Wylie Lane, a distance of 2609.49 feet, to a point for corner;

THENCE South 45 Degrees 18 Minutes 48 Seconds West, continuing along said northwest line, a distance of 1,147.99 feet, to the southwest corner of said called 43.30-acre tract;

THENCE North 45 Degrees 02 Minutes 31 Seconds West, departing said northwest line, and along the southwest line of said called 212.55-acre tract, a distance of 315.56-feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 22 Minutes 37 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66-feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 22 Minutes 19 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55-feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 32 Minutes 45 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 110.73-feet;

THENCE North 62 Degrees 13 Minutes 29 Seconds East, continuing along said northwest line, a distance of 43.88-feet;

THENCE North 45 Degrees 26 Minutes 21 Seconds East, continuing along said North line, a distance of 393.74-feet, to the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30-acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 00 Minutes 29 Seconds West, a distance of 599.06-feet, to a point for corner;

> North 43 Degrees 53 Minutes 14 Seconds West, a distance of 436.95-feet, to a point for corner;
> North 48 Degrees 27 Minutes 46 Seconds West, a distance of 237.14-feet, to a point for corner;
> North 39 Degrees 48 Minutes 03 Seconds West, a distance of 184.23-feet, to a point for corner;
> North 44 Degrees 40 Minutes 42 Seconds West, a distance of 244.69-feet, to a point for corner;
> South 45 Degrees 08 Minutes 57 Seconds West, a distance of 12.69-feet, to a point for corner;
>
> North 45 Degrees 01 Minutes 43 Seconds West, a distance of 260.06-feet, to the lower northwest corner of said called 43.30-acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's *File Number 1998- 181246*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 58 Minutes 51 Seconds East, departing said East line and along the lower North line of said called 43.30-acre tract, being common with the South line of said Wilson tract, a distance of 467.61-feet, to the southeast corner of said Wilson tract;

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North 31 Degrees 15 Minutes 14 Seconds West, departing said common line and along the upper West line of said called 43.30-acre tract, a distance of 857.52-feet, to the northwest corner of said called 43.30-acre tract, being on the South right-of-way line of FM Highway No. 549;

THENCE North 45 Degrees 31 Minutes 38 Seconds East, a long said South right-of-way line, a distance of 121.99-feet, to a point for corner;

North 45 Degrees 00 Minutes 31 Seconds East, continuing a long said South right-of-way line, a distance of 703.71-feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's *File Number 2010-436143*, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 05 Minutes 09 Seconds East, departing said South right-of-way line and along the upper East line of said called 2 12.55-acre tract, being common with the West line of said Barrick tract, a distance of 995.00-feet, to a point for corner;

THENCE South 86 Degrees 43 Minutes 47 Seconds East, continuing along said common line, a distance of 21.21-feet, to a point for corner;

THENCE North 44 Degrees 53 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Barrick tract, a distance of 524.11-feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's *File Number 2014-16421*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 59 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Enloe tract, a distance of 539.08-feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493-acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in *Volume 2884, Page 250*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 22 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said called 12.493-acre tract, a distance of 541.09-feet, to the southeast corner of said called 12.493-acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's *File Number 1995-156072*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 56 Minutes 40 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Zeb tract, a distance of 606.32-feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 37 Minutes 13 Seconds East, departing said common line and along said West right-of-way line, a distance of 1,121.18-feet, to a point for corner;

THENCE South 45 Degrees 51 Minutes 23 Seconds East, continuing along said East right-of-way line, a distance of 621.15-feet, to a point for corner;

THENCE South 45 Degrees 50 Minutes 42 Seconds East, continuing a long said East right-of-way line, a distance of 951.25-feet, to the *POINT OF BEGINNING*, and containing 264.61-acres of land, more or less.

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Exhibit 'B':
Legal Description and Survey

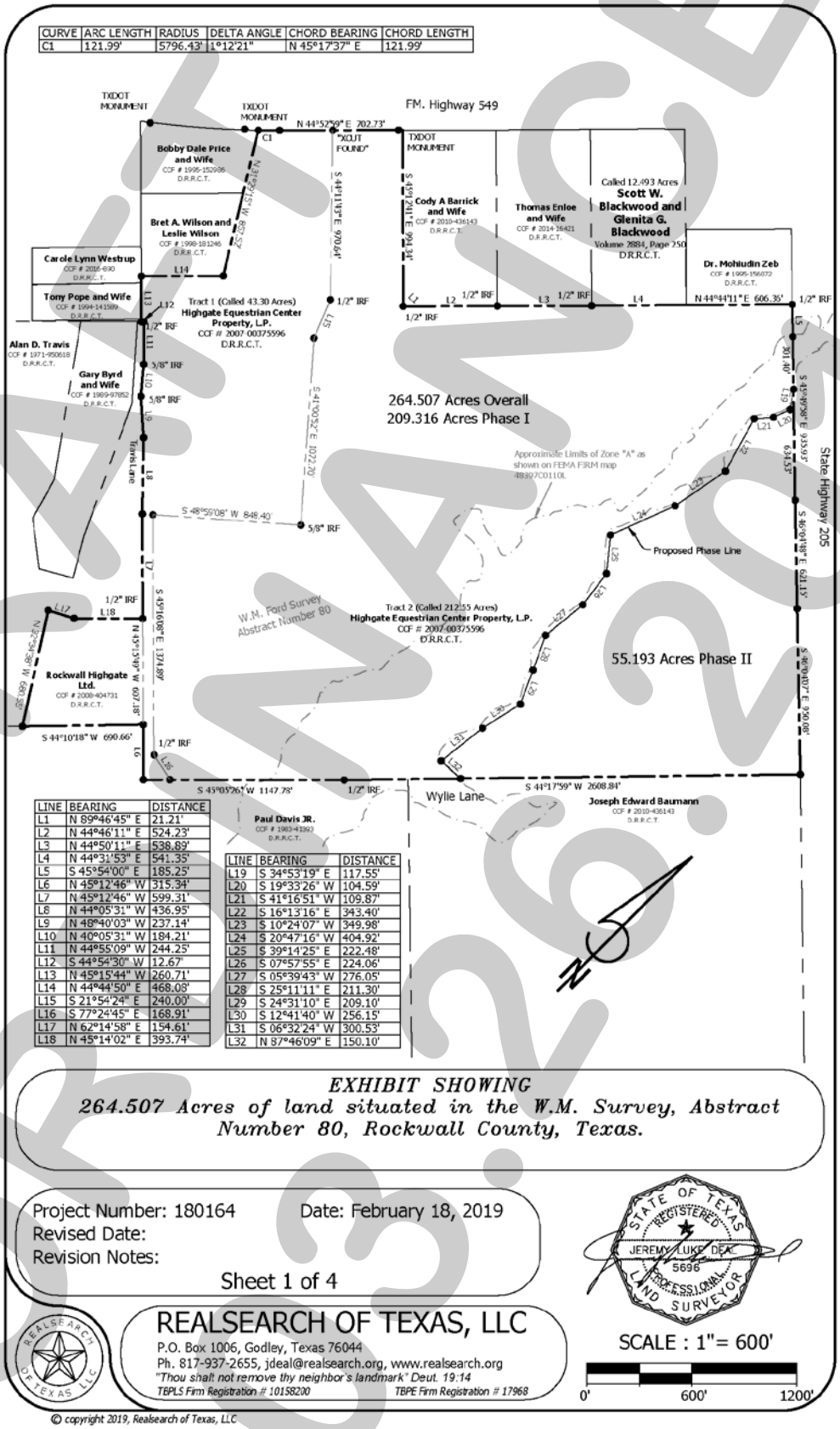

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Exhibit 'B':
Legal Description and Survey

LEGAL DESCRIPTION (OVERALL)

BEING a 264.507 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55 acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along the northwest line of said Wylie Lane, a distance of 2608.84 feet, to a 1/2" iron rod found;

THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said northwest line, a distance of 1147.78 feet, to the southwest corner of said called 43.30 acre tract,;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls:

North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangent curve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's File Number 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said East right-of-way line, a distance of 935.93 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 48 Seconds East, continuing along said East right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 07 Seconds East, continuing along said East right-of-way line, a distance of 950.08 feet, to the POINT OF BEGINNING, and containing 264.507 acres of land, more or less.

Project Number: 180164 Date: February 18, 2019
Revised Date:
Revision Notes:

Sheet 2 of 4



REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 *TBPE Firm Registration # 17968*

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Exhibit 'B':
Legal Description and Survey

LEGAL DESCRIPTION (PHASE I)

BEING a 209.316 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being a portion of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk s File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of said called 43.30 acre tract, being on the northwest line of Wylie Lane;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls:

North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangent curve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's File Number 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said southwest right-of-way line, a distance of 301.40 feet, to a point for corner;

THENCE Southwesterly, departing said West right-of-way line and over and across said called 212.55 acre tract, the following calls:

South 34 Degrees 53 Minutes 19 Seconds East, a distance of 117.55 feet, to a point for corner;

South 19 Degrees 33 Minutes 26 Seconds West, a distance of 104.59 feet, to a point for corner;

South 41 Degrees 16 Minutes 51 Seconds West, a distance of 109.87 feet, to a point for corner;

South 16 Degrees 13 Minutes 16 Seconds East, a distance of 343.40 feet, to a point for corner;

South 10 Degrees 24 Minutes 07 Seconds West, a distance of 349.98 feet, to a point for corner;

South 20 Degrees 47 Minutes 16 Seconds West, a distance of 404.92 feet, to a point for corner;

South 39 Degrees 14 Minutes 25 Seconds East, a distance of 222.48 feet, to a point for corner;

South 07 Degrees 57 Minutes 55 Seconds East, a distance of 224.06 feet, to a point for corner;

South 05 Degrees 39 Minutes 43 Seconds West, a distance of 276.05 feet, to a point for corner;

South 25 Degrees 11 Minutes 11 Seconds East, a distance of 211.30 feet, to a point for corner;

South 24 Degrees 31 Minutes 10 Seconds East, a distance of 209.10 feet, to a point for corner;

South 12 Degrees 41 Minutes 40 Seconds West, a distance of 256.15 feet, to a point for corner;

South 06 Degrees 32 Minutes 24 Seconds West, a distance of 300.53 feet, to a point for corner;

North 87 Degrees 46 Minutes 09 Seconds East, a distance of 150.10 feet, to a point for corner, being on the North line of said Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along said North line, a distance of 665.41 feet, to a point for corner;

THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said North line, a distance of 1147.78 feet, to the POINT OF BEGINNING, and containing 209.316 acres of land, more or less.

Project Number: 180164 Date: February 18, 2019
Revised Date:
Revision Notes:

Sheet 3 of 4

STATE OF TEXAS REGISTERED JEREMY LUKE DEAL 5696 PROFESSIONAL LAND SURVEYOR

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 *TBPE Firm Registration # 17968*

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DRAFT 03.26.2019

Exhibit 'B':
Legal Description and Survey

LEGAL DESCRIPTION (PHASE II)

BEING a 55.193 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being a portion of a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found at the northernmost corner of said called 212.55 acre tract, same being the easternmost corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas, and being on the southwest right-of-way line of State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said southwest right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said southwest right-of-way line, a distance of 301.40 feet, to the POINT OF BEGINNING;

THENCE Southwesterly, departing said southwest right-of-way line and over and across said called 212.55 acre tract, the following calls:

South 34 Degrees 53 Minutes 19 Seconds East, a distance of 117.55 feet, to a point for corner;

South 19 Degrees 33 Minutes 26 Seconds West, a distance of 104.59 feet, to a point for corner;

South 41 Degrees 16 Minutes 51 Seconds West, a distance of 109.87 feet, to a point for corner;

South 16 Degrees 13 Minutes 16 Seconds East, a distance of 343.40 feet, to a point for corner;

South 10 Degrees 24 Minutes 07 Seconds West, a distance of 349.98 feet, to a point for corner;

South 20 Degrees 47 Minutes 16 Seconds West, a distance of 404.92 feet, to a point for corner;

South 39 Degrees 14 Minutes 25 Seconds East, a distance of 222.48 feet, to a point for corner;

South 07 Degrees 57 Minutes 55 Seconds East, a distance of 224.06 feet, to a point for corner;

South 05 Degrees 39 Minutes 43 Seconds West, a distance of 276.05 feet, to a point for corner;

South 25 Degrees 11 Minutes 11 Seconds East, a distance of 211.30 feet, to a point for corner;

South 24 Degrees 31 Minutes 10 Seconds East, a distance of 209.10 feet, to a point for corner;

South 12 Degrees 41 Minutes 40 Seconds West, a distance of 256.15 feet, to a point for corner;

South 06 Degrees 32 Minutes 24 Seconds West, a distance of 300.53 feet, to a point for corner;

North 87 Degrees 46 Minutes 09 Seconds East, a distance of 150.10 feet, to a point for corner, being on the North line of said Wylie Lane;

THENCE North 44 Degrees 17 Minutes 59 Seconds East, along the North line of said Wylie Lane, a distance of 2608.84 feet, to a point for corner at the intersection of said North line and the southwest right-of-way line of said State Highway No. 205;

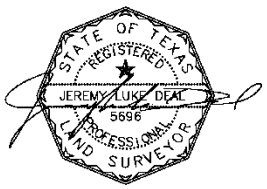
THENCE North 46 Degrees 04 Minutes 07 Seconds East, departing said North line and along the said southwest right-of-way line, a distance of 950.08 feet, to a point for corner;

THENCE North 46 Degrees 04 Minutes 48 Seconds West, continuing along said southwest right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE North 45 Degrees 49 Minutes 58 Seconds West, continuing along said southwest right-of-way line, a distance of 634.53 feet, to the POINT OF BEGINNING, and containing 55.193 acres or land, more or less.

Project Number: 180164 Date: February 18, 2019
Revised Date:
Revision Notes:

Sheet 4 of 4



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DRAFT ORDINANCE 03.26.2019

Exhibit 'C':
Concept Plan

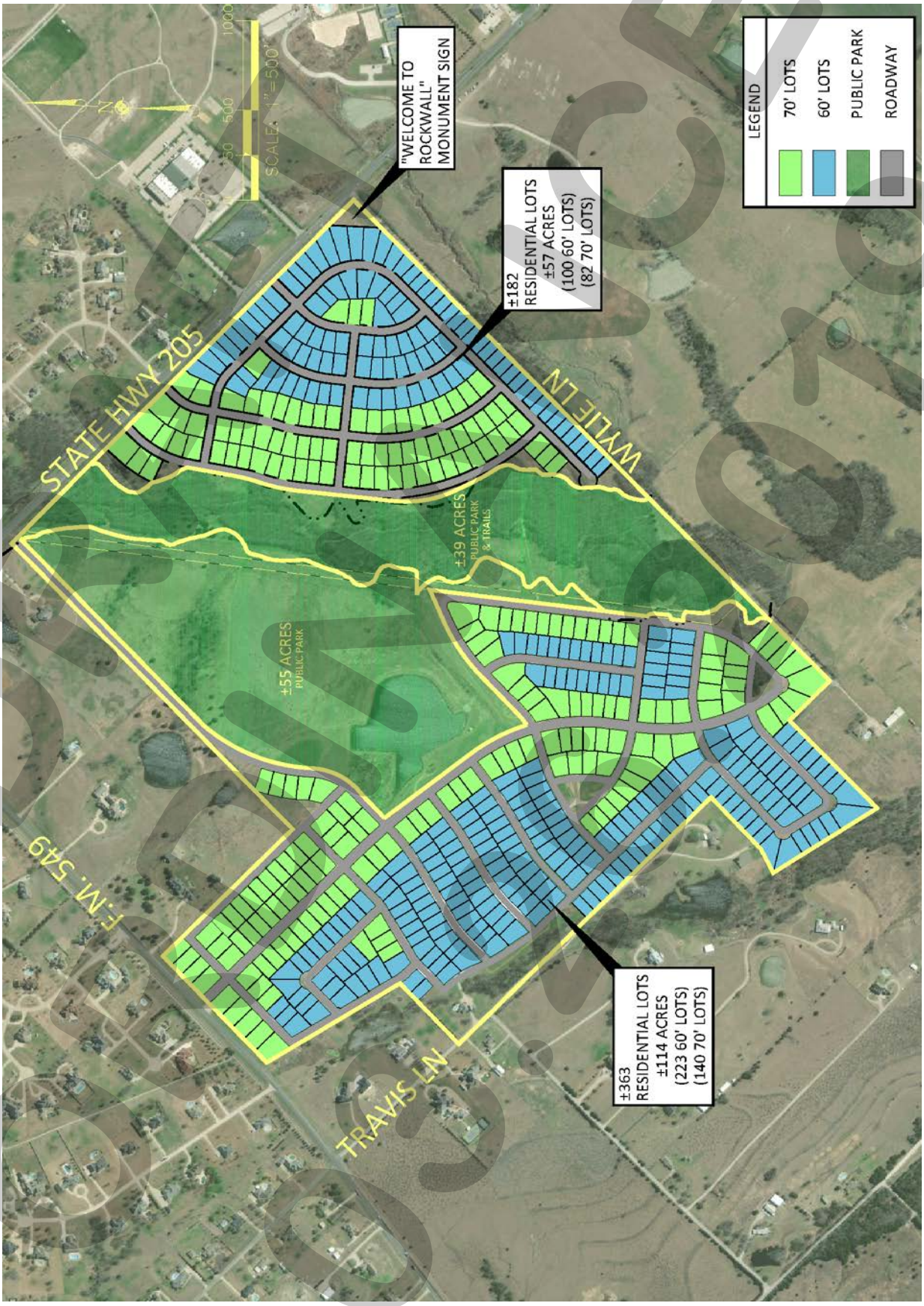

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Exhibit 'D':
Density and Development Standards

Density and Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	60' x 120'	7,200 SF	323	59.27%
B	70' x 130'	9,100 SF	222	40.73%
		Maximum Permitted Units:	*545*	*100.00%*

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 7 (SF-7) District, as specified by Article V, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *2.10* dwelling units per gross acre of land; however, in no case should the proposed development exceed *545* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***
Minimum Lot Width [1]	60'	70'
Minimum Lot Depth	120'	130'
Minimum Lot Area	7,200 SF	9,100 SF
Minimum Front Yard Setback [2] & [5]	20'	20'
Minimum Side Yard Setback	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	10'	10'
Minimum Length of Driveway Pavement	20'	20'
Maximum Height [3]	36'	36'
Minimum Rear Yard Setback [4]	20'	20'
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	2,000 SF	2,300 SF
Maximum Lot Coverage	65%	65%

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: As measured from the rear yard property line.

[5]: Porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*.

4. *Building Standards.* All development shall adhere to the following building standards:

(a) Masonry Requirement. The minimum masonry requirement for the exterior façades of all buildings shall be 90%, with front façades being 100% masonry. For the

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purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only. Siding products (*e.g. HardiBoard or Hardy Plank*) shall not be visible from any major thoroughfare (*i.e. John King Boulevard and Horizon Road on Exhibit 'B' of this ordinance*).

(b) Roof Pitch. A minimum of an *8:12* roof pitch is required on all structures with the exception of porches, which shall have a minimum of a *4:12* roof pitch.

(c) Garage Orientation. Garages shall be oriented in a *traditional swing* (or *j-swing*) or in a flat, front entry configuration (*i.e. even with the front façade of the primary structure*). Garages utilizing a *traditional swing* (or *j-swing*) are permitted to have a second garage door facing the street behind the front façade of the primary structure. Garages configured in a flat, front entry configuration shall be setback a minimum of ten (10) feet from the front façade of the primary structure. All garage doors shall be required to have upgraded finishes that consist of the following:

(1) *Divided Garage Bay Doors*
(2) *Carriage Style Hardware and Lighting Elements*
(3) *Cedar Clad Garage Doors*

In addition, all driveways must be constructed with ornamental stamped concreted and/or brick pavers. All garage configurations not conforming to this section shall meet the requirements of Article VI, *Parking and Loading*, of the Unified Development Code (UDC).

5. Anti-Monotony Restrictions. The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (*for spacing requirements see the illustration below*).

Table 3 : Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	60' x 120'	(1), (2), (3)
B	70' x 130'	(1), (2), (3)

(1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-549 or SH-205 shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

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(a) Number of Stories
(b) Permitted Encroachment Type and Layout
(c) Roof Type and Layout
(d) Articulation of the Front Façade

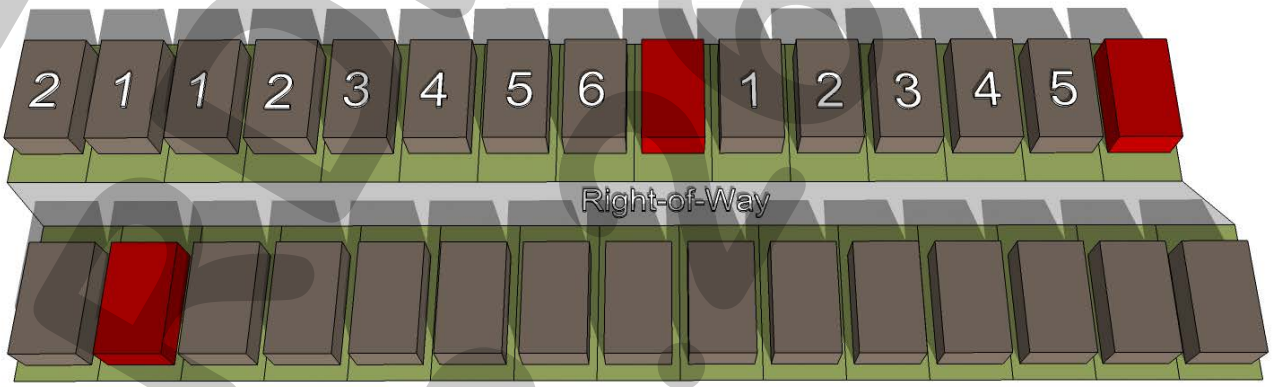
(3) Permitted encroachment (*i.e. porches*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(4) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.



Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.



6. *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) Front Yard Fences. Front yard fences shall be prohibited.

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(b) Wood Fences. All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters.

(c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. SH-205, FM-549 and Wylie Lane*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

7. Landscape and Hardscape Standards.

(1) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless specifically provided below. The following tree species are approved for planting within this subdivision:

(a) Canopy/Shade Trees. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Allen Elm, Chinese Pistachio, Shumard Oak, Sycamore, Live Oak and Burr Oak.

(b) Accent/Ornamental/Under-Story Trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) Landscape Buffer and Sidewalks (FM-549). A minimum of a 50-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

(b) Landscape Buffer and Sidewalks (SH-205). A minimum of a 50-foot landscape buffer shall be provided along SH-205 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or

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05.20.19

shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

(c) *Landscape Buffers (All Other Roadways).* A minimum of a 10-foot landscape buffer shall be provided along roadways (*outside of and beyond any required right-of-way dedication*), and shall incorporate one (1) canopy tree per 50-feet of linear frontage.

(3) *Street Trees.* The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(5) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

9. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

10. *Sidewalks.* All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.

11. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

12. *Open Space.* The development shall consist of a minimum of *30%* open space (*or a minimum of 79.353-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. All open space areas (*including landscape buffers*) shall be maintained by the Homeowner's Association (HOA).

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ORDINANCE
03.26.19

13. *Neighborhood Signage and Enhancements.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

14. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), irrigation, landscaping, screening fences and neighborhood signage associated with this development.

15. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

DRAFT ORDINANCE 03.26.2019

City of Rockwall

Project Plan Review History

Project Number	Z2019-006	**Owner**	ROCKWALL, 12.833 LP	**Applied**	3/15/2019 LM
Project Name	SUP for SPR Packaging	**Applicant**	PROSS DESIGN GROUP, INC.	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
INDUSTRIAL	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
INDALLOY ADDITION	7		7	0020-0000-0007-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/15/2019	3/22/2019	3/19/2019	4	APPROVED	
ENGINEERING	Sarah Hager	3/15/2019	3/22/2019	3/22/2019	7	APPROVED	
(3/22/2019 12:11 PM SH) Approved pending all Engineering Standards of Design and Construction are met.							
FIRE	Ariana Hargrove	3/15/2019	3/22/2019				
PLANNING	David Gonzales	3/15/2019	3/22/2019	3/22/2019	7	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES – 03.21.2019

All staff comments are to be addressed and resubmitted by Tuesday, April 2, 2019. Please provide two (2) large copies [FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed/acknowledge are as follows:

• On all future submittals please include the Case Number Z2019-006 on the lower right hand corner.

• When provided, please review the SUP Draft Ordinance prior to the Planning & Zoning public hearing scheduled for April 9, 2019 and return with red lined corrections and/or additions you feel may be necessary for staff review and consideration.

** Planning Staff additional comments to be considered by the P&Z and City Council as conditions of approval:

1. Approval of an SUP is required to allow for the buildings/structures to exceed 60-ft in height, but not to exceed an overall maximum height of 100-ft as requested.

2. Adherence to all Engineering and Fire Department standards shall be required.

*** Operational Conditions:

1) The development of this property shall generally conform to the Concept Plan depicted in Exhibit 'B' of this ordinance; and,

2) The maximum overall height of the buildings and/or structures shall not exceed 100-feet, as depicted in Exhibit 'C' of this ordinance; and,

3) The building elevations depicted in Exhibit 'C' are for reference to the height of the extruder bays for all phases (i.e. phase 2, 3, 4, & 5), and do not represent approved building elevations. Any building elevations associated with the project shall be subject to the requirements of the Unified Development Code (UDC), review by the Architectural Review Board, and approval by the Planning and Zoning Commission [and City Council if applicable]; and,

4) Future expansion of the site [i.e. Phases 3, 4, and 5] should have all silos placed on the southern portion of the subject property, adjacent to the railroad tracks, as depicted in Exhibit 'B' of this ordinance; and,

5) The subject property shall provide and maintain a landscape screening buffer along the western and northern property boundaries [i.e. Overall Landscape Plan], as depicted in Exhibit 'D' of this ordinance.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the SUP request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

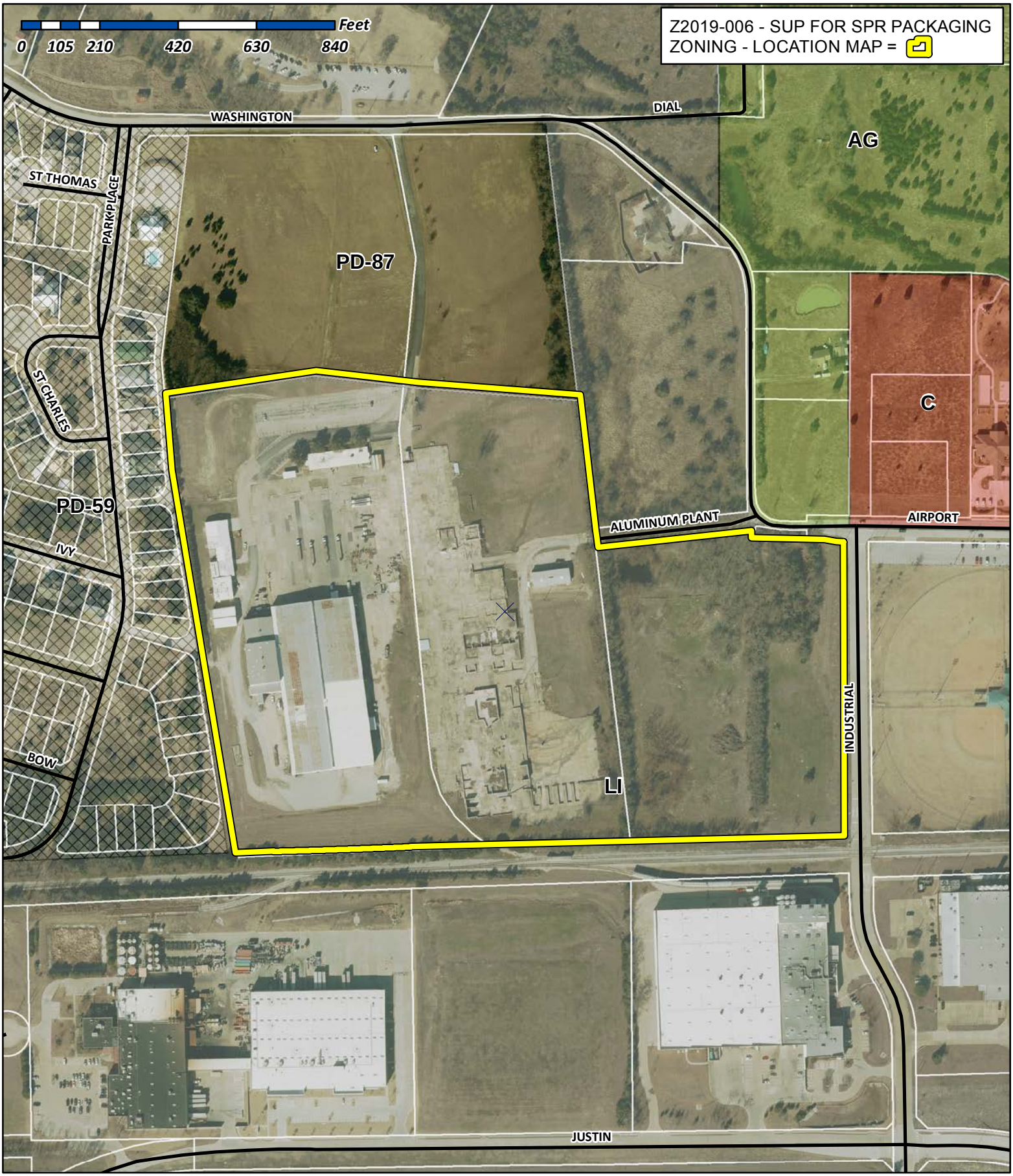
*** Meeting Dates to Attend***

Planning - Work Session: March 26, 2019 (6:00 p.m.) [Applicant to present case to P&Z for discussion]

Planning - Public Hearing: April 9, 2019 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny, etc.)

City Council - Public Hearing: Arpil 15, 2019 (6:00 p.m.) [1st Reading of SUP Ordinance]

City Council - Consent/Action Item: May 6, 2019 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]



City of Rockwall

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

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(W): www.rockwall.com

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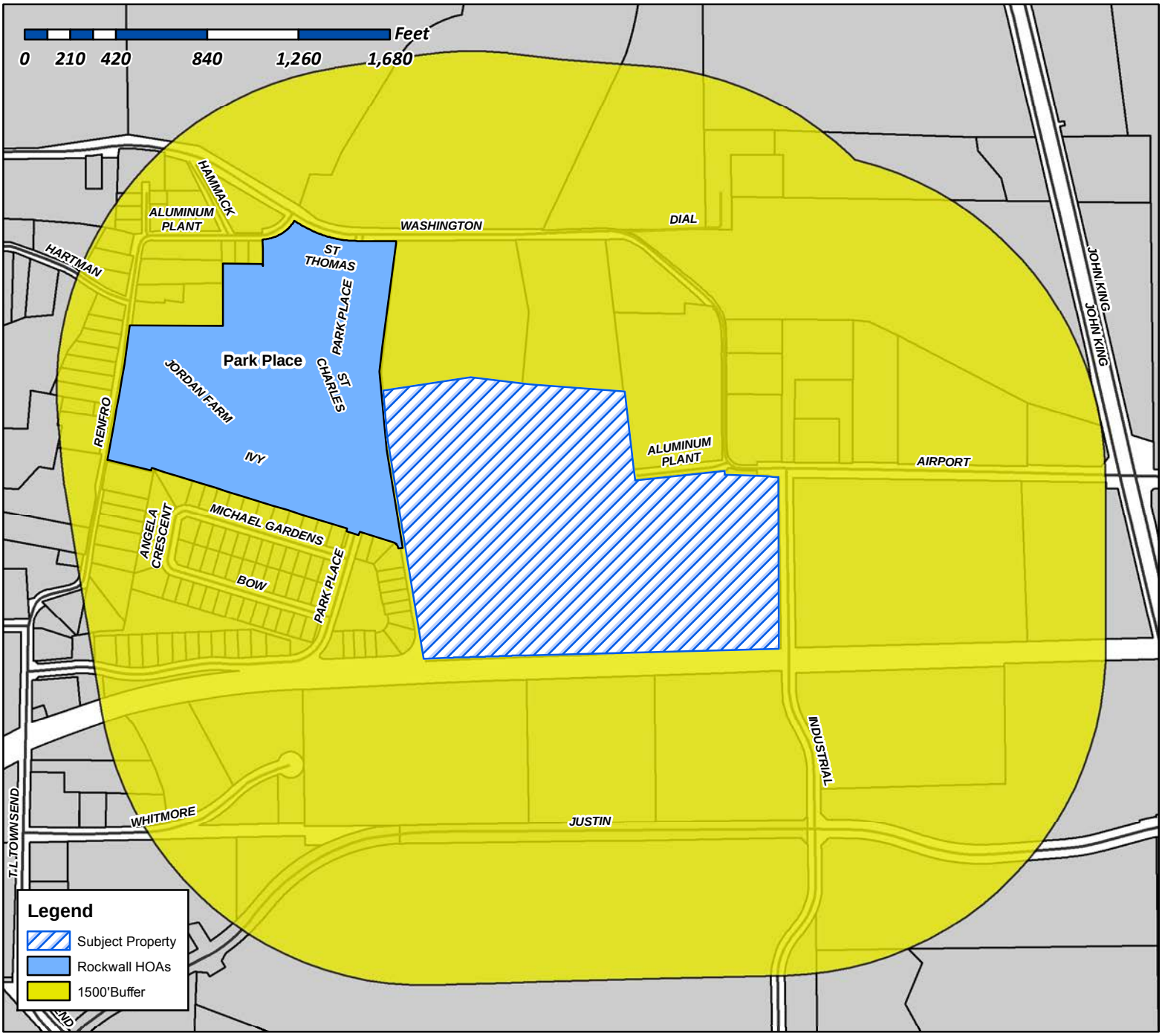
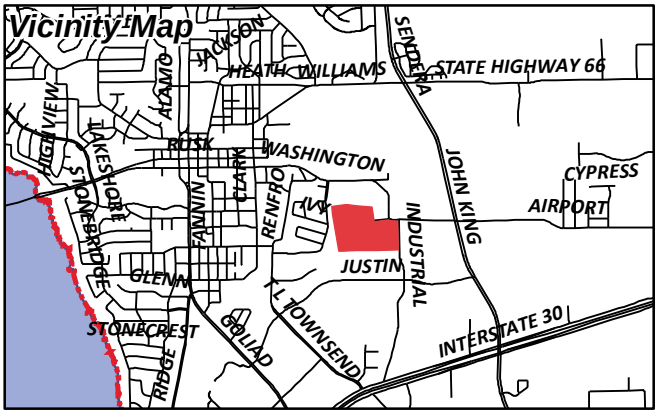


Case Number: Z2019-006
Case Name: SUP for SPR Packaging
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: SW Corner of Industrial Blvd. and Airport Road

Date Created: *3/18/2019*

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



Gonzales, David

From: Morales, Laura
Sent: Friday, March 22, 2019 2:20 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Noification Program: Notice of zoning request
Attachments: PUBLIC NOTICE.PDF; HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***March 22, 2019***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 4/9/2019 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday 4/15/2019 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2019-006- Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (*11.3736-acres*); Tract 31 of the R. Ballard Survey, Abstract No. 29 (*8.197-acres*); and, Lot 1-01, Block 1, Indalloy Addition (*14.53-acres*), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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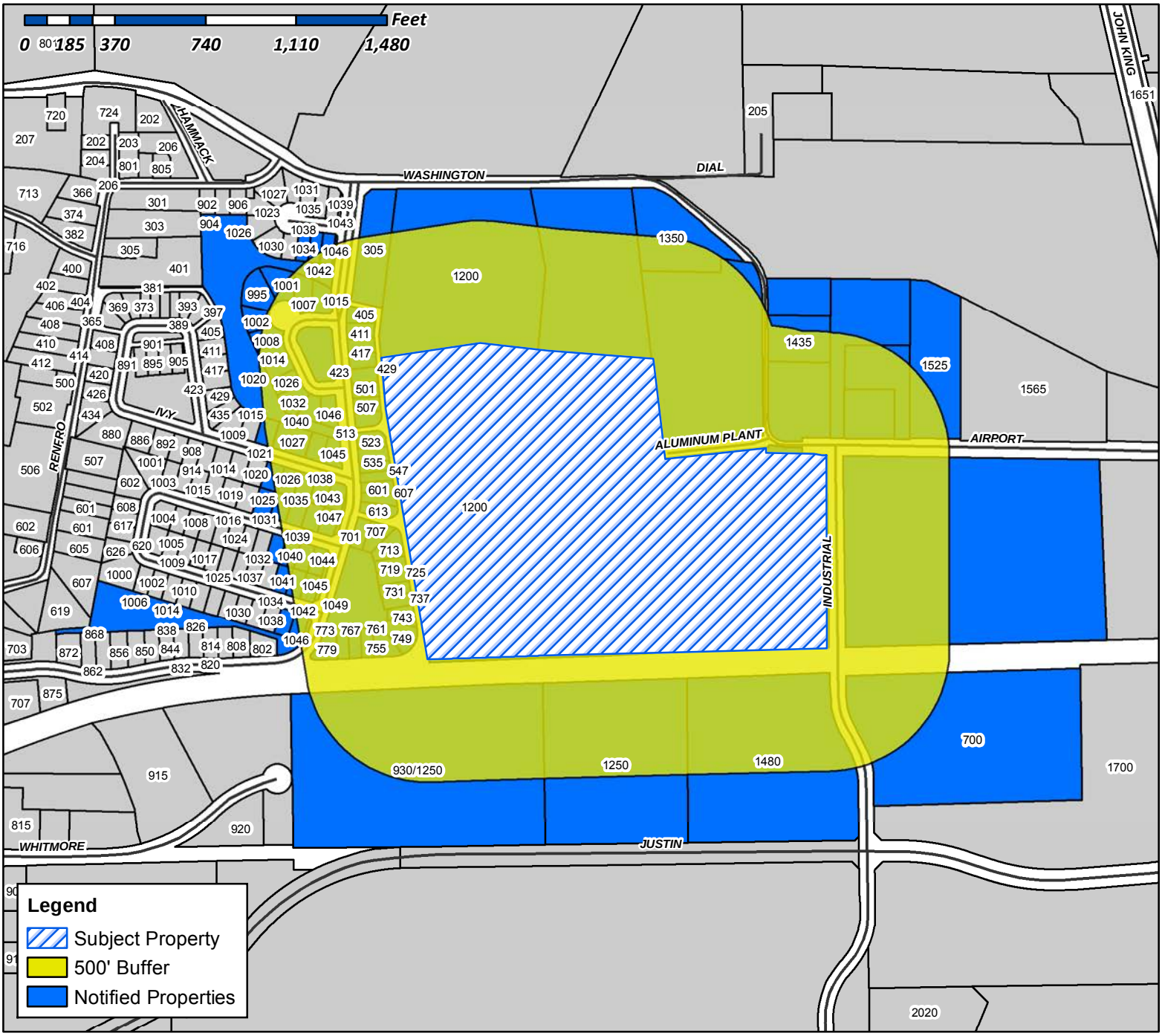

Case Number: Z2019-006
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Case Address: SW Corner of Industrial Blvd. and Airport Road

Date Created: ***3/18/2019***

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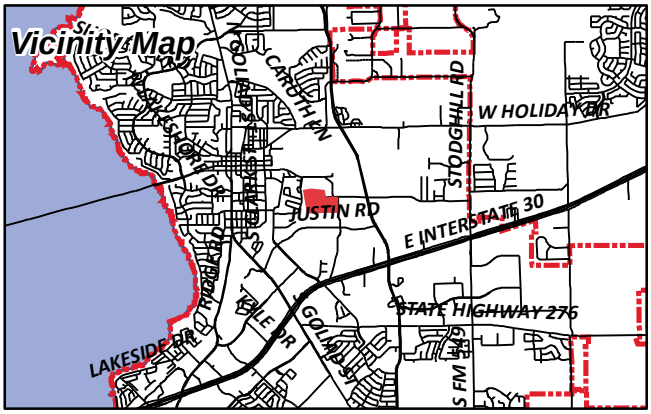


NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2019-006: SUP for SPR Packaging

Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 4/9/2019 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 4/15/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **4/15/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2019-006: SUP for SPR Packaging

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

CURRENT RESIDENT
1001 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 ST CHARLES CT
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1007 ST. CHARLES CT
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1007 ST. CHARLES CT
ROCKWALL, TX 75087

ROLLINS DANNY & JONNA
1008 SAINT CHARLES CT
ROCKWALL, TX 75087

PODINA HERB AND LAURA
1014 SAINT CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1015 ST CHARLES CT
ROCKWALL, TX 75087

DAVID DAVID A AND CHRISTINE A
1020 SAINT CHARLES CT
ROCKWALL, TX 75087

DAVIS SHAUNTE AND JACOB
1021 IVY LN
ROCKWALL, TX 75087

FECHT JARED W & JULIE
1026 IVY LN
ROCKWALL, TX 75087

YOUNG PHIL & KATHY
1026 SAINT CHARLES COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
1027 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1031 MICHAEL GARDENS
ROCKWALL, TX 75087

CURRENT RESIDENT
1032 IVY LN
ROCKWALL, TX 75087

FIELDS SHAY AND JONI
1032 ST CHARLES COURT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
1034 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1035 MICHAEL GARDENS
ROCKWALL, TX 75087

CURRENT RESIDENT
1036 MICHAEL GARDENS
ROCKWALL, TX 75087

CURRENT RESIDENT
1038 ST THOMAS CT
ROCKWALL, TX 75087

ALMQUIST DANA
1038 IVY LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1039 MICHAEL GARDENS
ROCKWALL, TX 75087

KRAEMER TERESA A
1039 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1040 MICHAEL GARDENS
ROCKWALL, TX 75087

HOULE GARY AND AYURNI NAKAMURA
1040 SAINT CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1041 BOW ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1042 BOW ST
ROCKWALL, TX 75087

SOMMER RICHELLE AND RICHARD
1042 SAINT THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1043 MICHAEL GARDENS
ROCKWALL, TX 75087

CURRENT RESIDENT
1044 MICHAEL GARDENS
ROCKWALL, TX 75087

SMITH TAMMY WILLIAMS AND RICHARD
1044 IVY LN
ROCKWALL, TX 75087

SMITH RICHARD AND TAMMY
1044 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1045 BOW ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1045 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 BOW ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 ST THOMAS CT
ROCKWALL, TX 75087

VRANA MARK AND
1046 SAINT CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1047 MICHAEL GARDENS
ROCKWALL, TX 75087

CURRENT RESIDENT
1048 MICHAEL GARDENS
ROCKWALL, TX 75087

CURRENT RESIDENT
1049 BOW ST
ROCKWALL, TX 75087

CONFIDENTIAL
1050 IVY LANE
ROCKWALL, TX 75087

ZAPH & ATH PROPERTIES LLC
1125 WATERSIDE CIR
ROCKWALL, TX 75087

ZAPH & ATH PROPERTIES LLC
1125 WATERSIDE CIR
ROCKWALL, TX 75087

ZAPH & ATH PROPERTIES LLC
1125 WATERSIDE CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
1200 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1200 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1250 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1350 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1435 E WASHINGTON ST
ROCKWALL, TX 75087

ALVAPLAST US INC
1480 JUSTIN RD
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1525 AIRPORT RD
ROCKWALL, TX 75087

JACKSON JOEY W AND ANITA L
1725 SHEFFIELD DR
GARLAND, TX 75040

LAKEVIEW SUMMIT PROPERTIES LLC
1870 HILLCROFT DR
ROCKWALL, TX 75087

P & P ENTERPRISES
230 MYERS RD
HEATH, TX 75032

SHERMAN JOCELYN D
233 WILLINGHAM DR
COPPELL, TX 75019

COLUMBIA EXTRUSION CORP
305 PARK PLACE BLVD
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
305 PARK PLACE BLVD
ROCKWALL, TX 75087

LAKES REGIONAL MHMR CENTER
400 AIRPORT RD
TERRELL, TX 75160

BARRON GARY S AND DELL S
405 PARK PLACE BLVD
ROCKWALL, TX 75087

JONES KENNETH AND CINDY
411 PARK PLACE BLVD
ROCKWALL, TX 75087

COLBERT PHILIP AND MARGIE
417 PARK PLACE BLVD
ROCKWALL, TX 75087

HARGROVE ADRIANA
423 PARK PLACE BOULEVARD
ROCKWALL, TX 75087

MORGAN WILBUR J AND NANCY F
429 PARK PLACE BLVD
ROCKWALL, TX 75087

LOVOI JOSEPH J SR AND VELMA J
501 PARK PLACE BLVD
ROCKWALL, TX 75087

CONFIDENTIAL
507 PARK PLACE BLVD
ROCKWALL, TX 75087

GARCIA MELISSA P AND
513 PARK PLACE BLVD
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75032

MOORE CONNIE JO
523 PARK PLACE BLVD
ROCKWALL, TX 75087

EMERT BLAKE AND HANNAH
535 PARK PLACE BLVD
ROCKWALL, TX 75087

HENRY PATRICIA A
541 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
547 PARK PLACE BLVD
ROCKWALL, TX 75087

BAYS JACOB M
5602 YACHT CLUB DR.
ROCKWALL, TX 75032

DUKE JERI L
5911 PINEY BIRCH COURT
KINGWOOD, TX 77345

CURRENT RESIDENT
601 PARK PLACE BLVD
ROCKWALL, TX 75087

SCHRADE JAMES E AND MITZY H
607 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
613 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
700 INDUSTRIAL
ROCKWALL, TX 75087

CONTINENTAL PET TECHNOLOGY
700 INDIAN SPRINGS DR STE 100
LANCASTER, PA 17601

CURRENT RESIDENT
701 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
707 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
713 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
719 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
725 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
731 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
737 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
743 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
749 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
755 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
761 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
767 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
773 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
779 PARK PLACE BLVD
ROCKWALL, TX 75087

BENEDETTO MATT
907 W HOLIDAY RD
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO
930 WHITMORE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
930/1250 JUSTIN RD
ROCKWALL, TX 75087

MARTIN CHARLES TED & RHONDA K
995 ST CHARLES CT
ROCKWALL, TX 75087

SOROPTIMIST INT'L OF ROCKWALL
PO BOX 372
ROCKWALL, TX 75087

SPECIAL USE PERMIT DESIGN REQUEST NARRATIVE
SPR NORTH PHASE 2

On behalf of SPR Packaging, we are representing the Owner in the design of the new facility, SPR Packaging North, which will be north of their current facility at 1480 Justin Road. As you are aware, SPR's business involves the production of flexible packaging products through a process called extrusion. The extrusion of plastic requires height to process the film and depending on the width of the film, technology improvements and number of layers, that height may vary. In order to be able to accommodate new equipment that will allow SPR Packaging to compete in new markets and expand their business, a maximum height of 100 feet above finish floor in a specific area of the property is required. This exceeds the current allowable height for buildings by 40', therefore the Owner requests a variance to allow the 100' maximum. This variance would apply to the Phase 2 portion of the building, as well as future expansion phases within the extrusion area defined in the site drawings. SPR Packaging had previously received a Special Use Permit for the 75' high extruder section for their existing building on Justin Road. See Elevations and Site Plan.

Based on initial Zoning Commission concerns, I have provided additional Exhibits for consideration.

1. As part of the Phase 1 Building project, the Owner is willing to provide screening from the far west property line abutting the adjacent residential use and the commercial zone to the north. We propose to add fast growing, tall, screening trees to close the open gap between the southeast corner of the residential property and well past the existing aluminum Warehouse, which is to be renovated in the future, and extend it to cover the north fence line.
2. A visual impact study was conducted to evaluate estimated building visibility from the most significant points of view. See 'Line of Site' Exhibits.
3. Elevation drawings showing the requested height of the extruder roof to 100' maximum.
4. Architectural Site Plan.
5. Site drawing showing Extrusion area limited to 500 feet away from Park Place Neighborhood and future development, 132 feet away from Industrial Road and 500 feet from south property line.
6. Building Entry Rendering.

Sincerely,

Mark Pross
President

Attachment: Line of Site Exhibits
Revised Site and Elevation Drawings

March 22, 2019

City of Rockwall
Chairman Jonathan Lyons and the Planning and Zoning Commission
385 South Goliad
Rockwall, Texas 75087

Re: SPR Packaging

Planning and Zoning Commission members,

I am writing on behalf of the Rockwall Economic Development Corporation to enlist your support for the request by SPR Packaging to allow the company to build up to 100-foot tall production structures near their current Justin Road facility. As you may be aware, SPR requires the ability to build to this height in order to vertically extrude plastic necessary for certain products the company plans to manufacture in Rockwall. While SPR's current and future development site is zoned for such use, a Specific Use Permit (SUP) will be required for the company to exceed 60 feet in building height. This SUP is currently planned for discussion and consideration by the Planning and Zoning Commission on March 26 and April 9 and with the City Council on April 15 and May 6.

SPR has conducted business in Rockwall since 2008. While they have always been a strong employer and contributor to the local tax base, the opportunity for an unparalleled economic impact began taking shape after the company was acquired by the Spanish company, Armando Alvarez Group (AAG), in 2014. AAG leaders quickly saw SPR as a company primed for growth in industrial and agricultural plastics, and bought in to Rockwall as a community that could facilitate that growth. In early 2018, SPR entered into an agreement with the REDC on an expansion project that could add up to $48.4 million in additional taxable value to their current facility. Now, the company's proposed initial development on 42 acres acquired to the north will result in an additional $48.7 million in estimated tax value. AAG leaders have stated that they hope to make SPR and Rockwall the North and South American headquarters for their company. At full buildout on the entire 52-acre campus, SPR could conservatively build over 700,000 square feet with a taxable value of $200 million.

It is important to put the $200 million figure in context, as it is three times greater than any existing taxpayer within Rockwall. A $200 million taxable value, using 2018 tax rates, would generate $800,000 annually for the City of Rockwall, as well as $650,000 for Rockwall County and $2,800,000 for Rockwall ISD. If $200 million in taxable value was removed from the tax rolls in 2018, a collective tax increase of 5 cents ($0.05 per $100 of taxable value) would have to be implemented for all taxing jurisdictions to account for the loss of revenue. With Rockwall's median housing value estimated at $225,000, a $0.05 tax increase would cost an average Rockwall family an additional $112 annually in taxes. As such, it is not hyperbole to say that Rockwall residents have a significant financial stake in this decision.

Fortunately, SPR does not want to leave Rockwall. The company has a strong desire to continue their growth plans in our community. However, that will change if the SUP is not approved.

SPR officials recently met with residents of the adjacent Park Place subdivision, some who have expressed concern regarding the visual impact of the tallest production facilities. The company assured residents that any of the tall structures will be placed at least 500 feet from the Park Place property line. They also demonstrated their line of sight drawings – completed by a licensed architect – showing the lack of visual impact in Park Place, and the minimal impact at other area locations. SPR also discussed their willingness to excavate if more than 100 feet of height clearance is needed, as well as how they will plant additional trees for screening and limit west-side operations to regular business hours to avoid being a nuisance for the nearby residents.

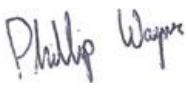
Fundamentally, the REDC understands the importance of beautiful neighborhoods and values the relative peace and quiet that contributes to a high quality of life in Rockwall. As residents ourselves, we enjoy the same characteristics that have made Rockwall a wonderful bedroom community for thousands. We also understand the importance of a balanced community that allows for a mix of both residential and business development. We believe that without that broad and diversified tax base, residential taxes will increase and/or the quality of vital public services will decline. This is the key reason why the REDC was approved by the Rockwall voters in 1995. The public understood that without a strong commercial presence, Rockwall suffers. This fact remains true today.

The value of SPR Packaging to Rockwall, and the future value of the company as the North and South American headquarters for the Armando Alvarez Group, cannot be overstated. Still, even with the tremendous economic impact, the REDC would struggle to support a company that posed negative environmental implications on the community we know and love. That is not the case with SPR.

SPR's expansion represents the type of mindful and responsible industrial growth that the REDC envisioned when it was created more than 23 years ago. For that reason, the REDC unequivocally supports the SPR Packaging expansion and the corresponding SUP application that is essential for their business. We respectfully ask that both the City Council and Planning and Zoning approve the SUP.

If you have any questions, please do not hesitate to contact me at 972.772.0025 or 785.423.5842.

Sincerely,



Phil Wagner
President
Rockwall Economic Development Corporation



NORTH

1 AERIAL PERSPECTIVE SITE PLAN

SCALE: N.T.S.

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$TIME$
$DATE$
$FILE$

drawn:
SF
checked
MARK W. PROSS
date:

#	DATE	DESCRIPTION

REGISTERED ARCHITECT STATE OF TEXAS
EXPIRES: 08/31/2019

pdg
pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no
1850
sheet
SITE PLAN

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$TIME$
$DATE$
$FILE$

EXISTING BUILDINGS

EXISTING BUILDING

500'-0" PROPERTY OFFSET

EXISTING BUILDING

DETENTION POND

AIRPORT ROAD

FUTURE PARKING

PHASE 1
WAREHOUSE
ROOF HEIGHT BELOW 60'
78,615 SF

SCREENED TRASH COMPACTOR ENCLOSURE

TRANSFORMER

FUTURE PARKING

INDUSTRIAL BOULEVARD

PHASE 3,4,5
WAREHOUSE
ROOF HEIGHT = BELOW 60'

FUTURE PARKING

PHASE 5
EXTRUDER AREA
100' TOP OF ROOF

PHASE 4
EXTRUDER AREA
100' TOP OF ROOF

PHASE 3
EXTRUDER AREA
100' TOP OF ROOF

PHASE 2
EXTRUDER AREA
100' TOP OF ROOF

FUTURE PARKING

12 SILOS

PHASE 3,4,5
ROOF HEIGHT = BELOW 60'

DUAL RAIL SPUR

EXISTING LEAD TRACK

NORTH

1 SITE PLAN
SCALE: 1"=60'-0"

#	DATE	DESCRIPTION

drawn: SF
checked MARK W. PROSS
date: 03/15/2019

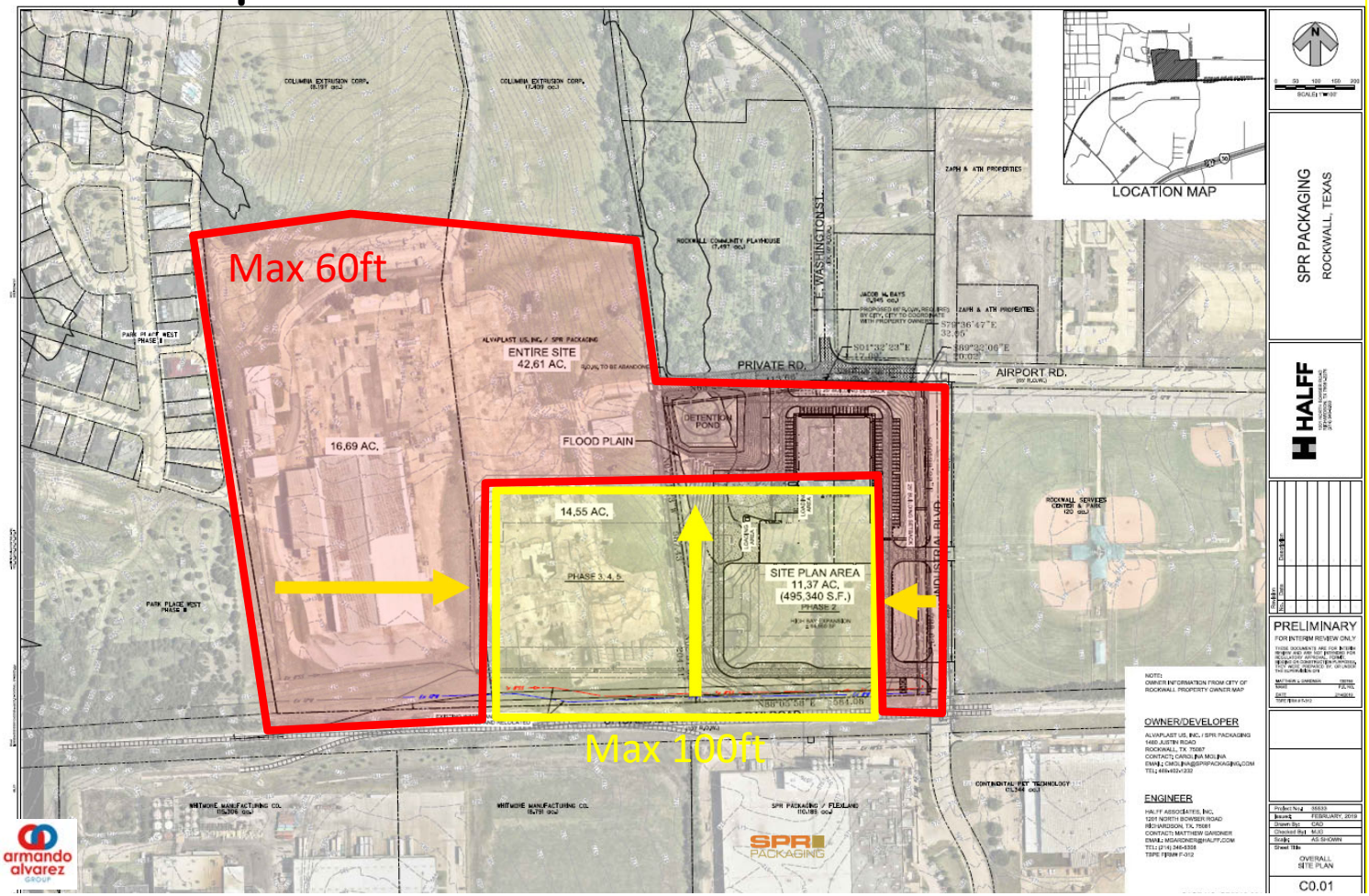
REGISTERED ARCHITECT MARK W. PROSS STATE OF TEXAS
EXPIRES: 08/31/2019

pross design group, incorporated
5310 Harvest Hill Road, Suite 190, Dallas, Texas 75230. 972/759-1400

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no 1850
sheet A1.0

Development Plan



Area where we will apply the SUP
(documented in application)

- **500 ft off west property line**
- **132 feet off east property line**
- **Within 500 ft of south property line towards the north**

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OVERALL LANDSCAPE PLAN

N

SCALE: 1" = 80'-0"

0 40 80 160

BELLE FIRMA

4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

drawn: NAY
checked KAH
date: 01/15/19

#	DATE	DESCRIPTION
	02/14/19	CITY COMMENTS

PROGRESS SET - FOR REVIEW ONLY
ISSUED
03.04.19
These documents are NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.
They were prepared by, or under the supervision of:
Kori Ann Haug
TX Registered Landscape Architect #2246

pross design group, incorporated
5510 Harvest Hill Road, Suite 160, Dallas, Texas 75230. 972/759-1400

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no

sheet
L1.00



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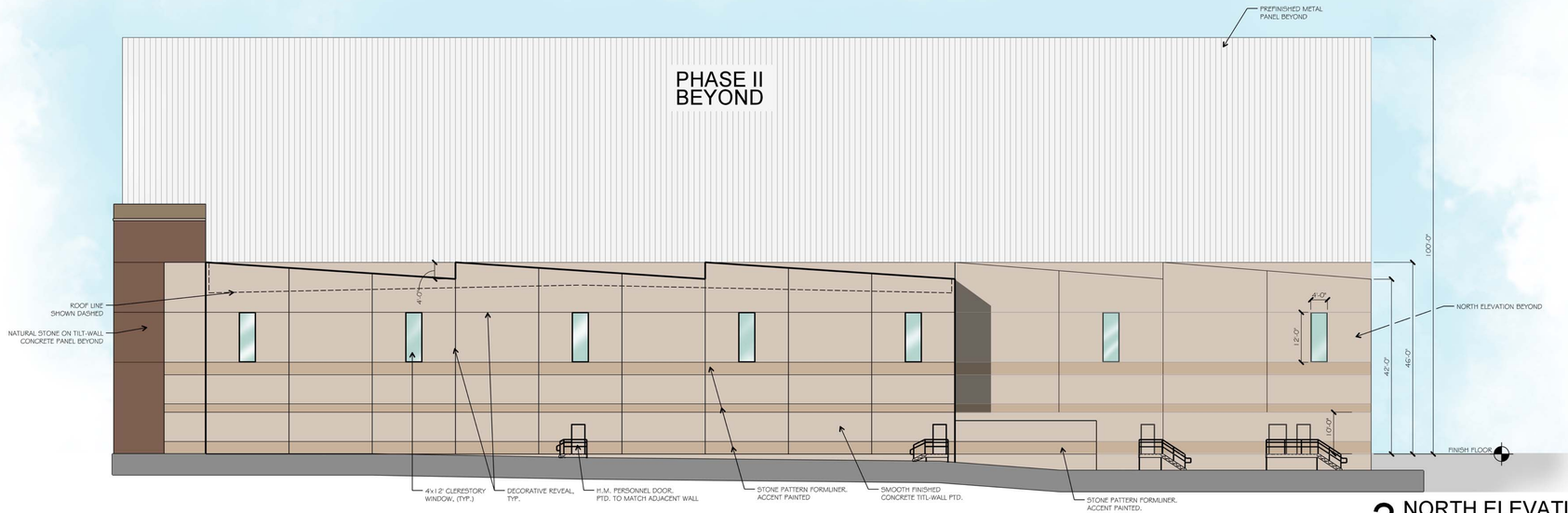
$TIME$
$DATE$
$FILE$

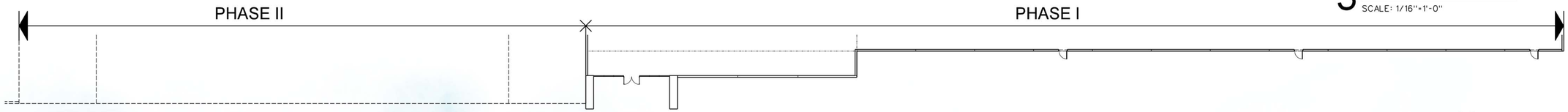
PAINT SCHEME LEGEND
A - BASE COLOR
SHERWIN WILLIAMS - SW9085 TOUCH OF SAND
B - ACCENT COLOR 01
SHERWIN WILLIAMS - SW 7518 BEACH HOUSE
C - ACCENT COLOR 02
SHERWIN WILLIAMS - SW 7550 RESORT TAN

FACADE MATERIAL CALCULATIONS

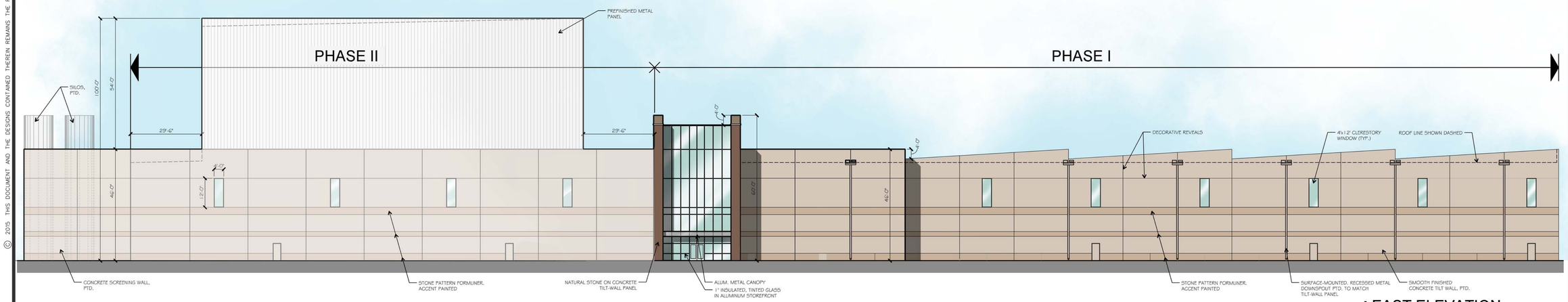
		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE SQ. FT.	13,651 FT²	29,029 FT²	37,518 FT²	36,610 FT²
2.	FACADE SQ. FT. EXCLUDING DOORS AND WINDOWS	13,188 FT²	28,669 FT²	35,301 FT²	34,912 FT²
3.	DOORS AND WINDOWS	463 FT²	360 FT²	2,217 FT²	1,698 FT²
4.	METAL	0 FT²	16,872 FT²	8,561 FT²	8,506 FT²
5.	PRIMARY MASONRY TOTALS	13,188 FT² 100% OF (2.)	11,797 FT² 41% OF (2.)	26,740 FT² 76% OF (2.)	26,406 FT² 76% OF (2.)



3 NORTH ELEVATION
SCALE: 1/16"=1'-0"



2 PARTIAL FLOOR PLAN
SCALE: 1/20"=1'-0"



1 EAST ELEVATION
SCALE: 1/20"=1'-0"

drawn: SF
checked MARK W. PROSS
date: 03/13/2019

#	DATE	DESCRIPTION

REGISTERED ARCHITECT MARK W. PROSS STATE OF TEXAS
EXPIRES: 08/31/2019

pross design group, incorporated
5310 Harvest Hill Road, Suite 190, Dallas, Texas 75230 972/759-1400

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no 1850
sheet A3.0

PAINT SCHEME LEGEND
A - BASE COLOR
SHERWIN WILLIAMS - SW9085 TOUCH OF SAND
B - ACCENT COLOR 01
SHERWIN WILLIAMS - SW 7518 BEACH HOUSE
C - ACCENT COLOR 02
SHERWIN WILLIAMS - SW 7550 RESORT TAN

FACADE MATERIAL CALCULATIONS

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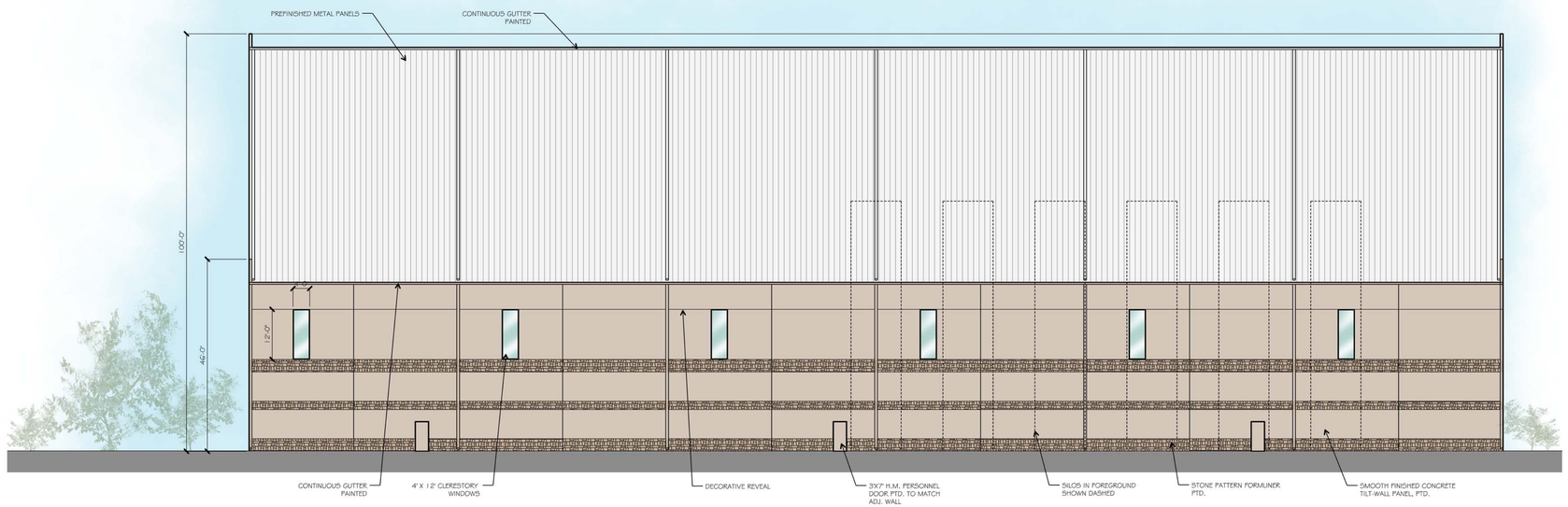
5.	PRIMARY MASONRY TOTALS	13,188 FT² 100% OF (2.)	11,797 FT² 41% OF (2.)	26,740 FT² 76% OF (2.)	26,406 FT² 76% OF (2.)



3 SOUTH ELEVATION
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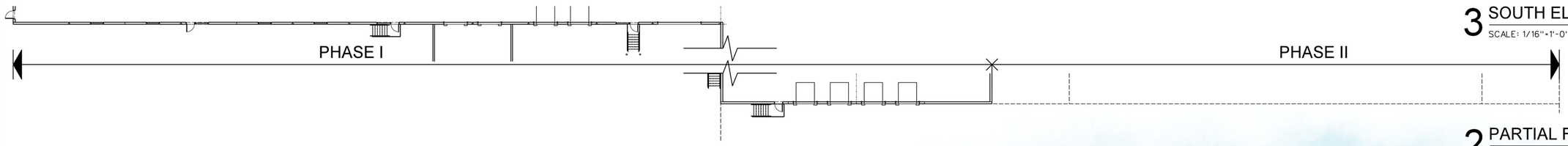
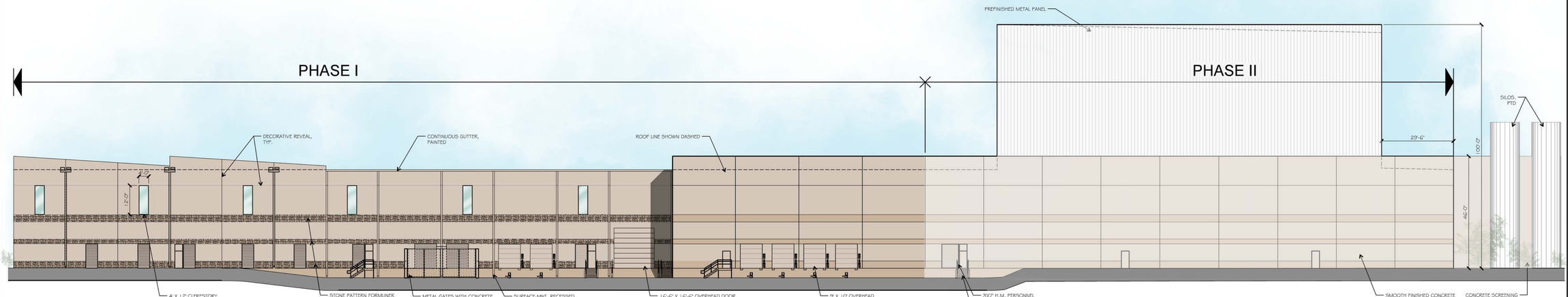


2 PARTIAL FLOOR PLAN
SCALE: 1/20"=1'-0"



1 WEST ELEVATION
SCALE: 1/20"=1'-0"

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$TIME$
$DATE$
$FILE$

drawn:
SF
checked
MARK W PROSS
date:
03/13/2019

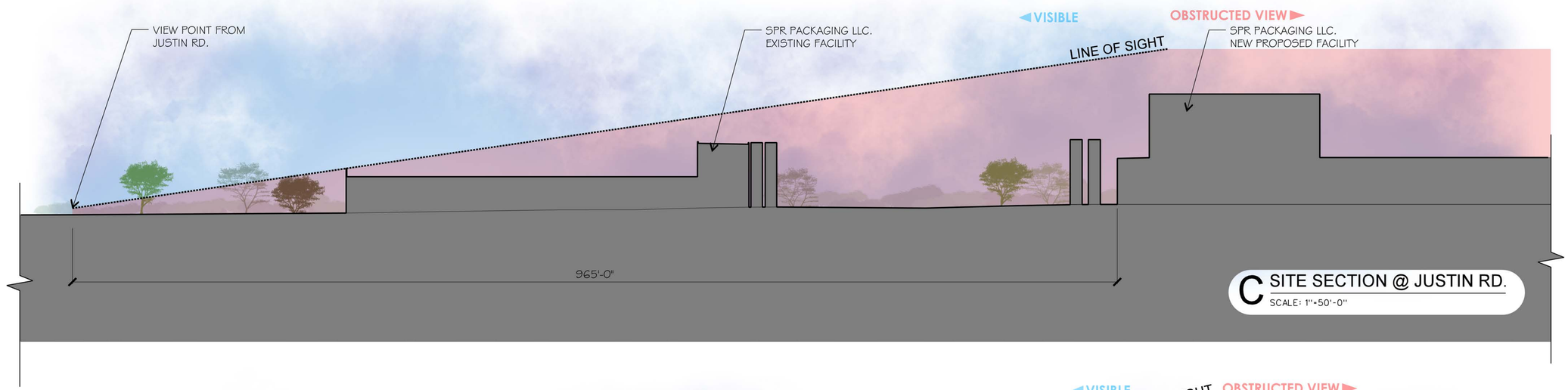
#	DATE	DESCRIPTION

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

REGISTERED ARCHITECT STATE OF TEXAS
EXPIRES: 08/31/2019

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no
1850
sheet
A3.1



C SITE SECTION @ JUSTIN RD.
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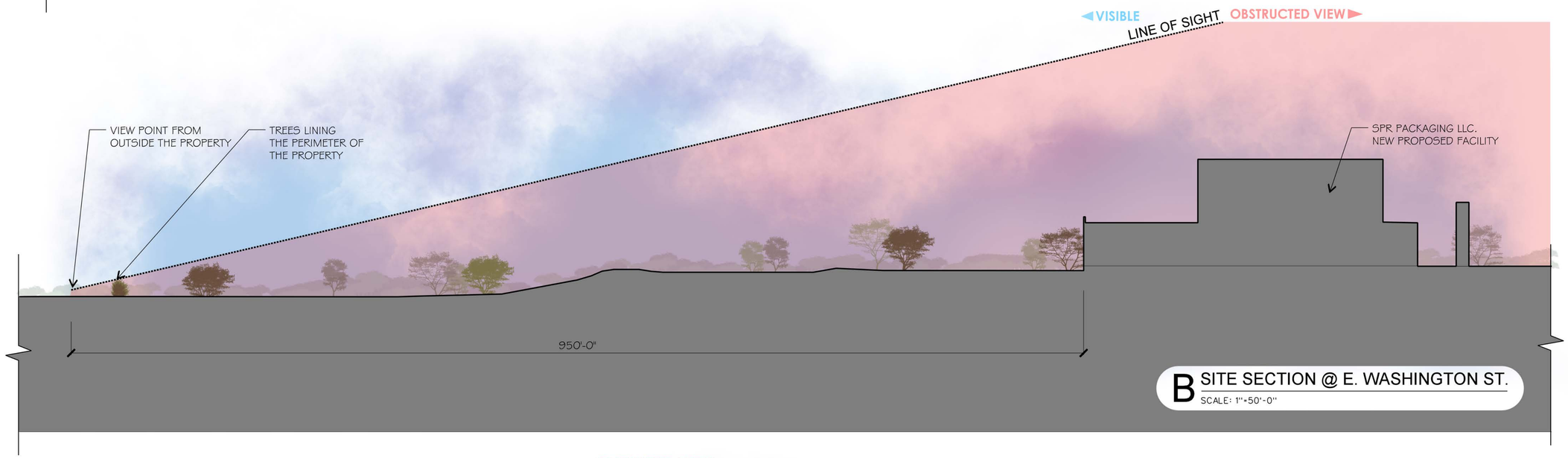

B SITE SECTION @ E. WASHINGTON ST.
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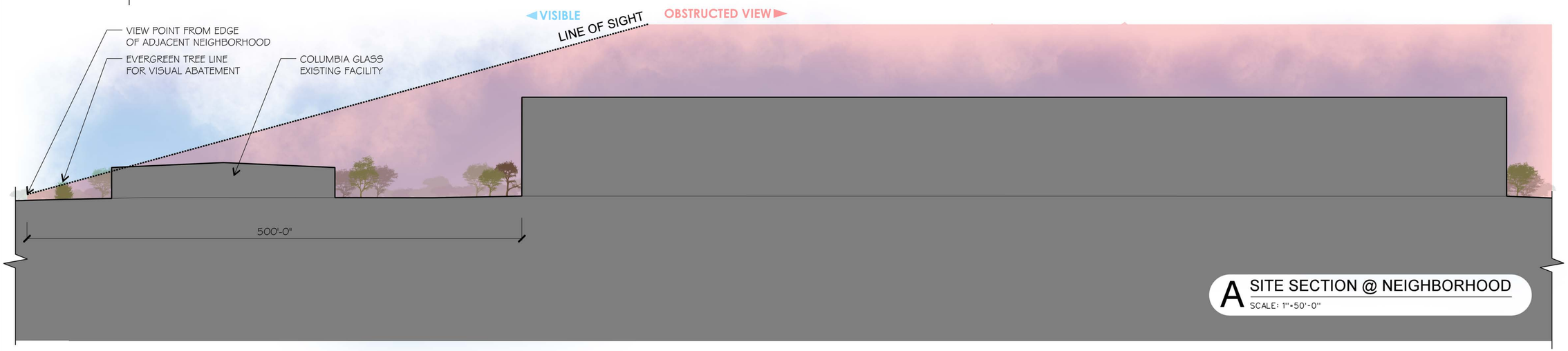

A SITE SECTION @ NEIGHBORHOOD
SCALE: 1"=50'-0"

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$TIME$
$DATE$
$FILE$

drawn: SF
checked MARK W PROSS
date:

#	DATE	DESCRIPTION

pross design group, incorporated
5510 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972/759-1400

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no 1850
sheet
SITE SECTIONS



VIEW 01

PHASES 1,2


VIEW 01
PHASES 3,4,5



VIEW 02
PHASES (ALL)


VIEW 03
PHASES 3,4,5


VIEW 04
PHASES 1,2



VIEW 04

PHASES 3,4,5



VIEW 05
PHASES (ALL)

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-1XX

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, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) ALLOWING STRUCTURES THAT EXCEED 60-FEET IN HEIGHT WITHIN A LIGHT INDUSTRIAL (LI) DISTRICT, ON A 42.61-ACRE TRACT OF LAND BEING IDENTIFIED AS TRACT 7 OF THE N. BUTLER SURVEY, ABSTRACT NO. 20 (11.3736-ACRES); TRACT 31 OF THE R. BALLARD SURVEY, ABSTRACT NO. 29 (8.197-ACRES); AND LOT 1-01, BLOCK 1, INDALLOY ADDITION (14.53-ACRES), CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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 Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) to allow for structures that will exceed 60-feet in height within the *Light Industrial* (*LI*) *District* on an 42.61-acre tract of land, identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard Survey, Abstract No. 29 (8.197-acres); and Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of Rockwall, Rockwall County, Texas, zoned *Light Industrial (LI) District*, generally located at the terminus of Aluminum Plant Road, and more specifically described 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 [*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 [*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 structures that will exceed 60-feet in height within the *Light Industrial (LI) District* as stipulated by Article *IV, Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 5.01, Light Industrial (LI) District,* and *Section 7.03, Non-Residential District Development*

PRELIMINARY 03.19.19

Standards, of Article V, District Development Standards, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended 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 an office/ warehouse/manufacturing facility that exceeds 60-feet in height on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; and,

2) The maximum overall height of the buildings and/or structures shall not exceed 100-feet, as depicted in *Exhibit 'C'* of this ordinance; and,

3) The building elevations depicted in *Exhibit 'C'* are for reference to the height of the extruder bays for all phases (*i.e. phase 2, 3, 4, & 5*), and do not represent approved building elevations. Any building elevations associated with the project shall be subject to the requirements of the Unified Development Code (UDC), review by the Architectural Review Board, and approval by the Planning and Zoning Commission [*and City Council if applicable*]; and,

4) Future expansion of the site [*i.e. Phases 3, 4, and 5*] should have all silos placed on the southern portion of the subject property, adjacent to the railroad tracks, as depicted in *Exhibit 'B'* of this ordinance; and,

5) The subject property shall provide and maintain a landscape screening buffer along the western and northern property boundaries [*i.e. Overall Landscape Plan*], as depicted in *Exhibit 'D'* of this ordinance.

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 outlined 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 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. 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 6. 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

DRAFT ORDINANCE 08.26.19

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 7. 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 8. 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 6TH DAY OF MAY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *April 15, 2019*

2nd Reading: *May 6, 2019*

DRAFT ORDINANCE 03.26.2019

Exhibit 'A':
Legal Description

BEING A 42.6035 ACRE PARCEL OF LAND SITUATED IN THE N. BUTLER SURVEY ABSTRACT NO. 20 AND THE R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; SAID 42.6035 ACRE TRACT BEING ALL OF 11.3736 ACRE OF TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO ALVAPLAST U.S., INC., A DELAWARE CORPORATION RECORDED IN INSTRUMENT NUMBER 20150000002739 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING PART OF 98.319 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO COLUMBIA EXTRUSION CORPORATION, DATED DECEMBER 22, 1988 AND RECORDED IN VOLUME 444, PAGE 102 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING A PART OF LOT 1 IN BLOCK 1 OF INDALLOY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "D", SLIDE 273 OF THE PLAT RECORDS OF ROCKWALL COUNTY TEXAS; SAID 42.6035 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (A 65-FOOT WIDE RIGHT-OF- WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 00° 07' 36" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD AND THE EAST LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT FOR A DISTANCE OF 788.63 FEET TO A POINT FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF UP/DALLAS GARLAND N.E. RAILROAD (A 100-FOOT WIDE RIGHT-OF-WAY); SAID POINT BEING THE SOUTHEAST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT;

THENCE SOUTH 88° 36' 50" WEST DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD AND ALONG THE SAID NORTH LINE OF UP/DALLAS GARLAND N.E. RAILROAD AND THE SOUTH LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT, FOR A DISTANCE OF 584.08 FEET TO THE SOUTHWEST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT AND THE SOUTHEAST CORNER OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF AFORESAID 98.319 ACRE TRACT DESCBIED IN DEED TO COLUMBIA EXTRUSION CORPORATION;

THENCE SOUTH 88° 32' 20" WEST CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD AND THE SOUTH LINE OF SAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND PASSING AND PASSING APPROXIMATELY AT A DISTANCE OF 332.77 FFET THE SOUTHWEST CORNER OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD FOR A TOTAL DISTANCE OF 578.23 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 21774.77 FEET WITH A CENTRAL ANGLE OF 00° 58' 11" AND A CHORD BEARING SOUTH 88° 05' 13" WEST AT A DISTANCE OF 368.51 FEET;

THENCE SOUTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD FOR AN ARC DISTANCE OF 368.52 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88° 04' 12" WEST CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD FOR A DISTANCE OF 101.65 FEET TO A POINT FOR CORNER;

THENCE NORTH 09° 24' 49" WEST DEPARTING THE SAID NORTH LINE OF UP/DALLAS GARLAND N.E. RAILROAD FOR A DISTANCE OF 1039.14 FEET TO A POINT FOR CORNER IN THE EAST BOUNDARY LINE OF PARK PLACE WEST II, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN CABINET "G", SLIDE 100 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 04° 52' 54" WEST ALONG THE EAST LINE OF SAID PARK PLACE WEST ADDITION FOR A DISTANCE OF 207.14 FEET TO A POINT FOR CORNER;

THENCE NORTH 81° 27' 00" EAST LEAVING THE EAST LINE OF SAID PARK PLACE WEST ADDITION FOR A DISTANCE OF 408.12 FEET TO A POINT FOR CORNER;

THENCE SOUTH 83° 23' 14" EAST AND PASSING AT A DISTANCE OF 216.91 FEET THE WEST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND CONTINUING ON FOR A TOTAL DISTANCE OF 274.94 FEET TO A POINT FOR CORNER;

THENCE SOUTH 85° 37' 16" EAST FOR A DISTANCE OF 435.64 FEET TO A POINT FOR CORNER IN THE EAST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND THE WEST LINE OF 7.497 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL COMMUNITY PLAYHOUSE AND RECORDED IN VOULME 4239, PAGE 203 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 06° 42' 50" EAST ALONG THE EAST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND THE WEST LINE OF SAID 7.497 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL COMMUNITY PLAYHOUSE, FOR A DISTANCE OF 360.89 FEET TO A POINT FOR CORNER AT THE END OF A 50' WIDE STREET DEDICATION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS BY DEED RECORDED IN VOLUME 67, PAGE 116 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS

THENCE SOUTH 06° 22' 45" EAST CONTINUING ALONG THE EAST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION FOR A DISTANCE OF 50.93 FEET TO A POINT FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID

Exhibit 'A':
Legal Description

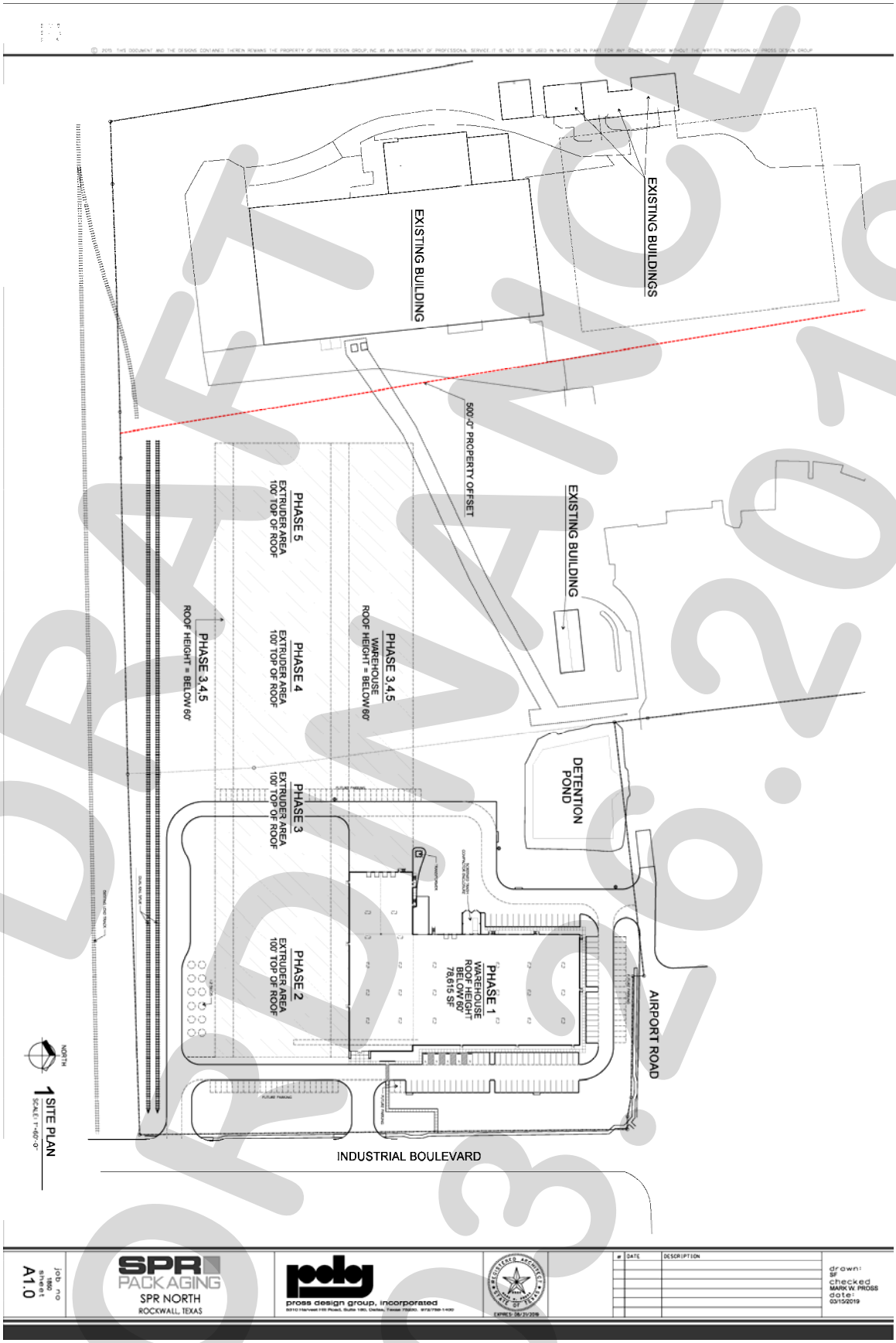
AIRPORT ROAD; SAID POINT ALSO BEING THE NORTHWEST CORNER OF AFORESAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT;

THENCE DEPARTING THE WEST LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC.TRACT AND THE EAST LINE OF SAID LOT 1 IN BLOCK 1 AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, THE FOLLOWING COURSES AND DISTANCES NUMBERED **(1) THROUGH (5);**

1. NORTH 83° 53' 38" EAST FOR A DISTANCE OF 413.66 FEET TO A POINT FOR CORNER;
2. SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 17.89 FEET TO A POINT FOR CORNER;
3. SOUTH 88° 37' 46" EAST FOR A DISTANCE OF 195.72 FEET TO A POINT FOR CORNER;
4. SOUTH 79° 05' 55" EAST FOR A DISTANCE OF 32.05 FEET TO A POINT FOR CORNER;
5. SOUTH 88° 51' 14" EAST FOR A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.6035 ACRES OF LAND, MORE OR LESS.

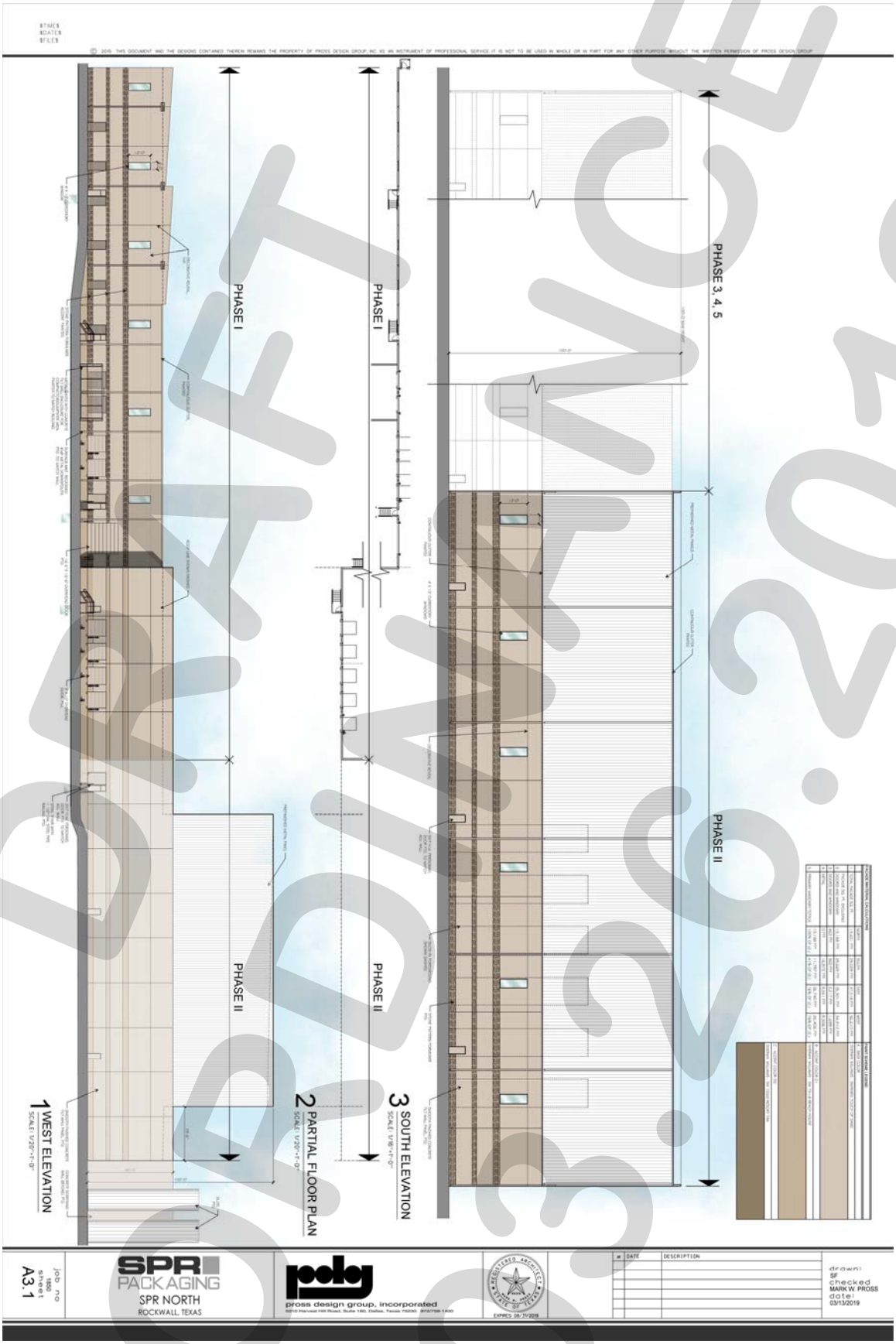
DRAFT ORDINANCE 03.26.2019

Exhibit 'B':
Conceptual Site Plan



DRAFT 03.30.2019

Exhibit 'C':
Concept Building Elevation Phasing Plan



DRAFT 03.19.2019

Exhibit 'D':
Landscape Screening Plan

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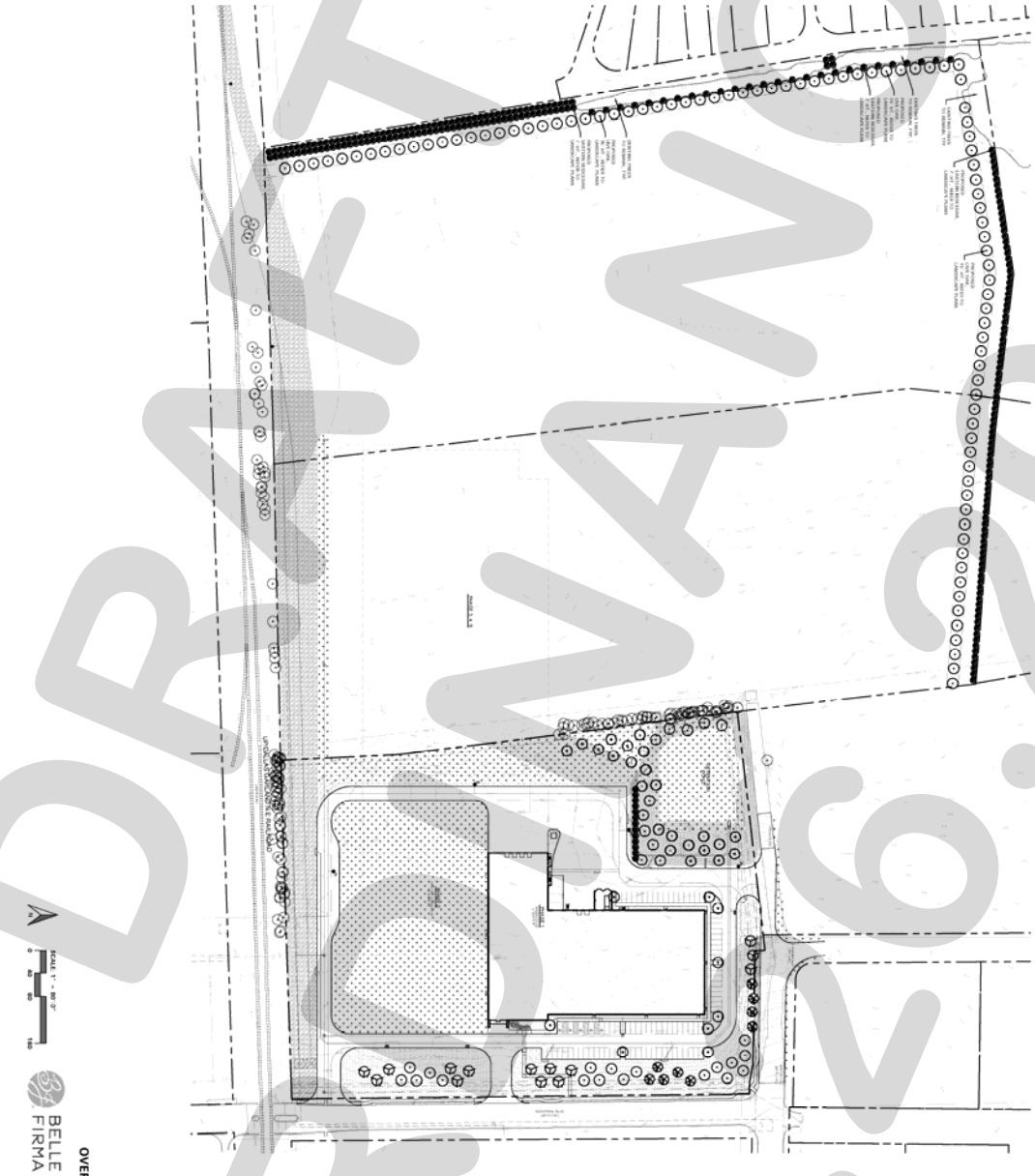

OVERALL LANDSCAPE PLAN

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7792

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

pross design group, incorporated

#	DATE	DESCRIPTION
	02/14/19	CITY COMMENTS

drawn: NAY
checked: KAH
date: 01/25/19

job no
sheet L1.00

DRAFT ONLY 03.26.2019

City of Rockwall

Project Plan Review History

Project Number	Z2019-007	**Owner**	DAVIS, FORREST B	**Applied**	3/15/2019 LM
Project Name	SUP for an Outdoor Commercial	**Applicant**	RUBEN GARCIA	**Approved**	
Type	ZONING Amusement			**Closed**	
Subtype	SUP			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
2015 KRISTY LN	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BODIN INDUSTRIAL	1-F0		1-F0	3130-0000-0001-F0-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/15/2019	3/22/2019	3/19/2019	4	APPROVED	
ENGINEERING	Sarah Hager	3/15/2019	3/22/2019	3/22/2019	7	APPROVED	
(3/22/2019 11:55 AM SH) Detention is required for stage area.							
FIRE	Ariana Hargrove	3/15/2019	3/22/2019				
PLANNING	David Gonzales	3/15/2019	3/22/2019	3/22/2019	7	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf of Forrest B. Davis Jr. for the approval of a Specific Use Permit (SUP) for outdoor commercial amusement/recreation in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy Lane, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES – 03.21.2019

All staff comments are to be addressed and resubmitted by Tuesday, April 2, 2019. Please provide two (2) large copies [FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed/acknowledge are as follows:

• On all future submittals please include the Case Number Z2019-007 on the lower right hand corner.

• When provided, please review the SUP Draft Ordinance prior to the Planning & Zoning public hearing scheduled for April 9, 2019 and return with red lined corrections and/or additions you feel may be necessary for staff review and consideration

** Planning Staff additional comments to be considered by the P&Z and City Council as conditions of approval:

1. Approval of an SUP is required to allow for the outdoor commercial amusement/ recreation land use (i.e. stage venue - outdoors).

2. Adherence to all Engineering and Fire Department standards shall be required.

3. Is the stage a permanent structure affixed to the ground or is this portable?

*** Operational Conditions:

1) The development and operation of a Commercial Amusement/Recreation (Outdoor) land use shall generally conform to the Concept Plan depicted in Exhibit 'B' of this ordinance;

2) The Subject Property may be used for all permitted accessory uses, as well as, the use of an outdoor stage and venue that may include live music/entertainment, a Biergarten, and catered food vendors within the outdoor area as depicted in Exhibit 'B' of this ordinance; and,

3) This Specific Use Permit (SUP) shall only be valid as an accessory use to the existing craft brewery. Should the subject property's land use designation change (i.e. other than a craft brewery) this SUP shall automatically expire.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the SUP request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

*** Meeting Dates to Attend***

Planning - Work Session: March 26, 2019 (6:00 p.m.) [Applicant to present case to P&Z for discussion]

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Planning - Public Hearing: April 9, 2019 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny, etc.)							
City Council - Public Hearing: Arpil 15, 2019 (6:00 p.m.) [1st Reading of SUP Ordinance]							
City Council - Consent/Action Item: May 6, 2019 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]							



Z2019-007 - SUP FOR OUTDOOR COMMERCIAL AMUSEMENT
ZONING - LOCATION MAP =

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.

City of Rockwall

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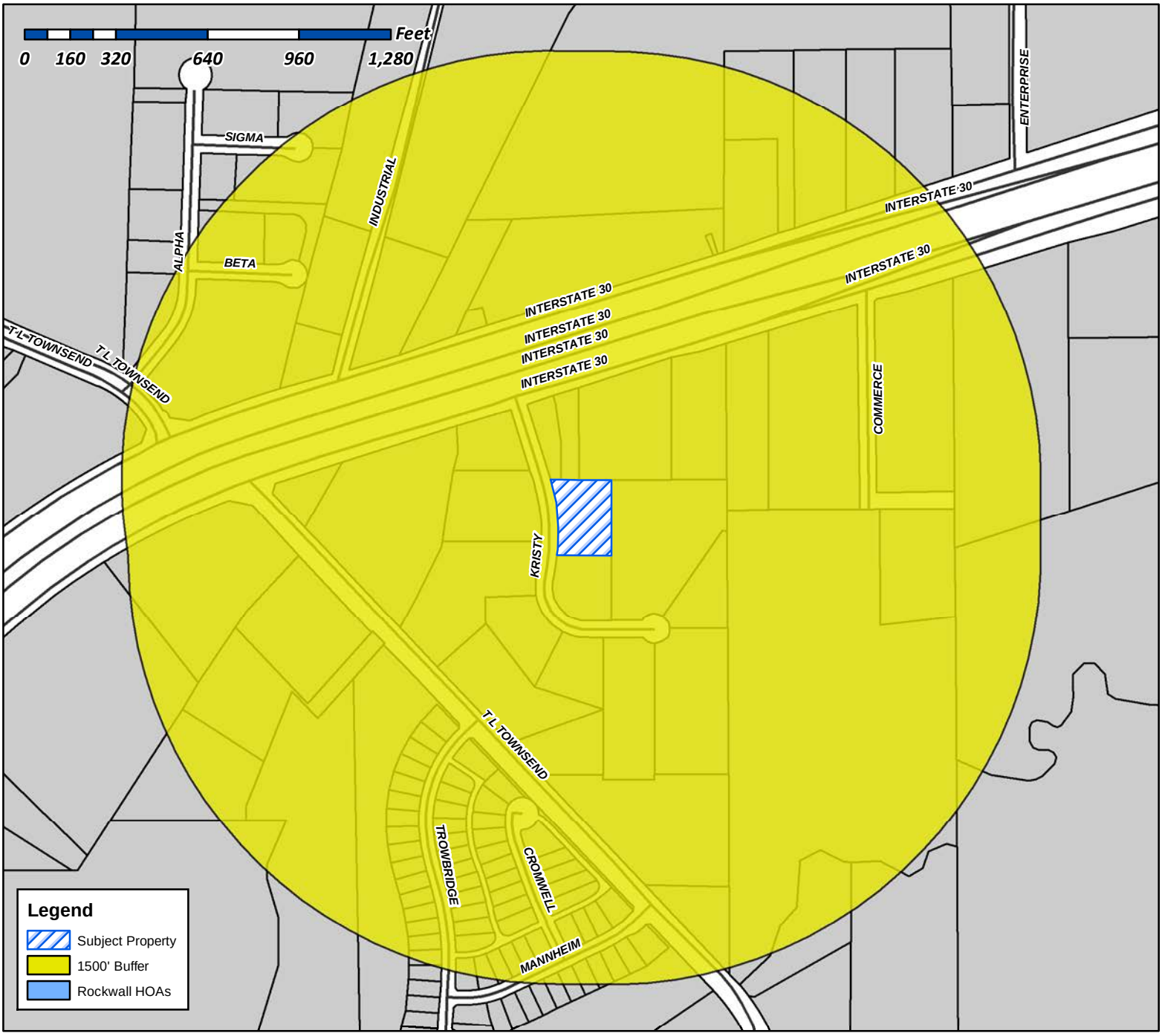
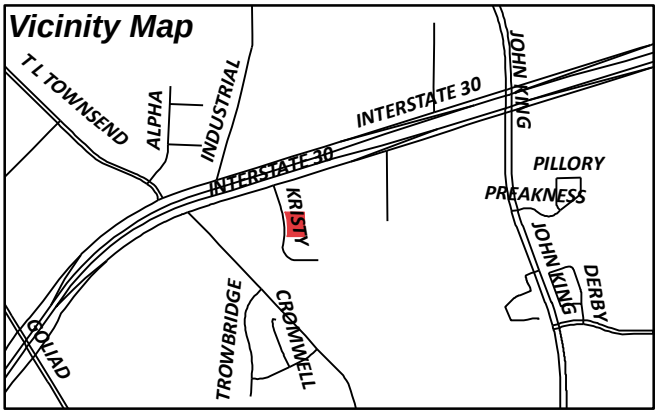


Case Number: Z2019-007
Case Name: SUP for Commercial Amusement
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2015 Kristy Lane



Date Created: ***3/18/2019***

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

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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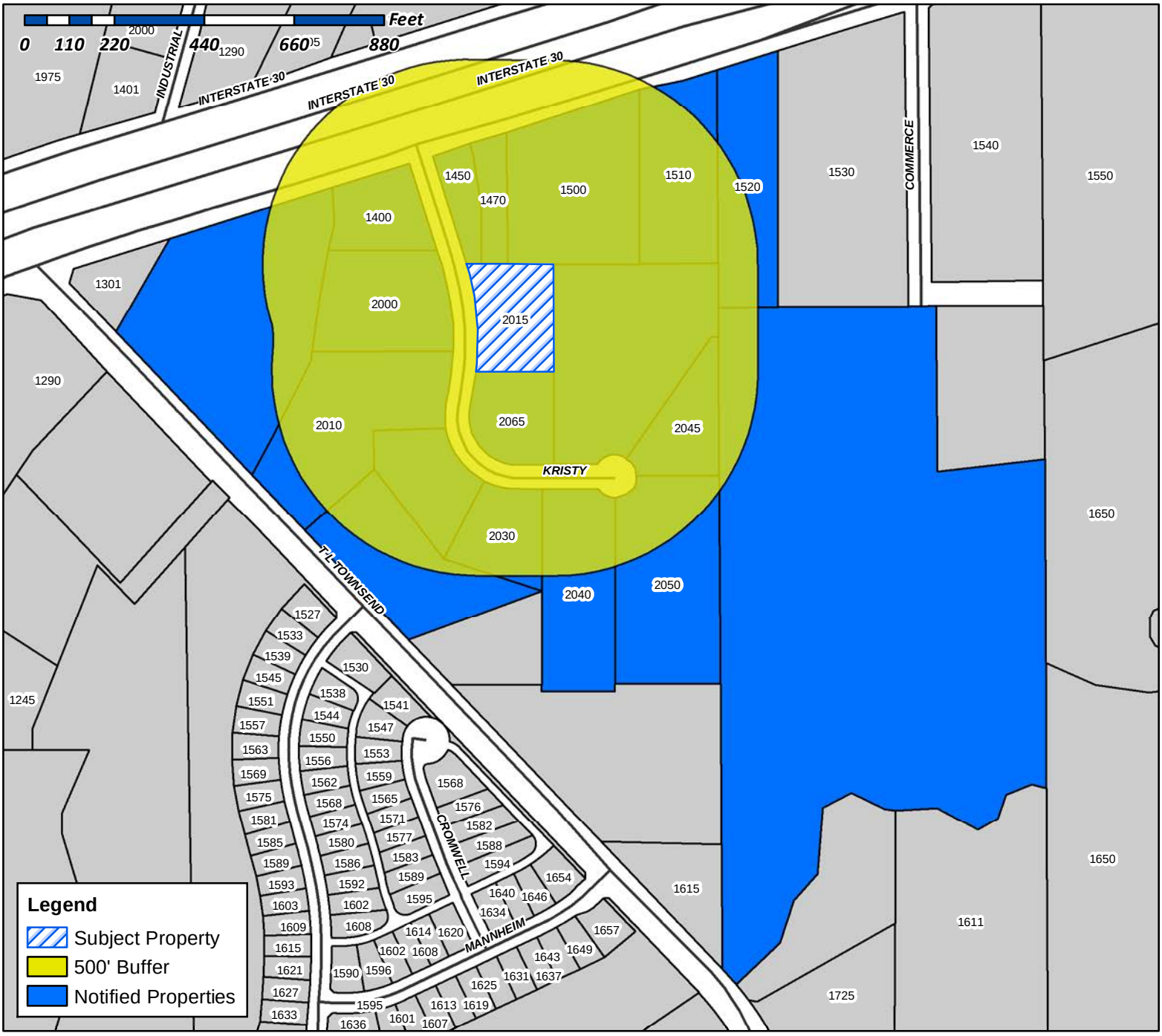
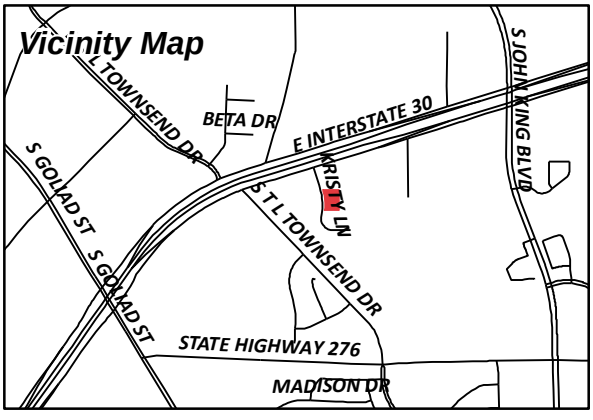


Legend
- Subject Property
- 500' Buffer
- Notified Properties

Case Number: Z2019-007
Case Name: SUP for Outdoor Commercial Amusement
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2015 Kristy Lane



Date Created: ***3/21/2019***

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

SELF CECIL E & ALICE E
REVOCABLE LIVING TRUST
1105 SWALLOWTAIL DR
MADISON, WI 53717

CURRENT RESIDENT
1400 I30
ROCKWALL, TX 75032

RICK BENTLEY PROPERTIES LLC
1450 E I-30
ROCKWALL, TX 75087

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

CURRENT RESIDENT
1470 I30
ROCKWALL, TX 75032

MULTI-METAL & MFG CO, INC
1500 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
1510 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1520 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
2000 KRISTY LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2010 KRISTY LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2015 KRISTY LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2030 KRISTY LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2040 KRISTY LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2045 KRISTY LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2050 KRISTY LN
ROCKWALL, TX 75032

MOORE MICHAEL E & MARIJANE
2065 KRISTY LANE
ROCKWALL, TX 75032

MOORE MICHAEL E & MARIJANE
2065 KRISTY LN
ROCKWALL, TX 75032

REDI MIX LLC
331 N MAIN STREET
EULESS, TX 76039

CSIHAR JAMES J
592 S.E. VOKERT'S TERRACE
PORT SAINT LUCIE, FL 34983

OWENS REAL ESTATE INVESTMENTS LLC
7156 HUNT LN
ROCKWALL, TX 75087

BODIN CONCRETE LP
PO BOX 109
ROWLETT, TX 75030

HAWN HOLDINGS LC
PO BOX 1688
ROCKWALL, TX 75087

COPPER CANYON HOMES LLC
PO BOX 1870
ROCKWALL, TX 75087

ROCKWALL CREDIT SERVICES L C
PO BOX 1870
ROCKWALL, TX 75087

DAVIS FORREST B
PO BOX 826
FATE, TX 75132

COLLIN G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

THACKER DENNIS ALAN TESTAMENTARY TRUST
AND
LINDA THACKER LAHOOD AND JOSHUA ALAN
THACKER
PO BOX 8693
GREENVILLE, TX 75404

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2019-007: SUP for an Outdoor Commercial Amusement

Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf of Forrest B. Davis Jr. for the approval of a Specific Use Permit (SUP) for outdoor commercial amusement/recreation in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 4/9/2019 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 4/15/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **4/15/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2019-007: SUP for an Outdoor Commercial Amusement

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

March 14, 2019

Re: S.U.P (Special Use Permit) @ Hemisphere Brewing Company
2015 Kristy Lane
Rockwall, Texas 75032

To Whom It May Concern:

We are requesting for a Special Use Permit @ Hemisphere Brewing Company for an outdoor stage and Biergarten for the following purpose.

- Live Outdoor Entertainment
- Rockwall Community & Charity Events
- Special Engagements such as; weddings, birthday parties, corporate events and private parties.
- Social gatherings during normal business hours.

We are honored and proud to be part of the Rockwall community. Our goal is to continue to provide a "destination" location for visitors from all over the US.

Sincerely,

Brandon Mullins & Ruben Garcia
Owners
Hemisphere Brewing Company
Tel: (972) 722-4535
Email: brandon@hemispherebrewing.com
Email: ruben@hemispherebrewing.com
www.hemispherebrewing.com



City of Rockwall

N

0 40 Feet

Date: 3/21/2019

GEOGRAPHIC INFORMATION SYSTEMS

Z2019-007

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

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) TO ALLOW FOR A *COMERCIAL AMUSEMENT/RECREATION (OUTDOOR)* LAND USE IN CONJUNCTION WITH AN EXISTING CRAFT BREWERY ON A 1.215-ACRE PARCEL OF LAND, ADDRESSED AS 2015 KRISTY LANE AND BEING IDENTIFIED AS LOT 1-F, BODIN INDUSTRIAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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 Ruben Garcia and Brandon Mullins for the approval of a Specific Use Permit (SUP) for a *Commercial Amusement/Recreation (Outdoor)* land use for the purpose of establishing an outdoor stage and venue in conjunction with an existing craft brewery on a 1.215-acre parcel of land, zoned Light Industrial (LI) District, identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, addressed as 2015 Kristy 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 [*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 [*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 the establishment of a *Commercial Amusement/Recreation (Outdoor)* land use as stipulated by Article *IV, Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 1.1, Land Use Schedule,* of *Article IV, Permissible Uses,* and *Section 5.02, Light Industrial (LI) District,* of *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein

DRAFT ORDINANCE 03-25-19

by the granting of this zoning change, and as my be amended in the future, and shall be subject to the following additional conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Commercial Amusement/Recreation (Outdoor)* land use on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The development and operation of a *Commercial Amusement/Recreation* (*Outdoor*) land use shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;

2) The *Subject Property* may be used for all permitted accessory uses, as well as, the use of an *outdoor stage and venue* that may include live music/entertainment, a Biergarten, and catered food vendors within the outdoor area as depicted in *Exhibit 'B'* of this ordinance; and,

3) This Specific Use Permit (SUP) shall only be valid as an accessory use to the existing craft brewery. Should the subject property's land use designation change (*i.e. other than a craft brewery*) this SUP shall automatically expire.

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 outlined 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

DRAFT 03.26.19

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 6TH DAY OF MAY, 2019.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *March 15, 2019*

2nd Reading: *May 6, 2019*

DRAFT ORDINANCE 03.26.2019

Exhibit 'A':

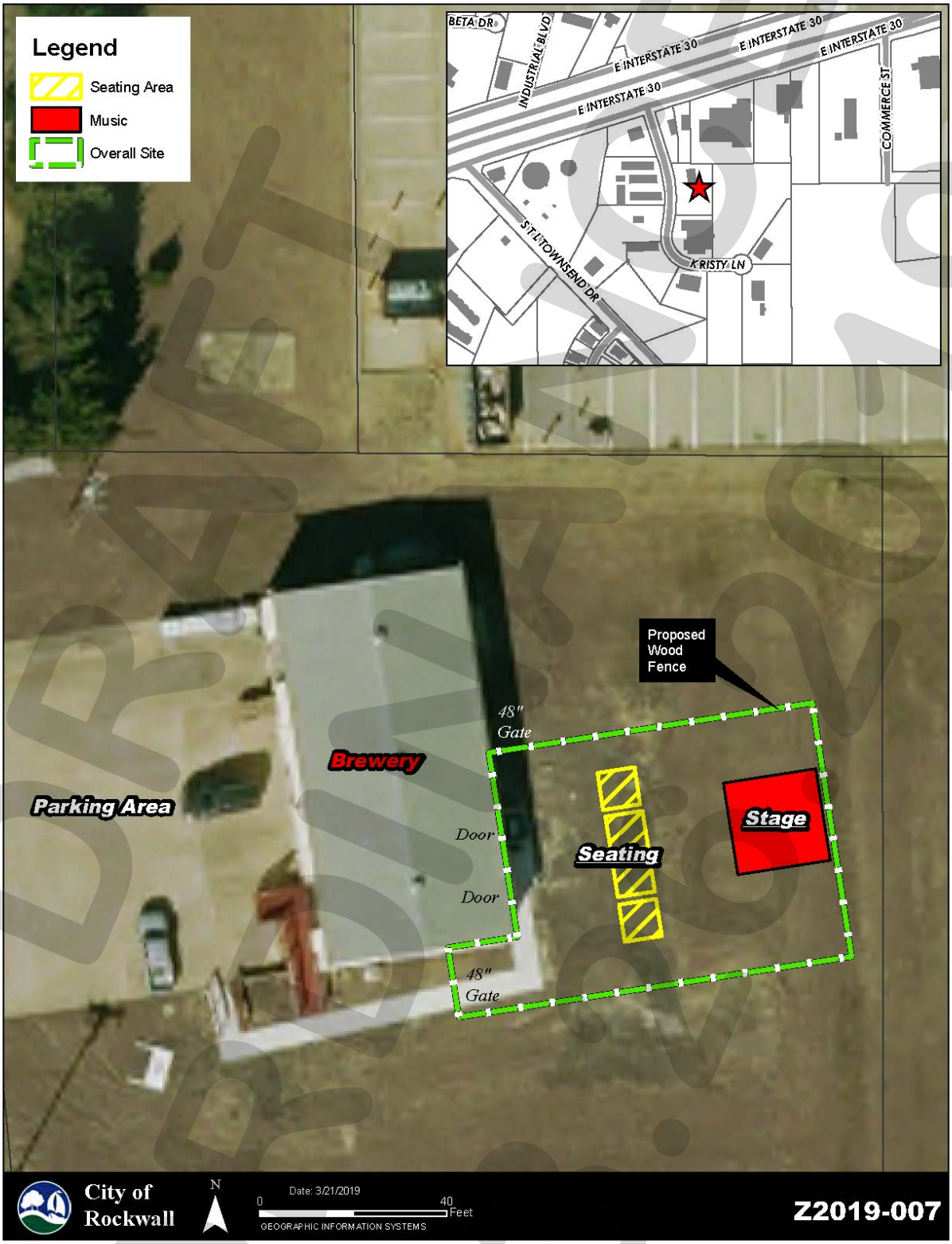
Legal Description:

Lot 1-F, Bodin Industrial Addition



DRAFT ORDINANCE 03.26.19

Exhibit 'B':
Concept Plan



DRAFT 05.07.19

City of Rockwall

Project Plan Review History

Project Number	Z2019-008	**Owner**	ROCKWALL RENTAL PROPERTIES LP	**Applied**	3/18/2019 LM
Project Name	Amendment Development Plan	**Applicant**	PEGASUS ABLON	**Approved**	
Type	ZONING			**Closed**	
Subtype	PD			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
LAKE RAY HUBBARD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HARBOR - ROCKWALL, THE	9	A	9	3809-000A-0009-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/19/2019	3/26/2019	3/19/2019		APPROVED	
ENGINEERING	Sarah Hager	3/18/2019	3/25/2019	3/22/2019	4	COMMENTS	
(3/22/2019 12:15 PM SH) The 20' Water and Fire Access Easement should read, "20' Water, Public Access, and fire Access Easement"							
FIRE	Ariana Hargrove	3/18/2019	3/25/2019	3/22/2019	4	APPROVED	
PLANNING	Ryan Miller	3/18/2019	3/25/2019	3/21/2019	3	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Z2019-008; Amended Development Plan for PD-32
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a PD Development Plan amending Ordinance 17-64 and in accordance with Ordinance No. 17-22, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2019-008) in the lower right hand corner of all pages on future submittals.
M.4 Please provide a street cross section exhibit for the proposed private access drive and pedestrian access easement similar to the street cross sections currently contained in Planned Development District 32 (PD-32) [Ordinance No. 17-22].
I.5 The proposed changes are not in conformance with the Design Guidelines [Resolution No. 10-40]. Please see the attached excerpt.
M.6 Please change both the pedestrian access and proposed private drive to conform to the design guidelines for a “Mew” and “Pedestrian Way”. This could include elements like putting the decorative paving back into the plan or utilizing bollards in lieu of a curbed street.
M.7 Please provide a planting plan showing the provision of street trees and pedestrian way plantings and street furniture required by Ordinance No. 17-22.
I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for thiscase will be due on April 2, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 9, 2019 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on March 26, 2019.
I.9 The projected City Council meeting dates for this case will be April 15, 2019 [1st Reading] & May 6, 2019 [2nd Reading].

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C2	12°35'10"	620.00'	136.19'	135.92'	S51°48'46"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S79°07'41"W	7.21'
L10	N23°10'29"E	32.93'
L11	N66°36'24"W	31.00'
L12	N23°10'29"E	27.95'
L13	N82°38'15"W	11.76'
L14	S68°52'14"W	13.20'
L15	S75°08'27"W	12.97'
L16	S36°32'06"W	17.64'

PEDESTRIAN CROSSING
REFER TO LANDSCAPE PLANS FOR PAVER DETAILS

LAKEFRONT TRAIL
CITY PAVING

SIDEWALK PAVEMENT (TYP.)
4"-3,000 PSI CONCRETE
5.5 SACK MINIMUM
W/ #3 BARS AT 24" C-C BOTH WAYS

HEAVY DUTY PAVEMENT
7"-3600 PSI CONCRETE
6.5 SACK MINIMUM
W/ #3 BARS AT 18" O.C.E.W.

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT-OF-WAY)

LAKEFRONT TRAIL
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 9A, BLOCK A
6.200 AC.
(270,065 S.F.)

LOT 9B, BLOCK A
1.158 AC.
(50,453 S.F.)

LOT 1, BLOCK A
NORTHSTAR REALTY, LTD.
VOLUME 1494, PAGE 209

ARKOMA REALTY, LTD.
VOLUME 2181, PAGE 5
LOT 2, BLOCK A
ROCKWALL HARBOR-PHASE ONE
CABINET C, SLIDE 2

ARKOMA REALTY, LTD.
VOLUME 2181, PAGE 5
LOT 3, BLOCK A

DRZW HOLDINGS, LTD.
VOLUME 6905, PAGE 195
LOT 4, BLOCK A

LOT 8, BLOCK A
HARBOR-ROCKWALL ADDITION
CC #20170000015993

LOT 6, BLOCK A
THE HARBOR-ROCKWALL ADDITION
CABINET H, SLIDE 195

15' RCH WATER SUPPLY CORPORATION EASEMENT VOLUME 64, PAGE 214

15' UTILITY EASEMENT CAB. C, SLD. 29

24' ACCESS EASEMENT CAB. C, SLD. 29

24' PUBLIC ACCESS, FIRE ACCESS, & UTILITY EASEMENT

15' UTILITY EASEMENT VOLUME 555, PAGE 219

15' SANITARY SEWER EASEMENT CABINET J, SLIDE 191

15' SANITARY SEWER EASEMENT PORTION TO BE ABANDONED CABINET J, SLIDE 191

20' WATER & FIRE ACCESS EASEMENT

25' WATER & SANITARY SEWER EASEMENT

10' WATER EASEMENT CABINET J, SLIDE 191

15' WATER & SANITARY SEWER EASEMENT CC #20170000015993

30' DRAINAGE EASEMENT CABINET H, SLIDE 195

10'R 5' TXU EASEMENT VOL. 4903, PG. 125

EXISTING MONUMENT SIGN TO REMAIN

PROPOSED 8' SIDEWALK

PARKING GARAGE ENTRANCE (1ST FLOOR PARKING)

PARKING GARAGE ENTRANCE (2ND FLOOR PARKING)

PARKING GARAGE ENTRANCE (SURFACE PARKING)

COMPACTOR LOADING/PICK UP AREA

HARBOR DISTRICT OVERFLOW PARKING GARAGE

EXISTING FIRE HYDRANT

BORE UNDER LAKEVIEW TRAIL FOR 12" WATER LINE

12" WATER LINE STUB

STEEL ENCASED 12" SANITARY SEWER

STEEL ENCASED 12" SANITARY SEWER 12" WATER LINE

Public Access

LAKE RAY HUBBARD

S 29°37'52" E 9.98'

N 60°22'08" E 15'R 411.30'

Δ=028°28'30"
R=680.00'
L=337.95'
Ch L=334.48'
Ch B=S43°52'07"E

Δ=009°44'28"
R=680.00'
L=115.61'
Ch L=115.47'
Ch B=S40°10'38"E

Δ=002°30'
R=680.00'
L=29.80'
Ch L=29.8
Ch B=S36

Δ=049°09'46"
R=116.35'
L=99.83'
Ch L=96.80'
Ch B=N62°59'20"W

N 45°34'27" W 465.41'

N 44°25'33" E 57.37'

N 26°56'19" W 52.17'

S 23°10'29" W 102.04'

N 66°47'29" W 102.00'

N 89°32'04" W 208.59'

S 45°27'31" E 79.47'

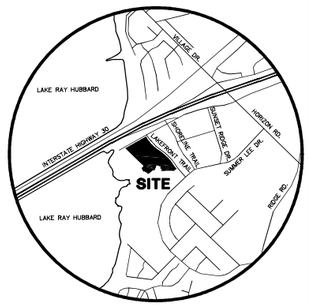
S 89°45'40" E 89.41'

N 63°41'36"E

46.666

12.333 8.647 4.468

E ONE HP100 Platform
Overc Length 46.666ft
Overc Width 8.333ft
Overc Body Height 10.651ft
Min Body Ground Clearance 1.269ft
Track Width 8.333ft
Lock-to-lock time 6.00s
Max Wheel Angle 25.00°



VICINITY MAP
NOT TO SCALE

N
W E
S

0 40' 80'
SCALE: 1" = 40'

NOTICES TO CONTRACTOR

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

BEFORE YOU DIG TEXAS 811

No.	DATE	REVISION	APPROV.
6.			
5.			
4.	03/15/2019	REVISED ACCESS DRIVE	MC
3.	01/04/2019	SITE PLAN RESUBMITTAL	MC
2.	12/14/2018	SITE PLAN SUBMITTAL	MD
1.			

LAST SAVED BY: MAUVOLAND March 15, 2019

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
2400 MAIN STREET, SUITE 320 (972) 436-1096
MCKINNEY, TEXAS 75069 (972) 436-1099 FAX
Texas Engineering Registration No. F-89
Texas Surveying Registration No. 100866-00

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THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF MICHAEL D. CLARK, P.E. #83290. THESE ARE ISSUED FOR INTERIM REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.

STATE OF TEXAS
MICHAEL D. CLARK
83290
LICENSED
PROFESSIONAL ENGINEER
03-15-2019

SITE PLAN
HARBOR VILLAGE
ROCKWALL, TEXAS

CASE NO. SP2018-043

LEGEND			
PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCF	"X" Cut in Concrete Found
FH	Fire Hydrant	PKS	PK Nail Set
LP	Light Pole	PKF	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UGC	Underground Cable Marker
CM	Control Monument	EB	Electric Box
		EM	Electric Meter

DEVELOPER	OWNER
PEGASUS ABLON	ROCKWALL RENTAL PROPERTIES, LP
KEVIN HICKMAN	1608 WEST MOORE,
8222 DOUGLAS AVENUE,	DRAWER B
SUITE 390	TERRELL, TX 75160
DALLAS, TX 75225	972-210-0331
214-389-6901	

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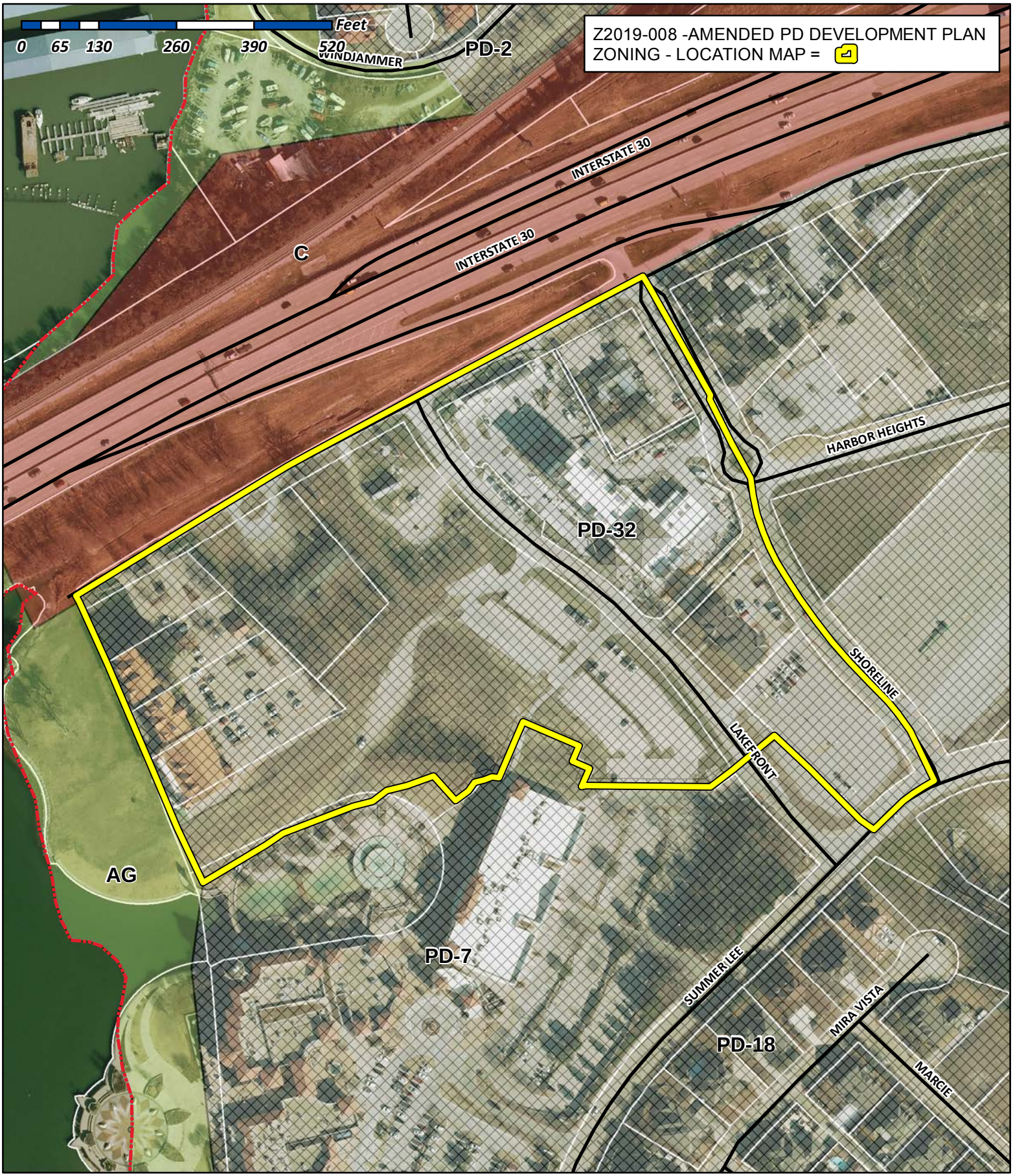

City of Rockwall

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.

City of Rockwall

Planning & Zoning Department
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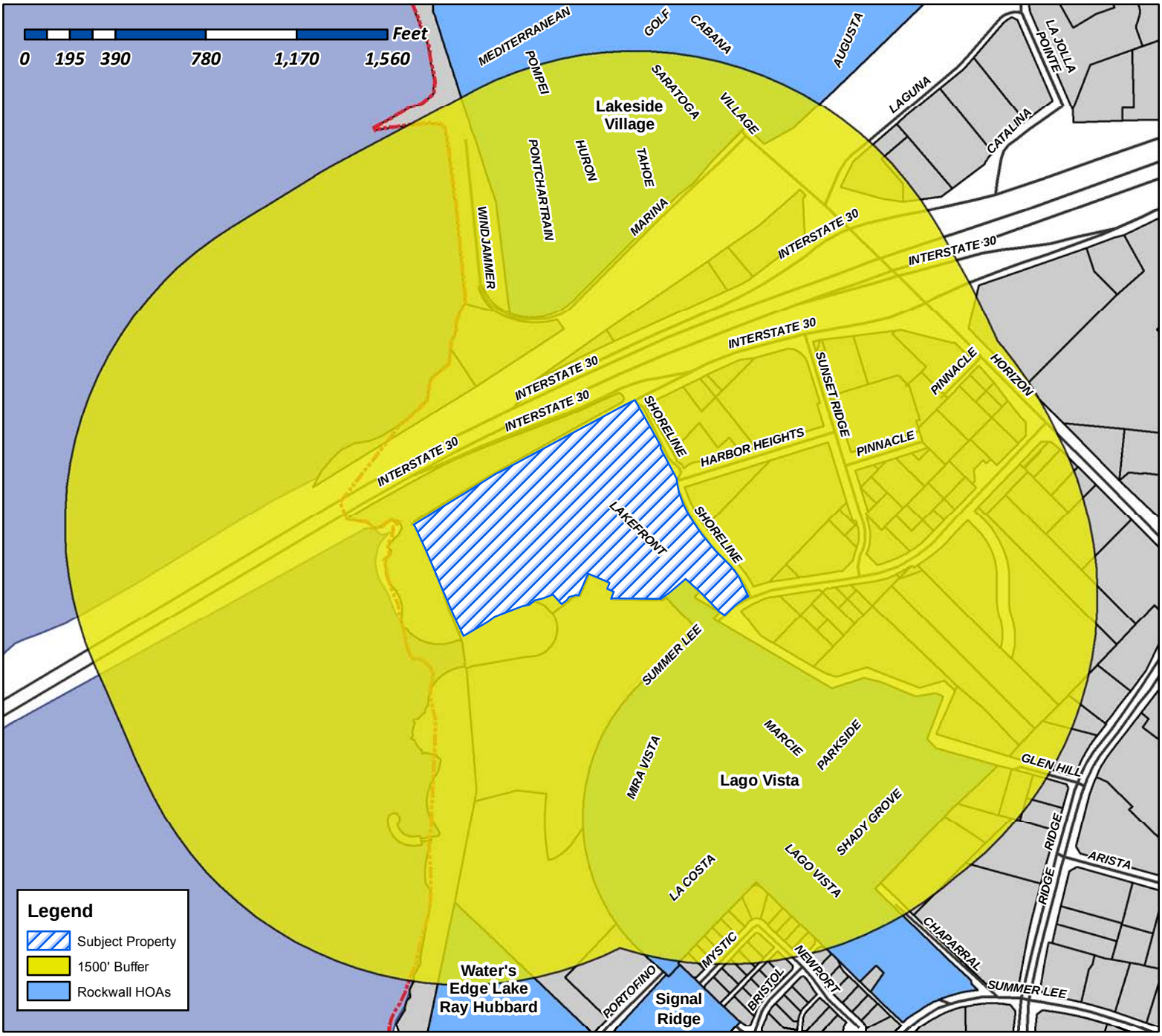
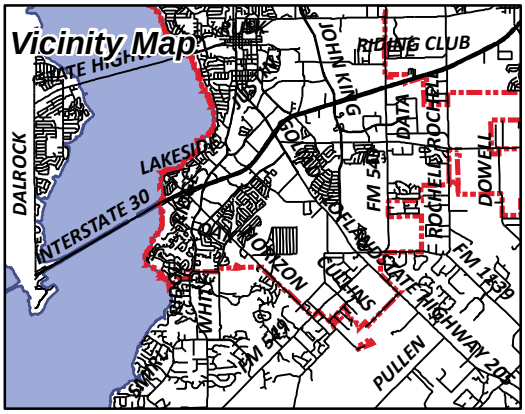


Case Number: Z2019-008
Case Name: Amended PD Development Plan
Case Type: Zoning
Zoning: Planned Development 32 (PD-32)
Case Address: SWC of the Intersection of the IH-30 Frontage Road and Lakefront Trail

Date Created: *3/19/2019*
For Questions on this Case Call (972) 771-7745



From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Notification Program: Notice of zoning request
Date:	Friday, March 22, 2019 2:41:03 PM
Attachments:	Public Notice (03.21.2019).pdf HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***March 22, 2019***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 4/9/2019 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday 4/15/2019 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2019-008- Hold a public hearing and consider a request by James Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending Ordinance 17-64 and in accordance with Ordinance No. 17-22, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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(W): www.rockwall.com

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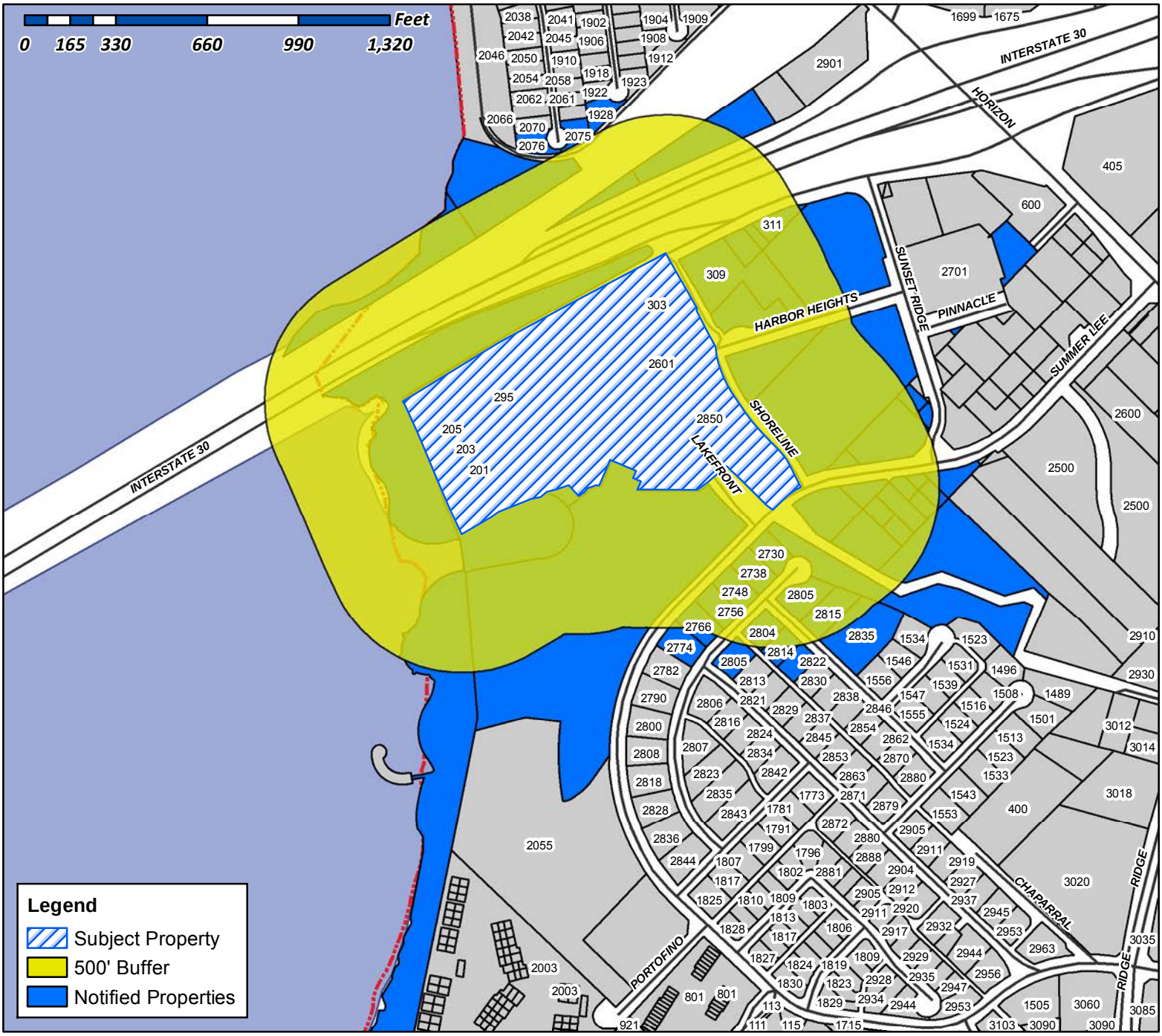

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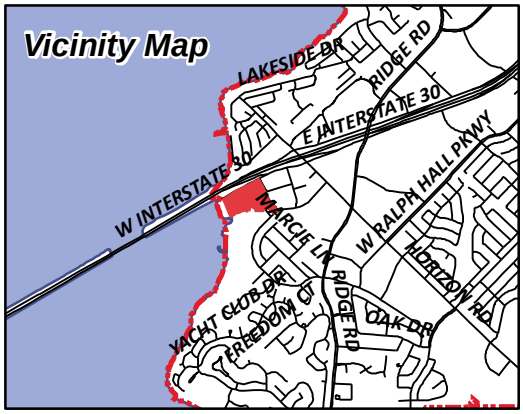


CAIN DOYLE
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

TRITON I-30 ROCKWALL LLC
1845 WOODALL ROGERS FREEWAY, SUITE 1100
DALLAS, TX 75201

WARMACK BOB & LINDA
1928 HURON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
203 E I30
ROCKWALL, TX 75032

ARKOMA REALTY LTD
A TEXAS LTD PARTNERSHIP
203 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
205 I30
ROCKWALL, TX 75032

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

MANDARI JEMA
2075 PONTCHARTRAIN DR
ROCKWALL, TX 75087

WILKINS HORACE JR & EVELYN F
2076 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2601 LAKEFRONT TR
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR 0
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR 0
ROCKWALL, TX 75032

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

KAPRANTZAS VICTORIA J AND
ROSALIE A CRACCHIOLO
2748 MIRA VISTA LANE
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M
2756 MIRA VISTA LN
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY
2766 MIRA VISTA LN
ROCKWALL, TX 75032

BAILEY RICHARD A AND GENA B
2774 MIRA VISTA LN
ROCKWALL, TX 75032

LAKEFRONT TRAIL ROCKWALL HOTEL LP
c/o OLDHJAM GOODWIN GROUP LLC
2800 S. TEXAS AVE. 0
BRYAN, TX 77802

YU JOHNNY & HAE SUK
2804 MARCIE LN
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS
2805 LAGO VISTA LN
ROCKWALL, TX 75032

VANHOV ENTERPRISES LLC
2805 MARCIE LANE
ROCKWALL, TX 75032

CASSADY CHARLES P
2814 MARCIE LN
ROCKWALL, TX 75032

BENNETT CLIFF AND STELLA
2815 MARCIE LN
ROCKWALL, TX 75032

FRY ROBIN K & JASON R
2822 MARCIE LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
2835 MARCIE LN
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP
2850 SHORELINE TR 0
ROCKWALL, TX 75032

CURRENT RESIDENT
295 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
303 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
309 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
311 E I30
ROCKWALL, TX 75032

FAULKNER INVESTMENT CO. LTD
3401 MAIN ST
ROWLETT, TX 75088

LAKESIDE VILLAGE HOMEOWNERS
4100 VILLAGE DR
ROCKWALL, TX 75087

DRZW HOLDINGS LTD
4515 DORSET RD
DALLAS, TX 75229

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE 0
DALLAS, TX 75201

NOYORI MITSUE
8301 LAKEVIEW PKWY STE 111
ROWLETT, TX 75088

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

CULPEPPER /SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

Winkelmann
& Associates, Inc.
6750 HILLCREST PLAZA DR., STE. 325
DALLAS, TX 75230 (972) 490-7090 FAX (972) 490-7099
TEXAS ENGINEERING FIRM REGISTRATION No. 89
TEXAS SURVEYOR FIRM REGISTRATION No. 10086600

March 15, 2019

Mr. Ryan Miller
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

RE: SP-2018-043 Harbor Village

Mr. Miller,

Please accept the enclosed revised Site Plan for the Harbor Village. We are enclosing 4 full size folded along with a PDF file.

We are also enclosing an application and fee of $440.00. Letters of confirmation of our proposed modifications from adjacent owners will be provided upon receipt.

We are submitting this revised Site Plan to modify the southeasterly access way from solely a pedestrian path to a one way south bound driveway. This is included to provide full access to our neighbors to the west who will lose their inbound access from the east when the I-30 one way Frontage Road is constructed.

In addition, as a result of this, and several other issues, we are requesting the City make allowances for an extension of the requirement for issuance of Building Permit to a date 1 year after anticipated approval of the modified plan by City Council.

It is our intention if the modified plan is approved, to proceed immediately with our construction drawing preparation.

Should you have any questions or need additional information, please give me a call.

Sincerely,
Winkelmann & Associates, Inc.

Michael Clark, P.E.
President

Cc: James Ziegler –Pegasus Ablon

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C2	12°35'10"	620.00'	136.19'	135.92'	S51°48'46"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S79°07'41"W	7.21'
L10	N23°10'29"E	32.93'
L11	N66°36'24"W	31.00'
L12	N23°10'29"E	27.95'
L13	N82°38'15"W	11.76'
L14	S68°52'14"W	13.20'
L15	S75°08'27"W	12.97'
L16	S36°32'06"W	17.64'

REFER TO LANDSCAPE PLANS FOR PAVER DETAILS

LAKEFRONT TRAIL CITY PAVING

SIDEWALK PAVEMENT (TYP.)
4"–3,000 PSI CONCRETE
5.5 SACK MINIMUM
W/ #3 BARS AT 24" C–C
BOTH WAYS

HEAVY DUTY PAVEMENT
7"–3600 PSI CONCRETE
6.5 SACK MINIMUM
W/ #3 BARS AT 18" O.C.E.W.

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT-OF-WAY)

LAKEFRONT TRAIL
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 9A, BLOCK A
6.200 AC.
(270,065 S.F.)

LOT 9B, BLOCK A
1.158 AC.
(50,453 S.F.)

15' RCH WATER SUPPLY CORPORATION EASEMENT VOLUME 64, PAGE 214

EXISTING FIRE HYDRANT

EXISTING MONUMENT SIGN TO REMAIN

PROPOSED 8' SIDEWALK

30' DRAINAGE EASEMENT CABINET H, SLIDE 195

Δ=028°28'30"
R=680.00'
L=337.95'
Ch L=334.48'
Ch B=S43°52'07"E

PARKING GARAGE ENTRANCE (1ST FLOOR PARKING)

COMPACTOR LOADING/PICK UP AREA

PARKING GARAGE ENTRANCE (2ND FLOOR PARKING)

BORE UNDER LAKEVIEW TRAIL FOR 12" WATER LINE

EXISTING FIRE HYDRANT

15' UTILITY EASEMENT CAB. C, SLD. 29

24' PUBLIC ACCESS, FIRE ACCESS, & UTILITY EASEMENT

24' ACCESS EASEMENT CAB. C, SLD. 29

NORTHSTAR REALTY, LTD. VOLUME 1494, PAGE 259 LOT 1, BLOCK A

ARKOMA REALTY, LTD. VOLUME 2181, PAGE 5 LOT 2, BLOCK A

ROCKWALL HARBOR–PHASE ONE CABINET C, SLIDE 29

ARKOMA REALTY, LTD. VOLUME 2181, PAGE 5 LOT 3, BLOCK A

DRZW HOLDINGS, LTD. VOLUME 6905, PAGE 195 LOT 4, BLOCK A

N 60°22'08" E 15'R 411.30'

N 45°34'27" W 465.41'

15' UTILITY EASEMENT VOLUME 555, PAGE 219

15' SANITARY SEWER EASEMENT CABINET J, SLIDE 191

15' SANITARY SEWER EASEMENT PORTION TO BE ABANDONED CABINET J, SLIDE 191

50' PEDESTRIAN WALKWAY EASEMENT

20' WATER & FIRE ACCESS EASEMENT

STEEL ENCASED 12" SANITARY SEWER

25' WATER & SANITARY SEWER EASEMENT

20' FIRE ACCESS EASEMENT

12" WATER LINE

HARBOR DISTRICT OVERFLOW PARKING GARAGE

PARKING GARAGE ENTRANCE (SURFACE PARKING)

10' WATER EASEMENT CABINET J, SLIDE 191

10'R 5' TXU EASEMENT VOL. 4903, PG. 125

15' WATER & SANITARY SEWER EASEMENT CC #20170000015993

LOT 8, BLOCK A HARBOR–ROCKWALL ADDITION CC #20170000015993

REMAINDER OF LOT 9, BLOCK A HARBOR–ROCKWALL ADDITION CABINET J, SLIDE 191

12" WATER LINE STUB
Δ=049°09'46"
R=116.35'
L=99.83'
Ch L=96.80'
Ch B=N62°59'20"W

N 44°25'33" E 57.37'
N 26°56'19" W 52.17'
S 52°53'12" W 79.41'

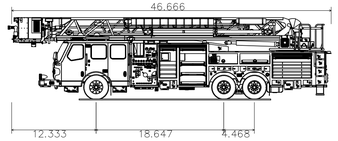
LOT 6, BLOCK A THE HARBOR–ROCKWALL ADDITION CABINET H, SLIDE 195

S 29°37'52" E 9.98'

N 89°32'04" W 208.59'

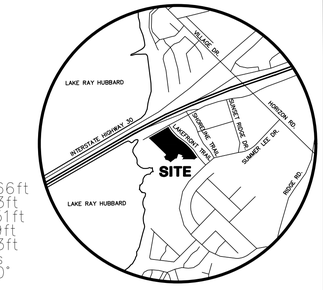
Δ=009°44'28"
R=680.00'
L=115.61'
Ch L=115.47'
Ch B=S40°10'38"E

Δ=002°30'
R=680.00'
L=29.80'
Ch L=29.8
Ch B=S36°



E–ONE HP100 Platform

Overall Length	46.666ft
Overall Width	8.333ft
Overall Body Height	10.651ft
Min Body Ground Clearance	1.269ft
Track Width	8.333ft
Lock–to–lock time	6.00s
Max Wheel Angle	45.00°



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NOT TO SCALE

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0 40' 80'
SCALE: 1" = 40'

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BEFORE YOU DIG TEXAS 811

SITE DATA TABLE		
HARBOR VILLAGE - ROCKWALL		
HARBOR - ROCKWALL ADDITION	6.200	ACRES
LOT 9A, BLOCK A	270,065	SQ-FT
BUILDING AREA	127,000	SQ-FT
USE	DWELLING UNITS	
COVERAGE	47.03%	
TOTAL NUMBER OF UNITS	375	UNITS
REQUIRED PARKING RATIO	1.5 PER UNIT	
PARKING REQUIRED	563	SPACES
OFF-STREET PARKING PROVIDED	563	SPACES
ON-STREET PARKING PROVIDED	34	SPACES
TOTAL PARKING PROVIDED	597	SPACES
OFF-STREET PROVIDED PARKING RATIO	1.5 PER UNIT	
HANDICAP REQUIRED	12	SPACES
HANDICAP PROVIDED	12	SPACES
OVERFLOW PARKING PROVIDED	180	SPACES

* PARKING PROVIDED TOTAL INCLUDES ACCESSIBILITY PARKING

HARBOR VILLAGE DWELLING UNITS - BUILDING TABULATION LEGEND

TYPE	AREA (SF)	NO.	% UNITS	TOTAL AREA (SF)	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor
L1	807	16	4.27%	12,912	8	8	0	0	0
E1	590	40	10.67%	23,600	8	8	8	8	8
A1	670	70	18.67%	46,900	11	14	15	15	15
A2	742	84	22.40%	62,328	16	17	17	17	17
A3	849	16	4.27%	13,584	2	2	4	4	4
B1	1,086	56	14.93%	60,816	8	9	13	13	13
B2	1,206	42	11.20%	50,652	7	8	9	9	9
B3(a)	1,291	14	3.73%	18,074	3	3	3	3	2
B3(d)	1,315	10	2.67%	13,150	2	2	2	2	2
B4(a)	1,243	5	1.33%	6,215	1	1	1	1	1
B4(c)	1,169	5	1.33%	5,845	1	1	1	1	1
B6	1,244	17	4.53%	21,148	3	3	4	4	3
TOTAL		375	100.00%	335,224	70	76	77	77	75
					61893 SF	66937 SF	69643 SF	69643 SF	67108 SF

LEGEND			
PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
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IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UGC	Underground Cable Marker
CM	Control Monument	EB	Electric Box
		EM	Electric Meter

CASE NO. SP2018–043

DEVELOPER	OWNER
PEGASUS ABLON	ROCKWALL RENTAL PROPERTIES, LP
KEVIN HICKMAN	1608 WEST MOORE,
8222 DOUGLAS AVENUE,	DRAWER B
SUITE 390	TERREL, TX 75160
DALLAS, TX 75225	972–210–0331
214–389–6901	

No.	DATE	REVISION	APPROV.
1.	12/14/2018	SITE PLAN SUBMITTAL	MD
2.	01/04/2019	SITE PLAN RESUBMITTAL	MC
3.			
4.			
5.			
6.			

LAST SAVED BY: MMUHLAND January 3, 2019

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
2001 ALLIANCE BOULEVARD, SUITE 325
COLLEYVILLE, TEXAS 76034
TBPE Engineer Registration No. F-03864
TBPLS Surveyor Registration No. 100866-00

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THESE PLANS WERE PREPARED UNDER THE DIRECTION OF MICHAEL D. CLARK, P.E. #83356. THESE ARE ISSUED FOR INTERIM REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.

LICENSED PROFESSIONAL ENGINEER
01-04-2019

SITE PLAN
HARBOR VILLAGE
ROCKWALL, TEXAS

G:\SPA\09\DATA\ENGINEERING\Construction Plans\SP2018-043 - SITE.dwg

CITY OF ROCKWALL

ORDINANCE NO. 17-64

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 11-43 & ORDINANCE NO. 13-16*, PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 10-21*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN ON APPROXIMATELY 7.344-ACRES FOR PROPERTY IDENTIFIED AS LOT 9, BLOCK A, HARBOR-ROCKWALL ADDITION AND TRACT 16 OF THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE FULLY DESCRIBED HEREIN BY *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, the City has received a request from Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a Planned Development (PD) Development Plan within Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail and more fully described 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, and the governing body in the exercise of its legislative discretion, has concluded that *Ordinance No.'s 11-43 & 13-16*, Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That any portion of *Ordinance No.'s 11-43 & 13-16* in conflict with this ordinance shall be subject to the requirements of this ordinance;

SECTION 2. That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the PD Development Plans approved with *Ordinance No.'s 11-43 & 13-16* and the official zoning map of the City of Rockwall so as to approve a PD Development Plan for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

4.1 CONSTRUCTION SCHEDULE

Building Adjacent to Lakefront Trail (i.e. Building 1)

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on June 1, 2019. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to Lakefront Trail (*indicated as 1 on Exhibit 'B' of this ordinance and consisting of 375 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 26 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to Lakefront Trail -- indicated as 1 on Exhibit 'B' of this ordinance -- to 349 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 26 allocated condominium units.

Building Adjacent to the Harbor Fountain (i.e. Building 2)

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on June 1, 2020. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to the Harbor Fountain (*indicated as 2 on Exhibit 'B' of this ordinance and consisting of 75 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 25 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to the Harbor Fountain -- indicated as 2 on Exhibit 'B' of this ordinance -- to 50 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 25 allocated condominium units.

Commencement of Construction and Continuous Construction

Once a building permit has been issued for either property (*i.e. Building 1 or Building 2*), the developer/property owner shall have six (6) months to commence construction on the site in accordance with Section 10-116 of Article III, *Building Code*, of Chapter 10, *Buildings and Building Regulations*, of the Municipal Code of Ordinances (*i.e. Section [A] 105.5, Expiration, of the International Building Code*). Once construction has commenced, construction must be continuous during the regular workweek unless construction is delayed due to delays beyond the control of the developer/property owner. Such delays shall include, but not be limited to, fires, floods, labor disputes, epidemics, abnormal weather conditions, acts of God or any preference, priority or allocation order duly issued by the Federal Government. Abnormal weather delays are those that are beyond what is normal for the climate and time of year. If construction of the site has not commenced within six (6) months of the issuance of a building permit, or construction is not continuous, City staff shall provide a report, to the Planning and Zoning Commission and City Council indicating the progress of the development and possible revocation of the permit. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the permit for additional allocated condominium units (*i.e. reducing the number of units for either project back to the numbers approved under Ordinance No. 13-16*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional allocated condominium units.

4.2 DEVELOPMENT CONDITIONS

1) Development of this property shall generally conform to the *PD Development Plan* depicted in

Exhibit 'B' of this ordinance;

2) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed PD Site Plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;

3) The proposed multi-family development adjacent to Lakefront Trail (*indicated as* 1 *on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 375 condominium units. The proposed multi-family development adjacent to the Harbor Fountain (*indicated as* 2 *on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 75 condominium units.

4) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a subdivision plat;

5) The architectural design of all buildings within the two (2) affected Subdistricts (*i.e. the Harbor Residential Subdistrict and the Harbor Link Mixed-Use Subdistrict*) shall conform to the Harbor District Guidelines (*i.e. Resolution 10-40]*), all applicable ordinances associated with Planned Development District 32 (PD-32) [*as amended*], and to the Unified Development Code;

6) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB);

7) The pedestrian access extending from Lakefront Trail to the Harbor Fountain will be required to be located within a *Pedestrian Access Easement* to be shown of the final plat; and

8) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development to support their use.

SECTION 5. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

SECTION 6. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That 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, 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 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. 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 18TH DAY OF DECEMBER, 2017

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

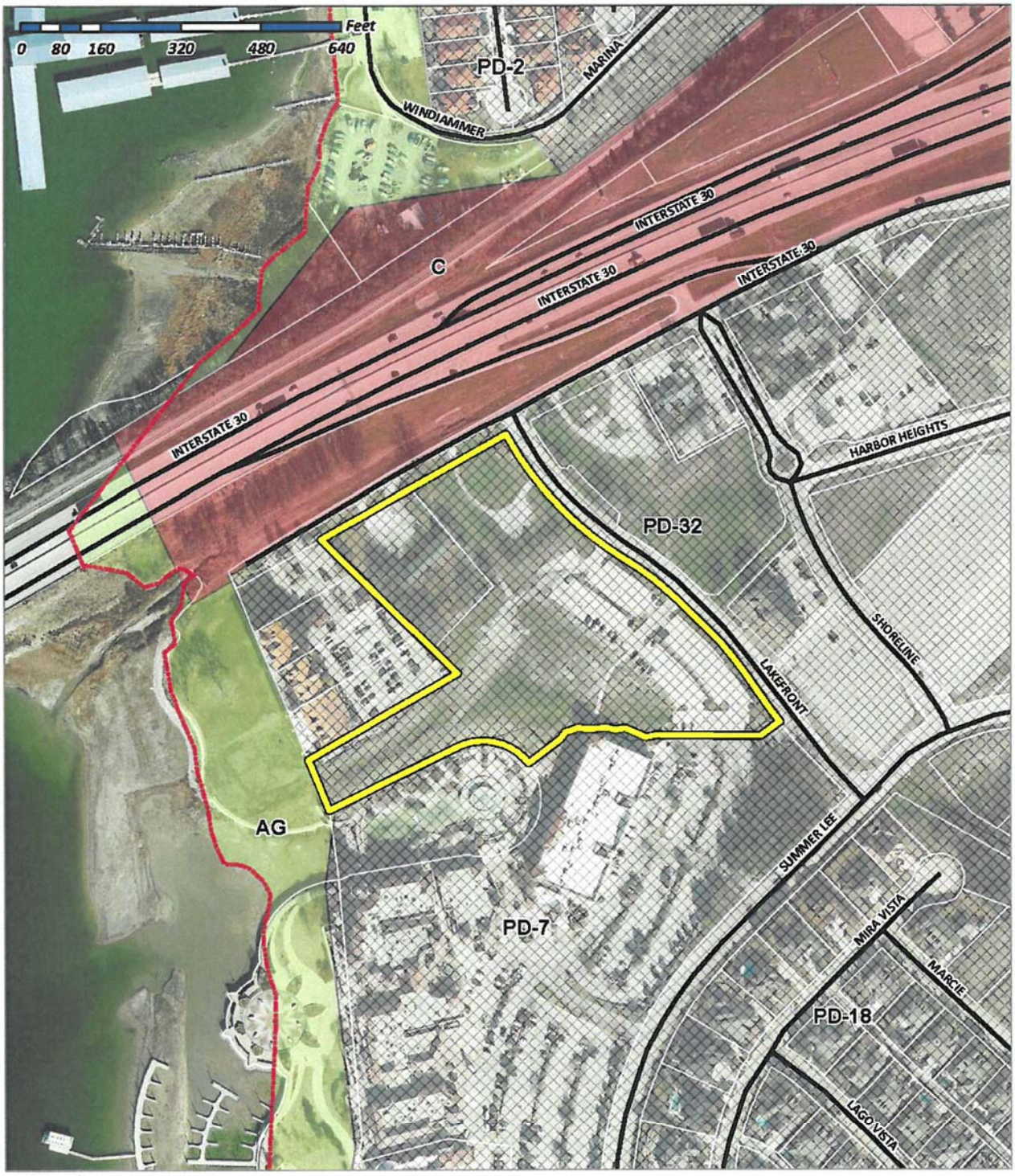
Frank J. Garza, City Attorney

CITY OF ROCKWALL TEXAS SEAL

1st Reading: November 20, 2017

2nd Reading: December 18, 2017

Exhibit 'A':
Legal Description



Legal Description: *Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas*

Exhibit 'A':
Legal Description

Legal Description: Tract 16 of the M. J. Barksdale Survey, Abstract No. 11

Being a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being a 1.225-acre tract out of a 55.200-acre tract as recorded in *Volume 59, Page 383*, deed records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the southeast line of Interstate Highway 30, said point being 286.50-feet more or less, from the north corner of said 55.20-acre tract, a 3/8" iron rod found for corner;

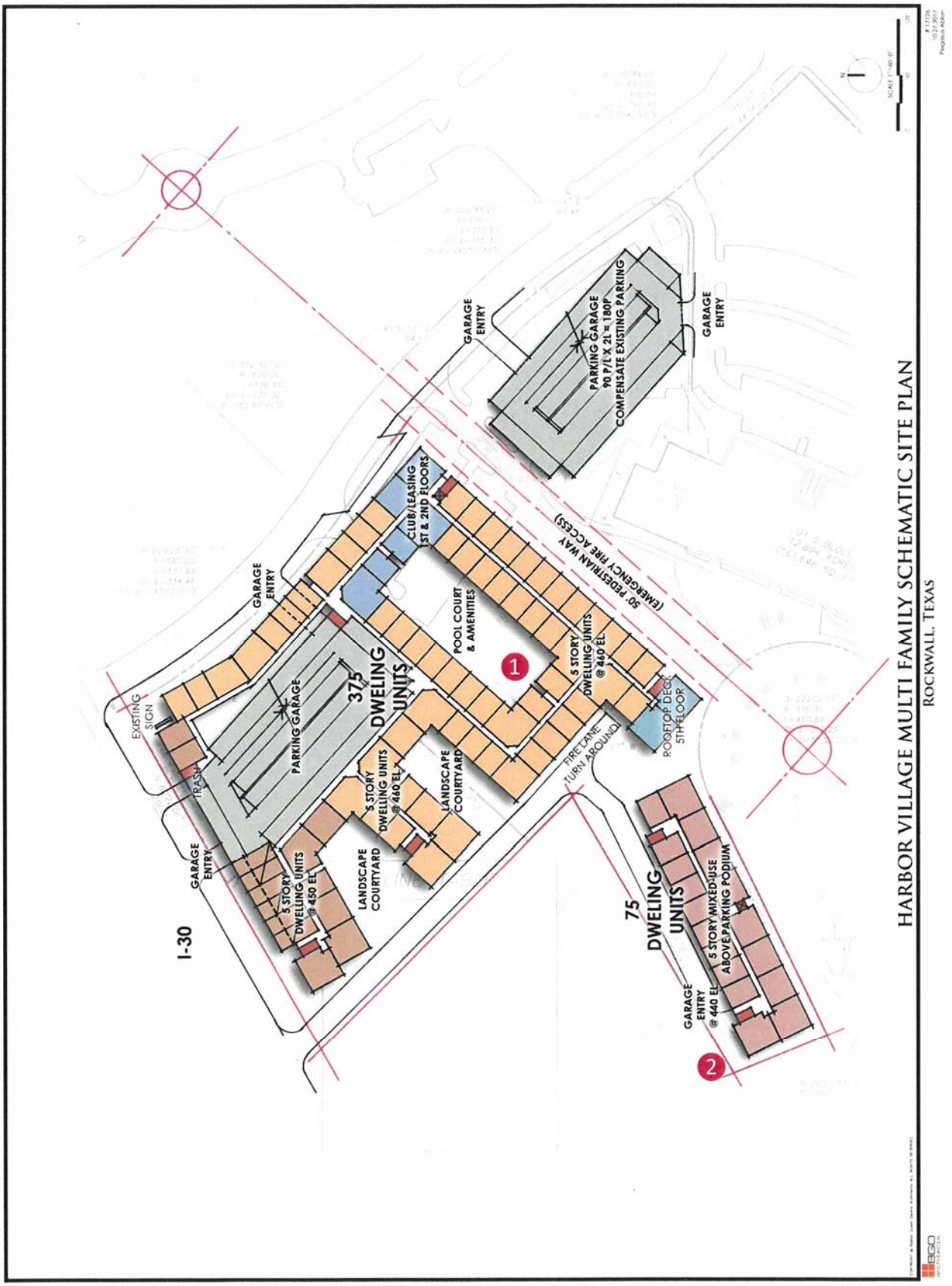
THENCE, South 38 Degrees 29 Minutes 38 Seconds East, leaving the said southeast line of Interstate Highway 30, a distance of 254.63-feet to a 5/8" iron rod found for corner;

THENCE, South 44 Degrees 24 Minutes 14 Seconds West, a distance of 176.46-feet to a ½" iron rod found for corner;

THENCE, North 43 Degrees 48 Minutes 20 Seconds West, a distance of 311.10-feet to a point on the southeast line of the Interstate Highway 30, a 3/8" iron rod set for corner;

THENCE, North 50 Degrees 48 Minutes East, along the southeast line of Interstate Highway 30, a distance of 206.43-feet to the *PLACE OF BEGINNING* and containing 53,371.640 SF or 1.225-acres of land, more or less.

Exhibit 'B':
PD Development Plan

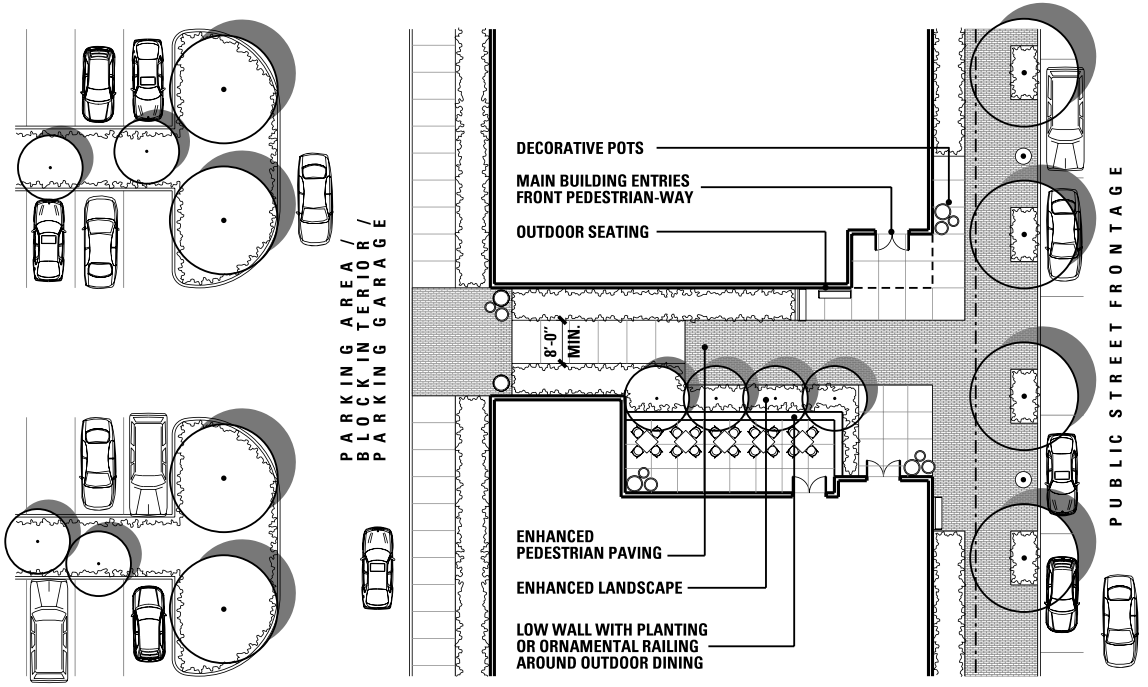


4 STREETS

PEDESTRIAN WAYS

Although it is technically not a streetscape element, pedestrian-ways link freeway frontage parking areas and block interiors with the public street frontage. The pedestrian-way environment may include enhanced pedestrian paving, enhanced landscape planting, special accent lighting, and special features such as fountains or sculpture pieces. Outdoor seating and dining may occur within the pedestrian-way. Building entry access should be provided within pedestrian-ways. The maximum cross slope within a pedestrian-way is 2%.







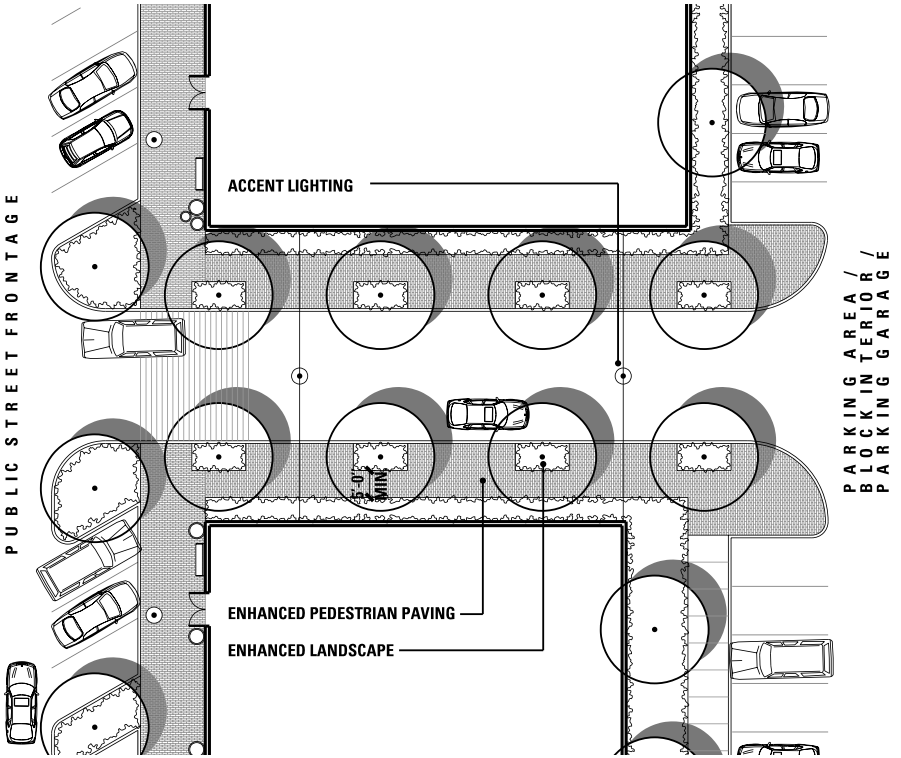






M E W S

Although it is technically not a streetscape element, a mews can also link freeway frontage parking areas and block interiors with the public street frontage. A mews combines a vehicular drive and pedestrian walkway within a narrow cross section. The mews environment includes enhanced pedestrian paving, enhanced landscape planting, special accent lighting, and may also include enhanced vehicular pavement. Bollards may be used in lieu of a typical street curb. Building entry access may be provided within a mews. A carriage-way may also serve the purpose of a mews. The maximum cross slope within a mews is 2%.







CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C2	12°35'10"	620.00'	136.19'	135.92'	S51°48'46"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S79°07'41"W	7.21'
L10	N23°10'29"E	32.93'
L11	N66°36'24"W	31.00'
L12	N23°10'29"E	27.95'
L13	N82°38'15"W	11.76'
L14	S68°52'14"W	13.20'
L15	S75°08'27"W	12.97'
L16	S36°32'06"W	17.64'

PEDESTRIAN CROSSING
REFER TO LANDSCAPE PLANS FOR PAVER DETAILS

LAKEFRONT TRAIL CITY PAVING

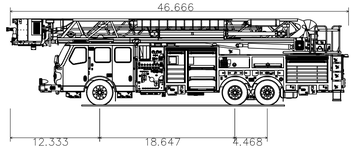
SIDEWALK PAVEMENT (TYP.)
4"-3,000 PSI CONCRETE
5.5 SACK MINIMUM
W/ #3 BARS AT 24" C-C BOTH WAYS

HEAVY DUTY PAVEMENT
7"-3600 PSI CONCRETE
6.5 SACK MINIMUM
W/ #3 BARS AT 18" O.C.E.W.

SITE DATA TABLE		
HARBOR VILLAGE - ROCKWALL		
HARBOR - ROCKWALL ADDITION	6.200	ACRES
LOT 9A, BLOCK A	270,065	SQ-FT
BUILDING AREA	127,000	SQ-FT
USE	DWELLING UNITS	
COVERAGE	47.03%	
TOTAL NUMBER OF UNITS	375	UNITS
REQUIRED PARKING RATIO	1.5 PER UNIT	
PARKING REQUIRED	563	SPACES
OFF-STREET PARKING PROVIDED	548	SPACES
ON-STREET PARKING PROVIDED	34	SPACES
TOTAL PARKING PROVIDED	582	SPACES
OFF-STREET PROVIDED PARKING RATIO	1.5 PER UNIT	
HANDICAP REQUIRED	12	SPACES
HANDICAP PROVIDED	12	SPACES
OVERFLOW PARKING PROVIDED	180	SPACES

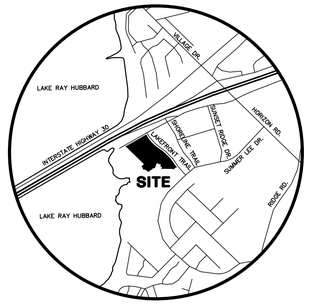
* PARKING PROVIDED TOTAL INCLUDES ACCESSIBILITY PARKING

HARBOR VILLAGE DWELLING UNITS - BUILDING TABULATION LEGEND									
TYPE	AREA (SF)	NO.	% UNITS	TOTAL AREA (SF)	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor
L1	807	16	4.27%	12,912	8	8	0	0	0
E1	590	40	10.67%	23,600	8	8	8	8	8
A1	670	70	18.67%	46,900	11	14	15	15	15
A2	742	84	22.40%	62,328	16	17	17	17	17
A3	849	16	4.27%	13,584	2	2	4	4	4
B1	1,086	56	14.93%	60,816	8	9	13	13	13
B2	1,206	42	11.20%	50,652	7	8	9	9	9
B3(a)	1,291	14	3.73%	18,074	3	3	3	3	2
B3(d)	1,315	10	2.67%	13,150	2	2	2	2	2
B4(a)	1,243	5	1.33%	6,215	1	1	1	1	1
B4(c)	1,169	5	1.33%	5,845	1	1	1	1	1
B6	1,244	17	4.53%	21,148	3	3	4	4	3
TOTAL		375	100.00%	335,224	70	76	77	77	75
					61893 SF	66937 SF	69643 SF	69643 SF	67108 SF



E-ONE HP100 Platform

Overall Length	46.666ft
Overall Width	8.333ft
Overall Body Height	10.651ft
Min Body Ground Clearance	1.269ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°



VICINITY MAP
NOT TO SCALE

NOTICES TO CONTRACTOR

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

BEFORE YOU DIG Texas 811

No.	DATE	REVISION	APPROV.
6.			
5.			
4.			
3.	03/15/2019	REVISED ACCESS DRIVE	MC
2.	01/04/2019	SITE PLAN RESUBMITTAL	MC
1.	12/14/2018	SITE PLAN SUBMITTAL	MD

LAST SAVED BY: MMULHOLLAND March 15, 2019

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
901 HILLCREST PLAZA DRIVE, SUITE 325
MESQUITE, TEXAS 75150
(972) 485-7990
(972) 485-7999 FAX
Texas Engineering Registration No. 89
Texas Surveyors Registration No. 100866-00
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LICENSED PROFESSIONAL ENGINEERS
STATE OF TEXAS
03-15-2019

SITE PLAN

HARBOR VILLAGE
ROCKWALL, TEXAS

59809.0A

G:\59809.0A\ENGINEERING\Construction Plans\59809.0A-SITE.dwg

N 60°22'08" E 15'R 411.30'

N 45°34'27" W 465.41'

N 44°25'33" E 57.37'

N 26°56'19" W 52.17'

S 29°37'52" E 9.98'

S 23°10'29" W 102.04'

N 89°32'04" W 208.59'

Δ=028°28'30"
R=680.00'
L=337.95'
Ch L=334.48'
Ch B=S43°52'07"E

Δ=009°44'28"
R=680.00'
L=115.61'
Ch L=115.47'
Ch B=S40°10'38"E

Δ=002°30'
R=680.00'
L=29.80'
Ch L=29.8
Ch B=S36°

Δ=049°09'46"
R=116.35'
L=99.83'
Ch L=96.80'
Ch B=N62°59'20"W

N 63°41'36" E

S 45°34'27" E

S 44°25'33" W

S 89°32'04" E

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT-OF-WAY)

LAKEFRONT TRAIL
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 9A, BLOCK A
6.200 AC.
(270,065 S.F.)

LOT 9B, BLOCK A
1.158 AC.
(50,453 S.F.)

HARBOR DISTRICT
OVERFLOW PARKING GARAGE

15' RCH WATER SUPPLY CORPORATION EASEMENT VOLUME 64, PAGE 214

EXISTING FIRE HYDRANT

5/8" CIRF RPLS1830

EXISTING MONUMENT SIGN TO REMAIN

1/2" IPF

REFLECTOR

FL 18" CMP 441.54'

PROPOSED 8' SIDEWALK

30' DRAINAGE EASEMENT CABINET H, SLIDE 195

PARKING GARAGE ENTRANCE (1ST FLOOR PARKING)

COMPACTOR LOADING/PICK UP AREA

PARKING GARAGE ENTRANCE (2ND FLOOR PARKING)

BORE UNDER LAKEVIEW TRAIL FOR 12" WATER LINE

PARKING GARAGE ENTRANCE (SURFACE PARKING)

EXISTING FIRE HYDRANT

LOT 1, BLOCK A NORTHSTAR REALTY, LTD. VOLUME 1494, PAGE 159

15' UTILITY EASEMENT CAB. C, SLD. 29

ARKOMA REALTY, LTD. VOLUME 2181, PAGE 5 LOT 2, BLOCK A

ROCKWALL HARBOR-PHASE ONE CABINET C, SLIDE 2'

24' PUBLIC ACCESS, FIRE ACCESS, & UTILITY EASEMENT

24' ACCESS EASEMENT CAB. C, SLD. 29

ARKOMA REALTY, LTD. VOLUME 2181, PAGE 5 LOT 3, BLOCK A

DRZW HOLDINGS, LTD. VOLUME 6905, PAGE 195 LOT 4, BLOCK A

15' UTILITY EASEMENT VOLUME 555, PAGE 219

15' SANITARY SEWER EASEMENT CABINET J, SLIDE 191

15' SANITARY SEWER EASEMENT PORTION TO BE ABANDONED CABINET J, SLIDE 191

20' WATER & FIRE ACCESS EASEMENT

STEEL ENCASED 12" SANITARY SEWER

12" WATER LINE

25' WATER & SANITARY SEWER EASEMENT

10' WATER EASEMENT CABINET J, SLIDE 191

15' WATER & SANITARY SEWER EASEMENT CC #20170000015993

10'R 5' TXU EASEMENT VOL. 4903, PG. 125

LOT 8, BLOCK A HARBOR-ROCKWALL ADDITION CC #20170000015993

LOT 6, BLOCK A THE HARBOR-ROCKWALL ADDITION CABINET H, SLIDE 195

LAKE RAY HUBBARD

SS MH-444.24' FL-439.56'

SS MH-451.30' FL-439.05'

SS MH-471.25' FL-448.59'

SW MH-440.22' FL-434.22'

SW MH-468.74 FL-464.64'

SW MH-467.93 FL-458.43'

SW MH-460.53' SW MH-461.21' FL-456.03' FL-457.51'

BM="X" cut 449.68'

BM#1-"X" cut 455.90'

BM#2-"X" cut 460.80'

BMON

0 40' 80'
SCALE: 1" = 40'

LEGEND			
PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCF	"X" Cut in Concrete Found
FH	Fire Hydrant	PKS	PK Nail Set
LP	Light Pole	PKF	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UGC	Underground Cable Marker
CM	Control Monument	EB	Electric Box
		EM	Electric Meter

CASE NO. SP2018-043

DEVELOPER	OWNER
PEGASUS ABLON	ROCKWALL RENTAL PROPERTIES, LP
KEVIN HICKMAN	1608 WEST MOORE,
8222 DOUGLAS AVENUE,	DRAWER B
SUITE 390	TERREL, TX 75160
DALLAS, TX 75225	972-210-0331
214-389-6901	

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 17-64* & PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 17-22*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN ON APPROXIMATELY 7.344-ACRES FOR PROPERTY IDENTIFIED AS LOT 9, BLOCK A, HARBOR-ROCKWALL ADDITION AND TRACT 16 OF THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE FULLY DESCRIBED HEREIN BY *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, the City has received a request from Jim Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a Planned Development (PD) Development Plan within Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail and more fully described 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, and the governing body in the exercise of its legislative discretion, has concluded that *Ordinance No. 17-64,* Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 17-64*;

SECTION 2. That any portion of *Ordinance No.'s 11-43 & 13-16* in conflict with this ordinance shall be subject to the requirements of this ordinance;

SECTION 3. That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the PD Development Plans approved with *Ordinance No.'s 11-43 & 13-16* and the official zoning map of the City of Rockwall so as to approve a PD Development Plan

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for the *Subject Property*; and,

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 5. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

5.1 CONSTRUCTION SCHEDULE

Building Adjacent to Lakefront Trail (i.e. Building 1)

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on May 6, 2020. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to Lakefront Trail (*indicated as 1 on Exhibit 'B' of this ordinance and consisting of 375 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 26 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to Lakefront Trail -- indicated as 1 on Exhibit 'B' of this ordinance -- to 349 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 26 allocated condominium units.

Building Adjacent to the Harbor Fountain (i.e. Building 2)

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on June 1, 2020. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to the Harbor Fountain (*indicated as 2 on Exhibit 'B' of this ordinance and consisting of 75 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 25 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to the Harbor Fountain -- indicated as 2 on Exhibit 'B' of this ordinance -- to 50 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 25 allocated condominium units.

Commencement of Construction and Continuous Construction

Once a building permit has been issued for either property (*i.e. Building 1 or Building 2*), the developer/property owner shall have six (6) months to commence construction on the site in accordance with Section 10-116 of Article III, *Building Code*, of Chapter 10, *Buildings and Building Regulations*, of the Municipal Code of Ordinances (*i.e. Section [A] 105.5,*

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Expiration, of the International Building Code). Once construction has commenced, construction must be continuous during the regular workweek unless construction is delayed due to delays beyond the control of the developer/property owner. Such delays shall include, but not be limited to, fires, floods, labor disputes, epidemics, abnormal weather conditions, acts of God or any preference, priority or allocation order duly issued by the Federal Government. Abnormal weather delays are those that are beyond what is normal for the climate and time of year. If construction of the site has not commenced within six (6) months of the issuance of a building permit, or construction is not continuous, City staff shall provide a report, to the Planning and Zoning Commission and City Council indicating the progress of the development and possible revocation of the permit. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the permit for additional allocated condominium units (*i.e. reducing the number of units for either project back to the numbers approved under Ordinance No. 13-16*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional allocated condominium units.

5.2 DEVELOPMENT CONDITIONS

1) Development of this property shall generally conform to the *PD Development Plan* depicted in *Exhibit 'B'* of this ordinance;

2) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed PD Site Plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;

3) The proposed multi-family development adjacent to Lakefront Trail (*indicated as* 1 *on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 375 condominium units. The proposed multi-family development adjacent to the Harbor Fountain (*indicated as* 2 *on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 75 condominium units.

4) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a subdivision plat;

5) The architectural design of all buildings within the two (2) affected Subdistricts (*i.e. the Harbor Residential Subdistrict and the Harbor Link Mixed-Use Subdistrict*) shall conform to the Harbor District Guidelines (*i.e. Resolution 10-40]*), all applicable ordinances associated with Planned Development District 32 (PD-32) [*as amended*], and to the Unified Development Code;

6) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB);

7) The private street and pedestrian access easement extending from Lakefront Trail to the proposed multi-family development adjacent to the Harbor Fountain (*indicated as* 2 *on Exhibit 'B' of this ordinance*), will be required to be located within a *Pedestrian Access Easement* on the final plat and shall be constructed in accordance with the street cross section and concept plan depicted in *Exhibit 'C'* of this ordinance; and

8) The proposed uses for this development shall be required to demonstrate that they

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have access to a sufficient number of parking spaces within the development to support their use.

SECTION 6. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

SECTION 7. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That 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, 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 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. 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 6TH DAY OF MAY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *April 15, 2019*

2nd Reading: *May 6, 2019*

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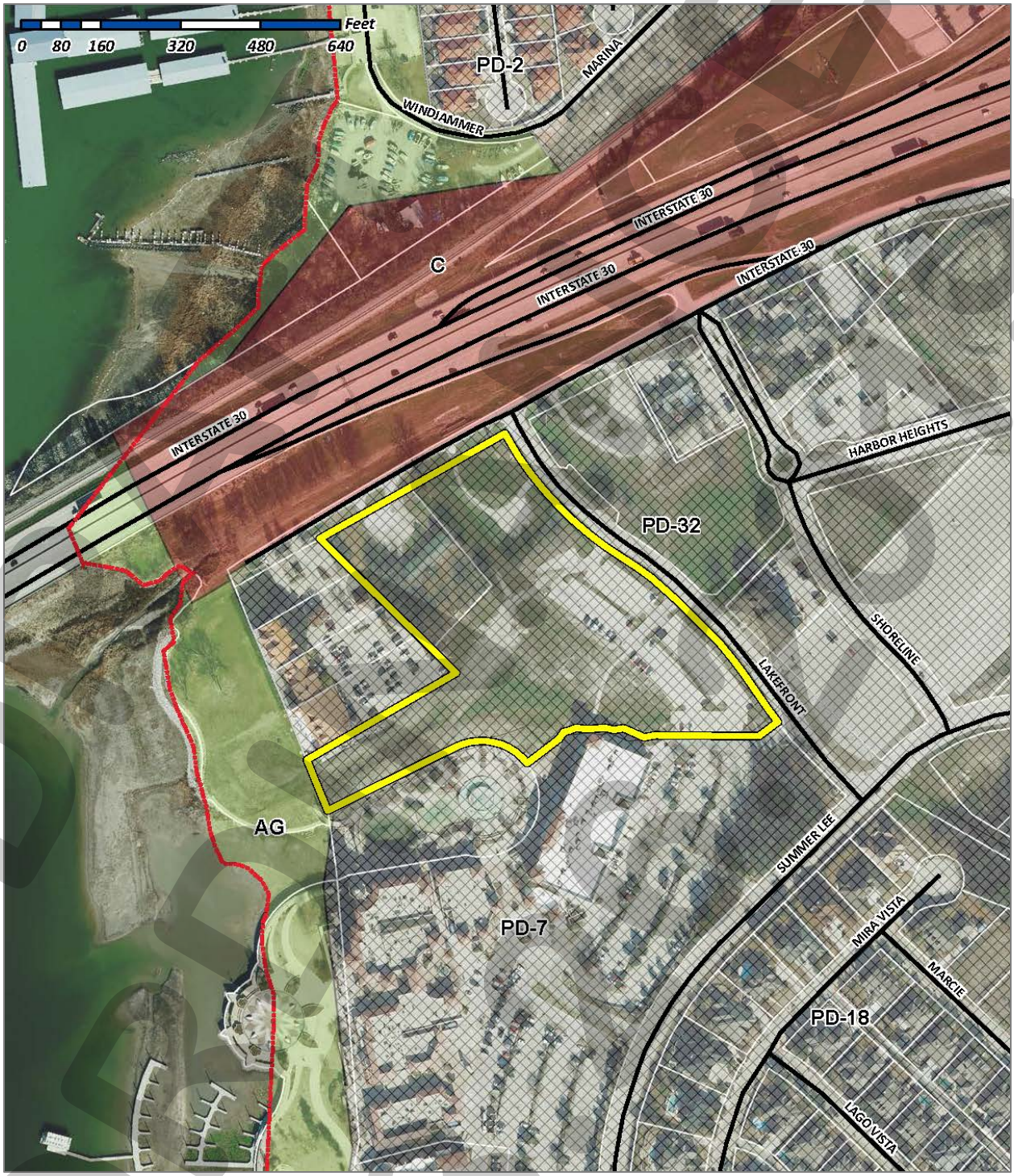
Exhibit 'A':
Legal Description



<u>Legal Description:</u> Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas

Exhibit 'A':
Legal Description

Legal Description: *Tract 16 of the M. J. Barksdale Survey, Abstract No. 11*

Being a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being a 1.225-acre tract out of a 55.200-acre tract as recorded in *Volume 59, Page 383*, deed records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the southeast line of Interstate Highway 30, said point being 286.50-feet more or less, from the north corner of said 55.20-acre tract, a 3/8" iron rod found for corner;

THENCE, South 38 Degrees 29 Minutes 38 Seconds East, leaving the said southeast line of Interstate Highway 30, a distance of 254.63-feet to a 5/8" iron rod found for corner;

THENCE, South 44 Degrees 24 Minutes 14 Seconds West, a distance of 176.46-feet to a ½" iron rod found for corner;

THENCE, North 43 Degrees 48 Minutes 20 Seconds West, a distance of 311.10-feet to a point on the southeast line of the Interstate Highway 30, a 3/8" iron rod set for corner;

THENCE, North 50 Degrees 48 Minutes East, along the southeast line of Interstate Highway 30, a distance of 206.43-feet to the *PLACE OF BEGINNING* and containing 53,371.640 SF or 1.225-acres of land, more or less.

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Exhibit 'B':
PD Development Plan

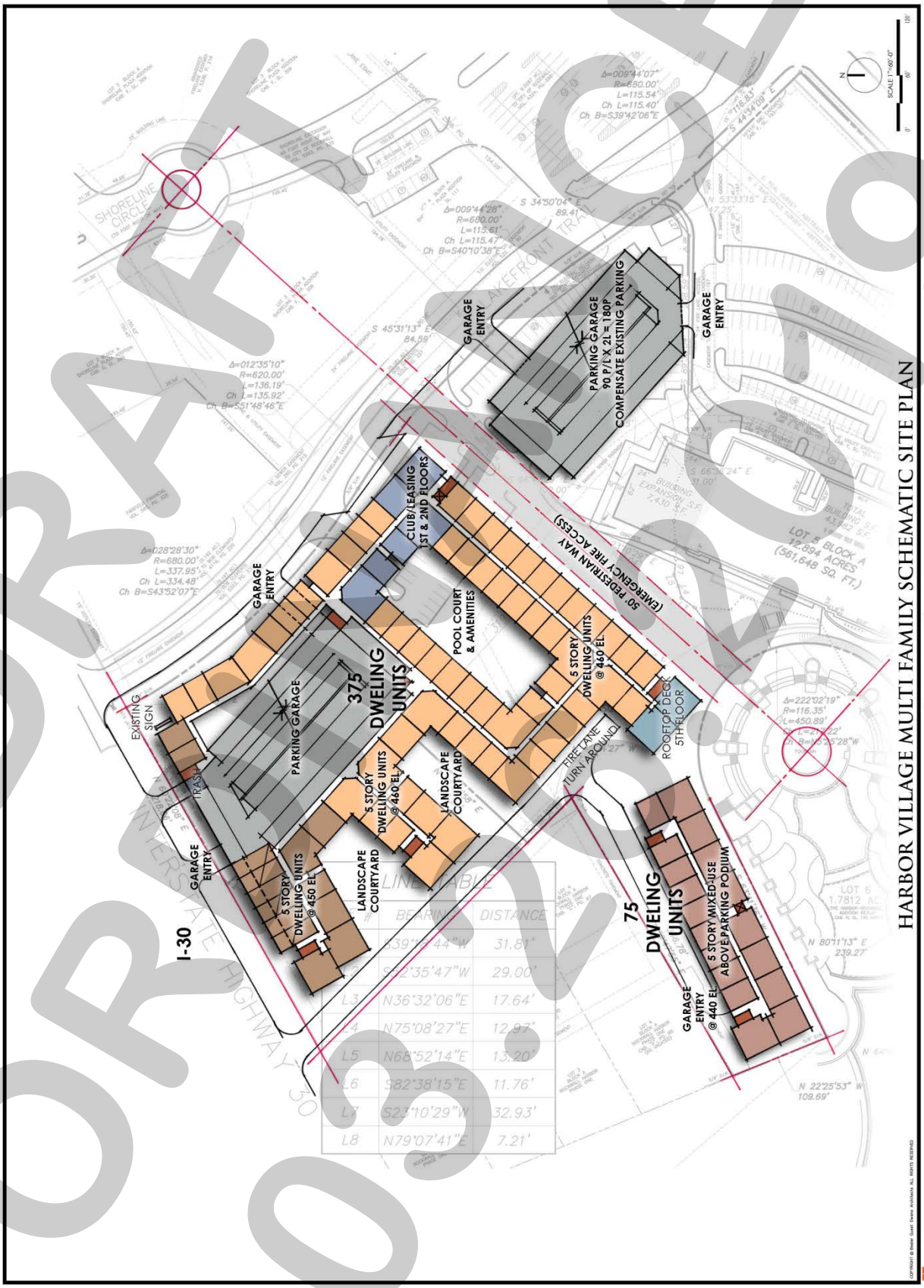

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Exhibit 'C':
Private Street and Pedestrian Access Easement

INSERT REVISED CONCEPT PLAN OF THE PRIVATE STREET AND PEDESTRIAN ACCESS EASEMENT HERE

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Exhibit 'C':
Private Street and Pedestrian Access Easement

INSERT STREET CROSS SECTION EXHIBIT HERE

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ORDINANCE
03.26.2019

City of Rockwall

Project Plan Review History

Project Number	P2019-010	**Owner**	RW LADERA, LLC	**Applied**	3/14/2019 LM
Project Name	Lot 1, Block A, & Lot 1, Block B, Ladera Rockwall	**Applicant**	G&AI MCADAMS	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
900 N JOHN KING BLVD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
LADERA ROCKWALL	5		5	0122-0000-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/14/2019	3/21/2019	3/19/2019	5	APPROVED	
ENGINEERING	Sarah Hager	3/14/2019	3/21/2019	3/22/2019	8	COMMENTS	
(3/22/2019 1:46 PM SH) - Remove all easements for Phase 2. Phase 2 has not been approved through engineering. - Must show and label all of the cross sections delineated by the approved flood study. - Need document numbers now. Stating easements are by separate easements is not sufficient. - Make the EHS easier to see along the entire property border. - Must include the trees that will be removed with the offsite utility work.							
FIRE	Ariana Hargrove	3/14/2019	3/21/2019				
GIS	Lance Singleton	3/14/2019	3/21/2019	3/21/2019	7	COMMENTS	See comments
(3/21/2019 4:49 PM LS) Needs the short street segments off of Madrid Way (Lugo Ct and Merida Ct) names called out. We cannot address homes without street frontage.							
PLANNING	David Gonzales	3/14/2019	3/21/2019	3/22/2019	8	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Michael Duval of G&A/McAdams on behalf of John Delin of RW Ladera, LLC for the approval of a final plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition being a 47.694-acre tract of land identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85) for General Retail (GR) and Single-Family 7 (SF-7) District land uses, situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast and northwest corners of the intersection of SH-66 and John King Boulevard, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 03.21.2019

The following staff comments are to be addressed and resubmitted no later than Tuesday April 2, 2019. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent/final review by staff:

1. The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), the staff comments provided by the Planning, Engineering, Building Inspection, and Fire Departments as indicated on the Project Plan Review document.
2. Provide a label indicating "Case No. P2019-010" on the lower right corner on all pages of the revised final plat submittal.
3. Delineate and label all open space area's. Also, provide a lable indicating "Open Space to be Maintained by COA" for each area.
4. The final plat shall conform to Park District 8 requirements and recommendations made by the Parks and Recreations Board See meeting date & time below.
5. Where are the streets Lugo Ct. and Meridia Ct.? These do not appear on page 2 of the plat.
6. Provide a label and information for SH-66 on page 2 of plat.
7. Page 3 Issues that need to be resolved:
a. Provide Owners Certificate (see standard plat language included in applcation packet)
b. Use Standard CitySignature Block (also included in application packet)
c. Adjust signature block for Ladera (John Delin - signator) so that this is not on two (2) sepaate columns.
d. Adjust Notary Certificate -- blended in with tables
e. Move Line and Curve Tables for legiblility

Unit Exhibit:
1. Provide street name labels for Lugo Ct. & Meridia Ct.

Landscape/Treescape Plan:
1. To be approved by the Planning and Zoning Commission.
2. Mitigation is considered to be satisfied per the plans submitted

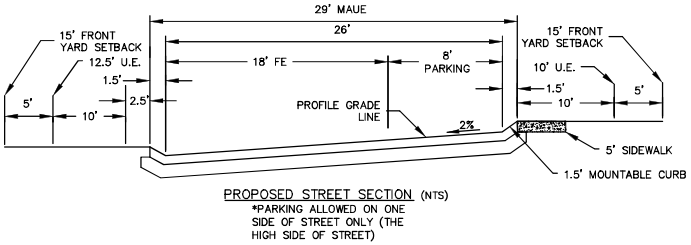
Hardscape Plan:
1. No additional comments provided.

**As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

Although this case is scheduled for consent,staff recommends that a representative be present for the meetings as listed below. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Scheduled Meeting Dates to Attend:

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Planning - Work session: March 26, 2019 (Applicant to present case before P&Z -- Tuesday at 6:00 p.m.)							
Parks Board - Meeting: April 2, 2019 (Park Board recommendations & fees to be established)							
Planning - Regular meeting: April 9, 219 (Tuesday at 6:00 p.m.)							
City Council - Consent Agenda: April 15, 2019 (Monday at 6:00 p.m.)							



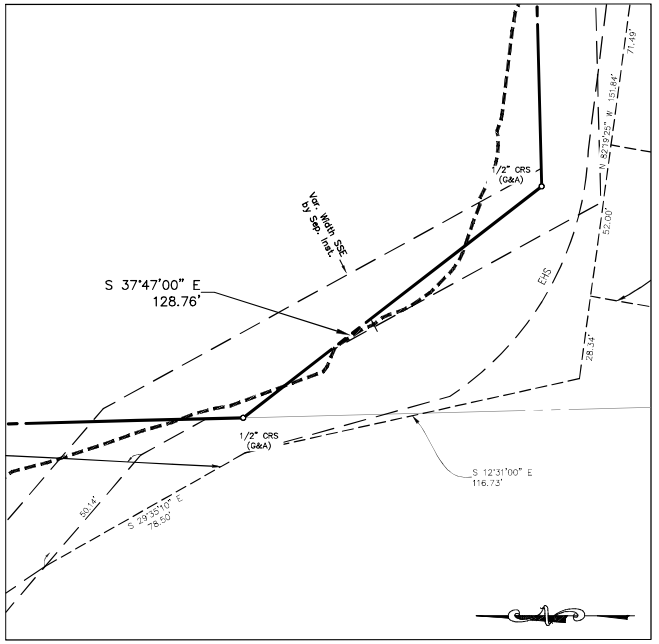
PROPOSED STREET SECTION (NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY (THE HIGH SIDE OF STREET)

Show and label all floodplain cross sections per the approved flood study.

Make EHS easier to see.

Remove all of the easements for Phase 2.

Need Doc. # now.



DETAIL "A"
Scale: 1"=30'

FINAL PLAT

Lot 1, Block A &
Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

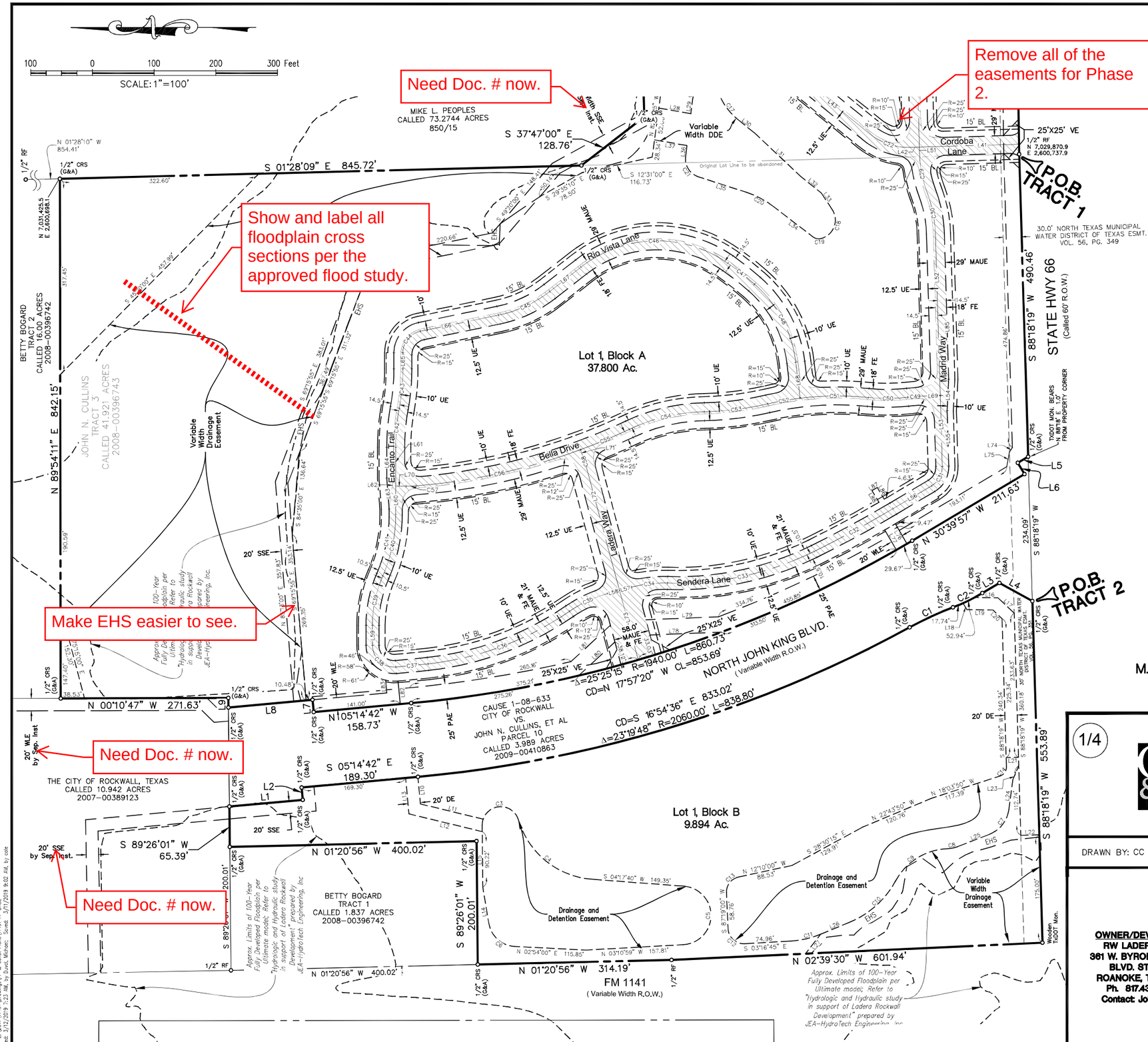
2/4

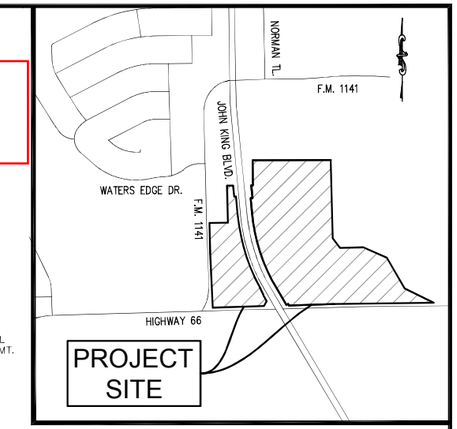
The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 3/6/2019 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

Case No. P2017-068





LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
CRF	=	CAPPED REBAR FOUND
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
P.O.B.	=	POINT OF BEGINNING
MAE	=	MUTUAL ACCESS EASEMENT
MAUE	=	MUTUAL ACCESS & UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
LS	=	LANDSCAPE
DDE	=	DRAINAGE & DETENTION EASEMENT
EHS	=	EROSION HAZADROUS SETBACK
VE	=	VISIBILITY EASEMENT
FE	=	FIRELANE EASEMENT
PAE	=	PEDESTRIAN ACCESS EASEMENT

FINAL PLAT
Lot 1, Block A & Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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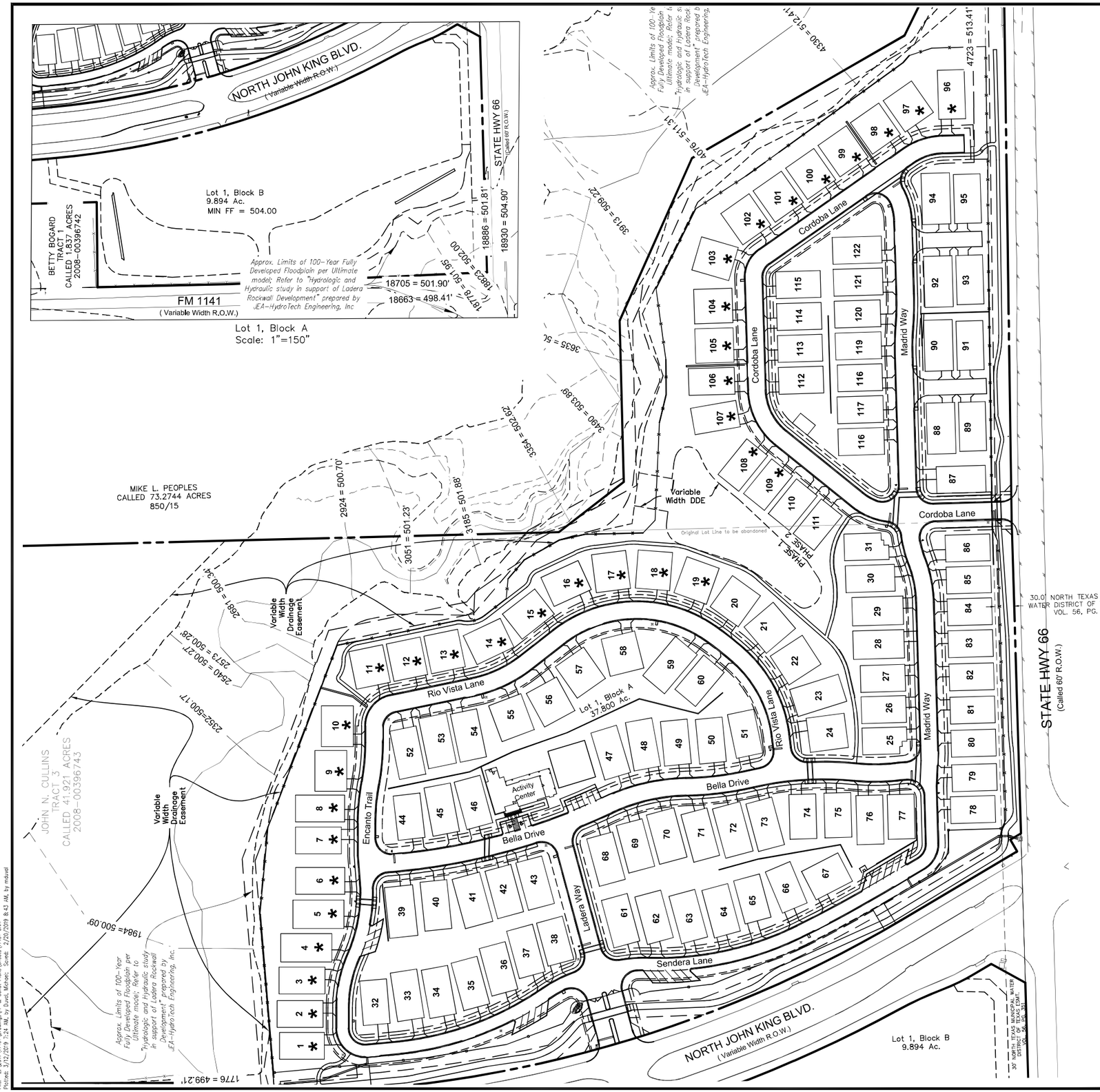

100 0 100 200 300 Feet

SCALE: 1"=100'

GENERAL NOTE:

1. FOR MORE INFORMATION ON THE CROSS SECTIONS FOR THE ULTIMATE 100 YR FLOODPLAIN REFER TO "HYDROLOGIC AND HYDRAULIC STUDY IN SUPPORT OF LADERA ROCKWALL DEVELOPMENT" PREPARED BY JEA-HYDROTECH ENGINEERING, INC.

*

UNIT EXHIBIT

Lot 1, Block A & Lot 1, Block B LADERA ROCKWALL

47.694 Acres

Zoned: PD-85

in the

M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

4/4

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DRAWN BY: MD DATE: 02/20/2019 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

Case No. P2017-068

LEGAL DESCRIPTION
LOT 1, BLOCK A
TRACT 1

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

LEGAL DESCRIPTION
LOT 1, BLOCK B
TRACT 2

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of U. S. Highway 66, from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19" E, a distance 724.55 feet;

THENCE S 88°18'19" W, a distance of 553.89 feet with the north line of U. S. Highway 66, to a wooden right-of-way monument found at the southwest corner of said 41.921 acre tract, and being in the east line of F. M. 1141;

THENCE N 02°39'30" W, a distance of 601.94 feet with the east line of F. M. 1141, to a 1/2 inch rebar found;

THENCE N 01°20'56" W, a distance of 314.19 feet continuing with the east line of F. M. 1141, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Denton County, Texas;

THENCE N 89°26'01" E, a distance of 200.01 feet with the south line of said 1.837 acre tract, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;

THENCE N 01°20'56" W, a distance of 400.02 feet with the east line of said 1.837 acre tract, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, a distance of 65.39 feet with the south line of said 10.942 acre tract, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Southeasterly with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:

S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 05°14'42" E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 2060.00 feet, a central angle of 23°19'48", and an arc length of 838.80 feet, whose chord bears S 16°54'36" E, a distance of 833.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10", and an arc length of 77.42 feet, whose chord bears S 24°47'26" E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 314.00 feet, a central angle of 09°39'36", and an arc length of 52.94 feet, whose chord bears S 25°50'09" E, a distance of 52.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 30°39'57" E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 28°49'11" W, a distance of 60.93 feet to the POINT OF BEGINNIGN and containing approximately 9.894 acres of land.

STATE OF TEXAS :

COUNTY OF DENTON : WHEREAS We, RW Ladera, LLC, are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Final Plat designating the same as Ladera Rockwall, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this _____ day of _____, 2019.

_____
John Delin, Authorized Representative

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

_____
Notary Public

My commission expires the _____ day of _____, 2019.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 05°14'42" E	119.42'
L2	N 84°45'18" E	20.00'
L3	S 30°39'57" E	32.25'
L4	S 28°49'11" W	60.93'
L5	N 30°39'57" W	19.44'
L6	S 59°20'03" W	21.30'
L7	N 84°45'18" E	20.00'
L8	N 05°14'42" W	136.88'
L9	N 89°26'01" E	15.52'
L10	S 84°45'30" W	44.16'
L11	S 13°33'50" W	104.66'
L12	S 13°33'50" W	122.24'
L13	S 84°45'30" W	58.48'
L14	N 80°32'08" E	59.21'
L15	N 89°26'01" E	100.40'
L16	S 00°57'10" W	37.69'
L17	S 43°18'20" W	36.30'
L18	S 59°37'10" W	12.24'
L19	S 00°57'10" W	42.23'
L20	S 43°18'20" W	20.27'
L21	S 01°41'41" E	20.00'
L22	S 01°41'41" E	30.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	S 66°45'40" E	23.94'
L24	S 82°22'00" E	49.46'
L25	S 21°12'10" E	55.37'
L26	S 22°26'45" E	50.94'
L27	N 52°16'25" W	40.00'
L28	N 10°00'00" E	52.75'
L29	N 83°02'15" W	23.90'
L30	N 38°50'30" E	35.47'
L31	N 43°17'40" E	103.29'
L32	N 38°46'42" E	41.90'
L33	N 56°35'00" E	32.01'
L34	S 37°33'50" W	80.00'
L35	S 17°53'30" W	81.24'
L36	N 83°02'15" W	18.50'
L37	S 10°00'00" W	53.40'
L38	S 00°49'43" E	5.95'
L39	N 88°18'20" E	20.00'
L40	S 00°49'43" E	25.65'
L41	N 01°41'40" W	161.58'
L42	S 01°41'40" E	14.97'
L43	S 38°56'48" W	153.58'
L44	S 88°18'20" W	175.59'

LINE TABLE		
LINE	BEARING	DISTANCE
L45	N 35°00'00" W	226.11'
L46	S 35°00'00" E	48.77'
L47	N 01°41'40" W	33.34'
L48	N 55°00'00" E	24.21'
L49	S 88°18'20" W	114.19'
L50	S 88°18'20" W	243.58'
L51	S 88°18'20" W	10.39'
L52	S 88°18'20" W	262.85'
L53	S 88°18'20" W	114.67'
L54	S 87°14'00" E	51.43'
L55	S 88°18'20" W	89.61'
L56	N 30°39'55" W	72.41'
L57	N 15°04'30" W	20.00'
L58	N 15°04'30" W	20.00'
L59	N 90°00'00" E	32.61'
L60	N 90°00'00" E	45.27'
L61	N 90°00'00" E	62.99'
L62	N 81°52'00" W	50.52'
L63	N 85°35'40" E	50.16'
L64	N 90°00'00" E	49.86'
L65	N 90°00'00" E	26.24'
L66	S 11°39'10" E	129.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L67	S 37°59'40" E	64.63'
L68	S 83°05'06" W	58.72'
L69	S 01°41'40" E	32.68'
L70	S 00°00'00" E	16.98'
L71	N 69°46'00" E	10.99'
L72	N 74°55'30" E	207.70'
L73	N 74°55'30" E	116.59'
L74	S 57°15'50" E	8.84'
L75	N 79°45'20" W	24.17'
L76	N 59°37'10" E	37.50'
L77	N 59°37'10" E	37.50'
L78	N 02°20'15" W	115.92'
L79	N 02°20'15" W	117.56'
L80	S 42°49'10" E	80.16'
L81	S 42°49'10" E	86.72'
L82	S 84°45'18" W	37.58'
L83	N 84°45'18" E	20.70'
L84	N 28°43'46" W	25.65'
L85	S 88°18'20" W	236.64'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	586.00'	7°34'10"	77.42'	N 24°47'26" W, 77.36'
C2	314.00'	9°39'36"	52.94'	S 25°50'09" E, 52.88'
C3	30.00'	164°03'56"	85.90'	S 08°32'01" E, 59.42'
C4	135.00'	69°12'17"	163.06'	S 38°53'48" W, 153.33'
C5	47.50'	172°31'21"	143.03'	N 89°26'40" W, 94.80'
C6	45.00'	77°38'09"	60.97'	N 41°43'04" E, 56.42'
C7	50.00'	61°09'50"	53.38'	S 51°47'05" E, 50.88'
C8	50.00'	19°05'33"	16.66'	S 11°39'24" E, 16.58'
C9	100.00'	59°20'39"	103.58'	N 31°46'57" W, 99.01'
C10	150.00'	39°00'32"	102.12'	S 41°57'01" E, 100.16'
C11	150.00'	19°09'59"	50.18'	S 12°51'45" E, 49.94'
C12	25.00'	90°35'45"	39.53'	S 42°01'07" W, 35.54'
C13	25.00'	80°31'00"	35.13'	N 52°25'30" W, 32.31'
C14	15.00'	73°37'51"	19.28'	N 54°52'45" W, 17.98'
C15	50.00'	17°02'00"	14.86'	N 74°31'15" W, 14.81'
C16	20.00'	137°10'12"	47.88'	N 02°34'51" E, 37.24'
C17	100.00'	32°19'27"	56.42'	S 55°00'14" W, 55.67'
C18	31.00'	108°46'23"	58.85'	S 69°01'49" E, 50.40'
C19	15.00'	52°12'27"	13.67'	S 11°27'36" W, 13.20'
C20	150.00'	19°40'20"	51.50'	N 27°43'40" E, 51.25'
C21	30.00'	79°04'15"	41.40'	S 57°25'37" W, 38.19'
C22	100.00'	40°38'28"	70.93'	S 18°37'34" W, 69.45'
C23	100.00'	49°21'32"	86.15'	S 63°37'34" W, 83.51'
C24	39.50'	56°41'40"	39.09'	N 63°20'50" W, 37.51'
C25	100.00'	33°18'20"	58.13'	N 18°20'50" W, 57.31'
C26	100.00'	33°18'20"	58.13'	N 71°39'10" E, 57.31'
C27	500.00'	5°43'55"	50.02'	S 88°49'42" E, 50.00'
C28	500.00'	5°43'55"	50.02'	N 88°49'42" W, 50.00'
C29	200.00'	19°01'01"	66.38'	S 78°47'50" W, 66.08'
C30	200.00'	19°01'01"	66.38'	N 78°47'50" E, 66.08'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C31	35.50'	61°01'45"	37.81'	S 61°10'48" E, 36.05'
C32	1879.50'	4°26'24"	145.64'	S 28°26'43" E, 145.61'
C33	500.00'	28°07'41"	245.46'	S 12°09'41" E, 243.01'
C34	200.00'	16°58'40"	59.26'	S 06°35'10" E, 59.05'
C35	200.00'	19°31'14"	68.14'	N 24°50'07" W, 67.81'
C36	500.00'	28°20'27"	247.32'	S 20°25'30" E, 244.81'
C37	1879.50'	1°36'03"	52.51'	S 05°27'15" E, 52.51'
C38	35.00'	94°39'14"	57.82'	S 42°40'23" W, 51.47'
C39	200.00'	23°36'06"	82.38'	N 78°11'57" W, 81.80'
C40	250.00'	23°36'06"	102.98'	S 78°11'57" E, 102.25'
C41	239.50'	25°36'32"	107.05'	S 79°12'10" E, 106.16'
C42	350.00'	10°27'46"	63.91'	N 84°46'07" W, 63.82'
C43	350.00'	10°27'46"	63.91'	S 84°46'07" E, 63.82'
C44	35.50'	78°20'50"	48.54'	N 50°49'35" W, 44.85'
C45	200.00'	26°20'30"	91.95'	S 24°49'25" E, 91.14'
C46	200.00'	73°03'00"	254.99'	N 01°28'10" W, 238.07'
C47	514.50'	6°07'37"	55.02'	N 38°07'09" E, 54.99'
C48	200.00'	41°54'09"	146.27'	N 62°08'02" E, 143.03'
C49	300.00'	4°45'57"	24.95'	N 04°04'39" W, 24.95'
C50	300.00'	12°13'03"	63.97'	S 00°21'06" E, 63.85'
C51	500.00'	12°40'20"	110.59'	N 00°34'44" W, 110.36'
C52	500.00'	6°06'27"	53.30'	N 09°58'07" W, 53.27'
C53	500.00'	11°53'17"	103.74'	S 07°04'43" E, 103.56'
C54	300.00'	24°01'25"	125.79'	N 13°08'47" W, 124.87'
C55	1000.00'	4°55'30"	85.96'	S 22°41'45" E, 85.93'
C56	1000.00'	15°41'26"	273.85'	S 12°23'17" E, 273.00'
C57	200.00'	4°32'34"	15.86'	S 02°16'17" E, 15.85'
C58	200.00'	5°09'30"	18.01'	N 72°20'45" E, 18.00'

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. The coordinates shown at the Northeast and Southeast corners are expressed in NAD83 North Central Tx 4202.
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A Consultants.
5. All property corners are 1/2" rebar set with cap stamped "G&A I MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. HOA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. HOA is to maintain flood plain/ drainage easement.

Recommended for Preliminary Approval

_____ _____
Chairman, Planning & Zoning Commission Date

Approved for preparation of Final Plat

_____ _____
Mayor, City of Rockwall, Texas Date

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

_____
W. Thad Murley III
Texas Registration No. 5802

FINAL PLAT
Lot 1, Block A & Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

3/4

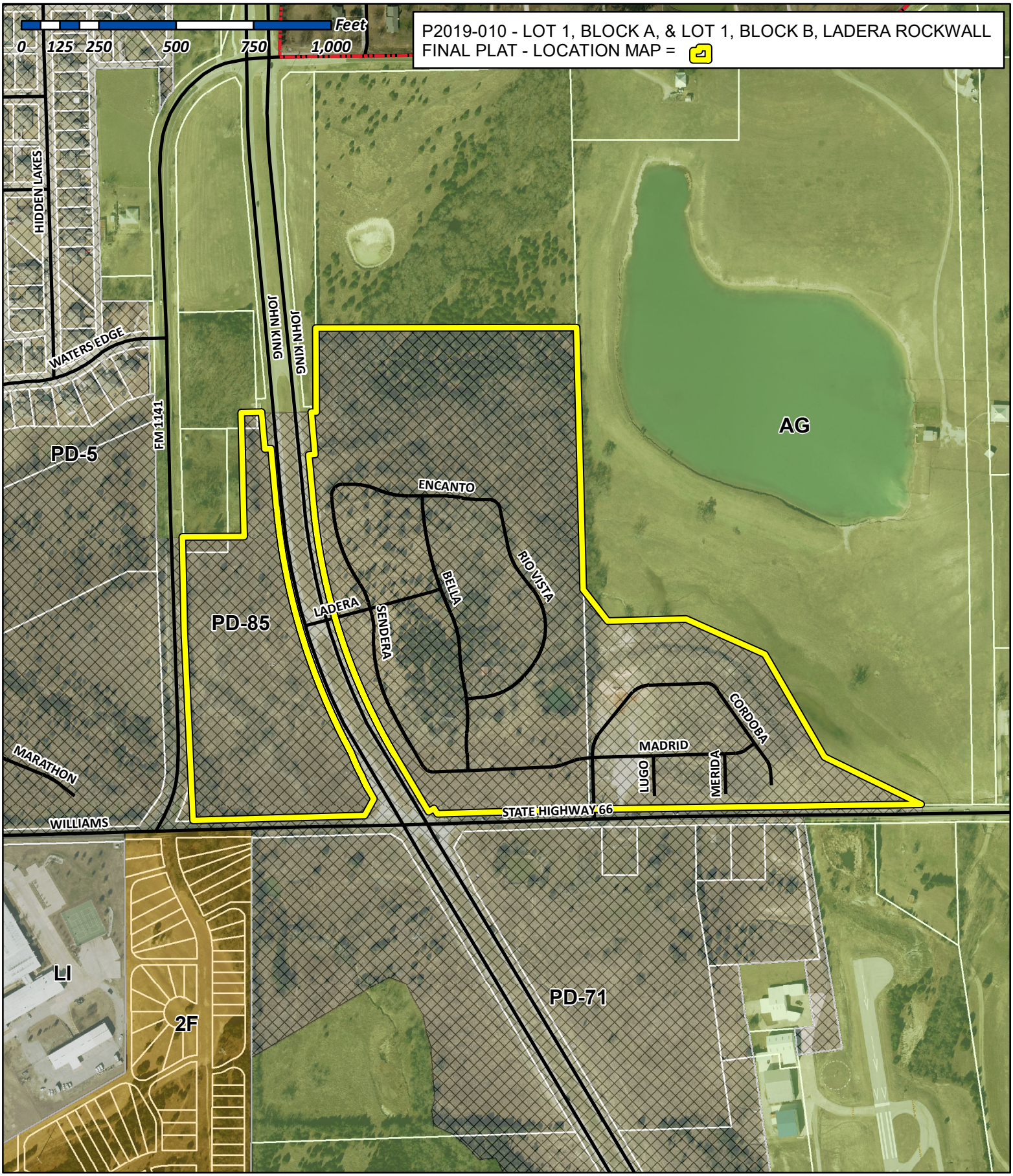
The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 3/6/2019 SCALE: N.T.S. JOB. No. 17191

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

Case No. P2017-068

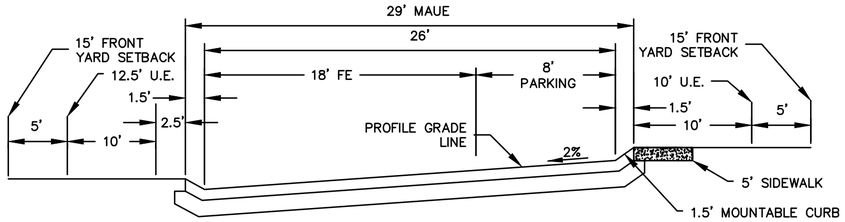
File: Z:\2017\17191\Planning\FP & Const Plans\17191 FP BASE.
Plotted: 3/12/2019 9:02 AM, by Jared Moore. Saved: 3/11/2019 9:02 AM, by cole



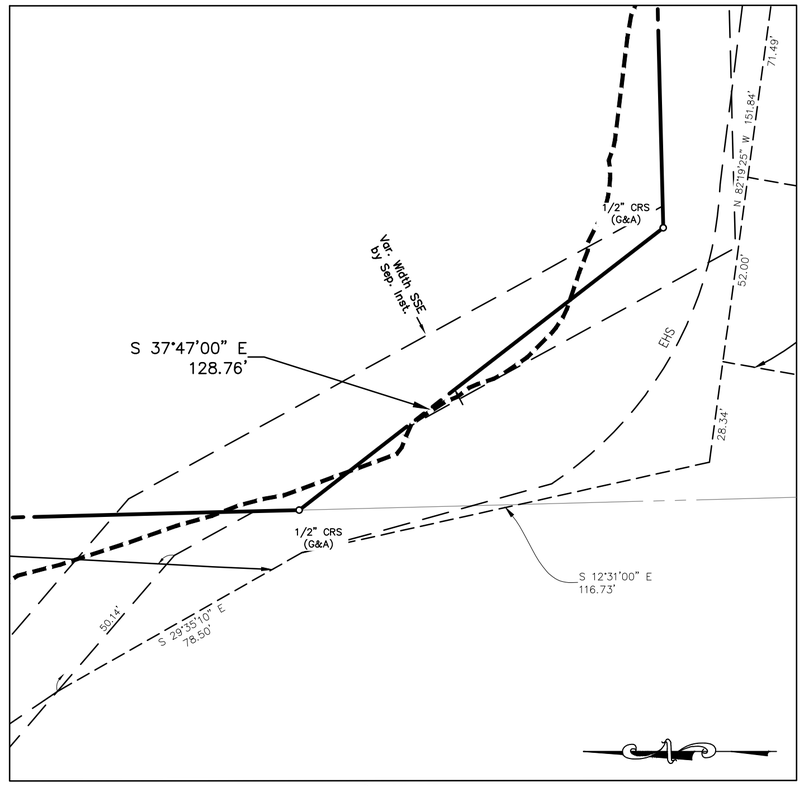
City of Rockwall

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.



PROPOSED STREET SECTION (NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY (THE HIGH SIDE OF STREET)



DETAIL "A"
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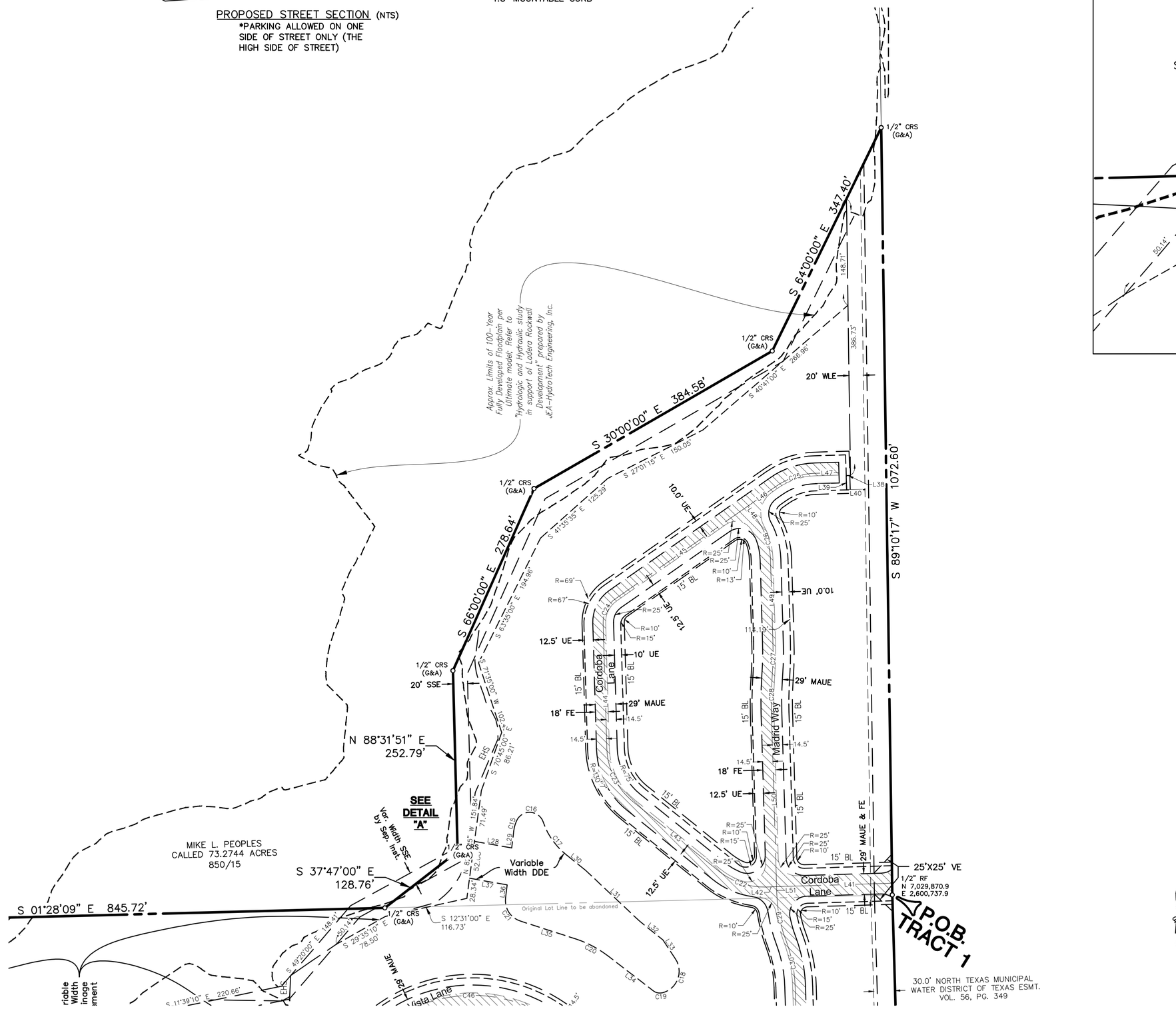

FINAL PLAT
Lot 1, Block A & Lot 1, Block B LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

2/4

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 3/6/2019 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

Case No. P2017-068

File: Z:\2017\17191\Drawings\FP & Const Plans\17191 FP BASE
Plotted: 3/12/2019 7:23 AM, by Duval, Michael; Saved: 3/11/2019 9:02 AM, by cole

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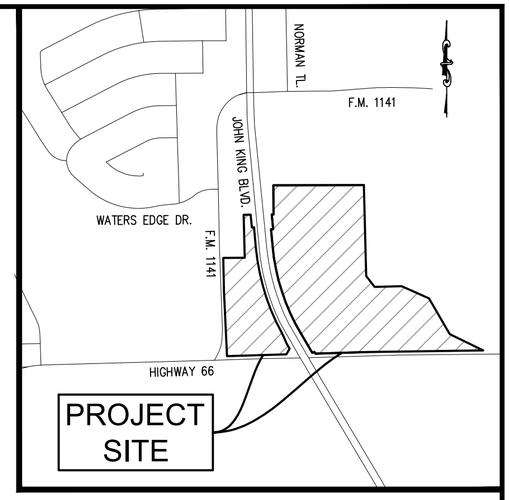

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
CRF	=	CAPPED REBAR FOUND
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
P.O.B.	=	POINT OF BEGINNING
MAE	=	MUTUAL ACCESS EASEMENT
MAUE	=	MUTUAL ACCESS & UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
LS	=	LANDSCAPE
DDE	=	DRAINAGE & DETENTION EASEMENT
EHS	=	EROSION HAZADROUS SETBACK
VE	=	VISIBILITY EASEMENT
FE	=	FIRELANE EASEMENT
PAE	=	PEDESTRIAN ACCESS EASEMENT

FINAL PLAT

Lot 1, Block A & Lot 1, Block B LADERA ROCKWALL

47.694 Acres

Zoned: PD-85

in the

M. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

1/4

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361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

Case No. P2017-068

File: Z:\2017\17191\Drawings\FP & Const Plans\17191 FP BASE
Plotted: 3/12/2019 7:23 AM, by Duvol, Michael; Saved: 3/11/2019 9:02 AM, by cole

LEGAL DESCRIPTION
LOT 1, BLOCK A
TRACT 1

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008–00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180–633, recorded in Instrument No. 2009–00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007–00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008–00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

LEGAL DESCRIPTION
LOT 1, BLOCK B
TRACT 2

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008–00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of U. S. Highway 66, from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19" E, a distance 724.55 feet;

THENCE S 88°18'19" W, a distance of 553.89 feet with the north line of U. S. Highway 66, to a wooden right–of–way monument found at the southwest corner of said 41.921 acre tract, and being in the east line of F. M. 1141;

THENCE N 02°39'30" W, a distance of 601.94 feet with the east line of F. M. 1141, to a 1/2 inch rebar found;

THENCE N 01°20'56" W, a distance of 314.19 feet continuing with the east line of F. M. 1141, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008–00396742, Deed Records, Denton County, Texas;

THENCE N 89°26'01" E, a distance of 200.01 feet with the south line of said 1.837 acre tract, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;

THENCE N 01°20'56" W, a distance of 400.02 feet with the east line of said 1.837 acre tract, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007–00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, a distance of 65.39 feet with the south line of said 10.942 acre tract, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180–633, recorded in Instrument No. 2009–00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Southeasterly with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:

S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 05°14'42" E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 2060.00 feet, a central angle of 23°19'48", and an arc length of 838.80 feet, whose chord bears S 16°54'36" E, a distance of 833.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10", and an arc length of 77.42 feet, whose chord bears S 24°47'26" E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 314.00 feet, a central angle of 09°39'36", and an arc length of 52.94 feet, whose chord bears S 25°50'09" E, a distance of 52.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 30°39'57" E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 28°49'11" W, a distance of 60.93 feet to the POINT OF BEGINNIGN and containing approximately 9.894 acres of land.

STATE OF TEXAS :

COUNTY OF DENTON : WHEREAS We, RW Ladera, LLC, are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Final Plat designating the same as Ladera Rockwall, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights–of–way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this _____ day of _____, 2019.

John Delin, Authorized Representative

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

_____
Notary Public

My commission expires the _____ day of _____, 2019.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 05°14'42" E	119.42'
L2	N 84°45'18" E	20.00'
L3	S 30°39'57" E	32.25'
L4	S 28°49'11" W	60.93'
L5	N 30°39'57" W	19.44'
L6	S 59°20'03" W	21.30'
L7	N 84°45'18" E	20.00'
L8	N 05°14'42" W	136.88'
L9	N 89°26'01" E	15.52'
L10	S 84°45'30" W	44.16'
L11	S 13°33'50" W	104.66'
L12	S 13°33'50" W	122.24'
L13	S 84°45'30" W	58.48'
L14	N 80°32'08" E	59.21'
L15	N 89°26'01" E	100.40'
L16	S 00°57'10" W	37.69'
L17	S 43°18'20" W	36.30'
L18	S 59°37'10" W	12.24'
L19	S 00°57'10" W	42.23'
L20	S 43°18'20" W	20.27'
L21	S 01°41'41" E	20.00'
L22	S 01°41'41" E	30.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	S 66°45'40" E	23.94'
L24	S 82°22'00" E	49.46'
L25	S 21°12'10" E	55.37'
L26	S 22°26'45" E	50.94'
L27	N 52°16'25" W	40.00'
L28	N 10°00'00" E	52.75'
L29	N 83°02'15" W	23.90'
L30	N 38°50'30" E	35.47'
L31	N 43°17'40" E	103.29'
L32	N 38°46'42" E	41.90'
L33	N 56°35'00" E	32.01'
L34	S 37°33'50" W	80.00'
L35	S 17°53'30" W	81.24'
L36	N 83°02'15" W	18.50'
L37	S 10°00'00" W	53.40'
L38	S 00°49'43" E	5.95'
L39	N 88°18'20" E	20.00'
L40	S 00°49'43" E	25.65'
L41	N 01°41'40" W	161.58'
L42	S 01°41'40" E	14.97'
L43	S 38°56'48" W	153.58'
L44	S 88°18'20" W	175.59'

LINE TABLE		
LINE	BEARING	DISTANCE
L45	N 35°00'00" W	226.11'
L46	S 35°00'00" E	48.77'
L47	N 01°41'40" W	33.34'
L48	N 55°00'00" E	24.21'
L49	S 88°18'20" W	114.19'
L50	S 88°18'20" W	243.58'
L51	S 88°18'20" W	10.39'
L52	S 88°18'20" W	262.85'
L53	S 88°18'20" W	114.67'
L54	S 87°14'00" E	51.43'
L55	S 88°18'20" W	89.61'
L56	N 30°39'55" W	72.41'
L57	N 15°04'30" W	20.00'
L58	N 15°04'30" W	20.00'
L59	N 90°00'00" E	32.61'
L60	N 90°00'00" E	45.27'
L61	N 90°00'00" E	62.99'
L62	N 81°52'00" W	50.52'
L63	N 85°35'40" E	50.16'
L64	N 90°00'00" E	49.86'
L65	N 90°00'00" E	26.24'
L66	S 11°39'10" E	129.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L67	S 37°59'40" E	64.63'
L68	S 83°05'06" W	58.72'
L69	S 01°41'40" E	32.68'
L70	S 00°00'00" E	16.98'
L71	N 69°46'00" E	10.99'
L72	N 74°55'30" E	207.70'
L73	N 74°55'30" E	116.59'
L74	S 57°15'50" E	8.84'
L75	N 79°45'20" W	24.17'
L76	N 59°37'10" E	37.50'
L77	N 59°37'10" E	37.50'
L78	N 02°20'15" W	115.92'
L79	N 02°20'15" W	117.56'
L80	S 42°49'10" E	80.16'
L81	S 42°49'10" E	86.72'
L82	S 84°45'18" W	37.58'
L83	N 84°45'18" E	20.70'
L84	N 28°43'46" W	25.65'
L85	S 88°18'20" W	236.64'
L8		
L8		
L8		

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	586.00'	7°34'10"	77.42'	N 24°47'26" W, 77.36'
C2	314.00'	9°39'36"	52.94'	S 25°50'09" E, 52.88'
C3	30.00'	164°03'56"	85.90'	S 08°32'01" E, 59.42'
C4	135.00'	69°12'17"	163.06'	S 38°53'48" W, 153.33'
C5	47.50'	172°31'21"	143.03'	N 89°26'40" W, 94.80'
C6	45.00'	77°38'09"	60.97'	N 41°43'04" E, 56.42'
C7	50.00'	61°09'50"	53.38'	S 51°47'05" E, 50.88'
C8	50.00'	19°05'33"	16.66'	S 11°39'24" E, 16.58'
C9	100.00'	59°20'39"	103.58'	N 31°46'57" W, 99.01'
C10	150.00'	39°00'32"	102.12'	S 41°57'01" E, 100.16'
C11	150.00'	19°09'59"	50.18'	S 12°51'45" E, 49.94'
C12	25.00'	90°35'45"	39.53'	S 42°01'07" W, 35.54'
C13	25.00'	80°31'00"	35.13'	N 52°25'30" W, 32.31'
C14	15.00'	73°37'51"	19.28'	N 54°52'45" W, 17.98'
C15	50.00'	17°02'00"	14.86'	N 74°31'15" W, 14.81'
C16	20.00'	137°10'12"	47.88'	N 02°34'51" E, 37.24'
C17	100.00'	32°19'27"	56.42'	S 55°00'14" W, 55.67'
C18	31.00'	108°46'23"	58.85'	S 69°01'49" E, 50.40'
C19	15.00'	52°12'27"	13.67'	S 11°27'36" W, 13.20'
C20	150.00'	19°40'20"	51.50'	N 27°43'40" E, 51.25'
C21	30.00'	79°04'15"	41.40'	S 57°25'37" W, 38.19'
C22	100.00'	40°38'28"	70.93'	S 18°37'34" W, 69.45'
C23	100.00'	49°21'32"	86.15'	S 63°37'34" W, 83.51'
C24	39.50'	56°41'40"	39.09'	N 63°20'50" W, 37.51'
C25	100.00'	33°18'20"	58.13'	N 18°20'50" W, 57.31'
C26	100.00'	33°18'20"	58.13'	N 71°39'10" E, 57.31'
C27	500.00'	5°43'55"	50.02'	S 88°49'42" E, 50.00'
C28	500.00'	5°43'55"	50.02'	N 88°49'42" W, 50.00'
C29	200.00'	19°01'01"	66.38'	S 78°47'50" W, 66.08'
C30	200.00'	19°01'01"	66.38'	N 78°47'50" E, 66.08'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C31	35.50'	61°01'45"	37.81'	S 61°10'48" E, 36.05'
C32	1879.50'	4°26'24"	145.64'	S 28°26'43" E, 145.61'
C33	500.00'	28°07'41"	245.46'	S 12°09'41" E, 243.01'
C34	200.00'	16°58'40"	59.26'	S 06°35'10" E, 59.05'
C35	200.00'	19°31'14"	68.14'	N 24°50'07" W, 67.81'
C36	500.00'	28°20'27"	247.32'	S 20°25'30" E, 244.81'
C37	1879.50'	1°36'03"	52.51'	S 05°27'15" E, 52.51'
C38	35.00'	94°39'14"	57.82'	S 42°40'23" W, 51.47'
C39	200.00'	23°36'06"	82.38'	N 78°11'57" W, 81.80'
C40	250.00'	23°36'06"	102.98'	S 78°11'57" E, 102.25'
C41	239.50'	25°36'32"	107.05'	S 79°12'10" E, 106.16'
C42	350.00'	10°27'46"	63.91'	N 84°46'07" W, 63.82'
C43	350.00'	10°27'46"	63.91'	S 84°46'07" E, 63.82'
C44	35.50'	78°20'50"	48.54'	N 50°49'35" W, 44.85'
C45	200.00'	26°20'30"	91.95'	S 24°49'25" E, 91.14'
C46	200.00'	73°03'00"	254.99'	N 01°28'10" W, 238.07'
C47	514.50'	6°07'37"	55.02'	N 38°07'09" E, 54.99'
C48	200.00'	41°54'09"	146.27'	N 62°08'02" E, 143.03'
C49	300.00'	4°45'57"	24.95'	N 04°04'39" W, 24.95'
C50	300.00'	12°13'03"	63.97'	S 00°21'06" E, 63.85'
C51	500.00'	12°40'20"	110.59'	N 00°34'44" W, 110.36'
C52	500.00'	6°06'27"	53.30'	N 09°58'07" W, 53.27'
C53	500.00'	11°53'17"	103.74'	S 07°04'43" E, 103.56'
C54	300.00'	24°01'25"	125.79'	N 13°08'47" W, 124.87'
C55	1000.00'	4°55'30"	85.96'	S 22°41'45" E, 85.93'
C56	1000.00'	15°41'26"	273.85'	S 12°23'17" E, 273.00'
C57	200.00'	4°32'34"	15.86'	S 02°16'17" E, 15.85'
C58	200.00'	5°09'30"	18.01'	N 72°20'45" E, 18.00'

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. The coordinates shown at the Northeast and Southeast corners are expressed in NAD83 North Central Tx 4202.
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A Consultants.
5. All property corners are 1/2" rebar set with cap stamped "G&A I MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. HOA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. HOA is to maintain flood plain/ drainage easement.

Recommended for Preliminary Approval

_____ _____
Chairman, Planning & Zoning Commission Date

Approved for preparation of Final Plat

_____ _____
Mayor, City of Rockwall, Texas Date

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

_____
W. Thad Murley III
Texas Registration No. 5802

FINAL PLAT
Lot 1, Block A &
Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

3/4

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 3/6/2019 SCALE: N.T.S. JOB. No. 17191

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

Case No. P2017-068

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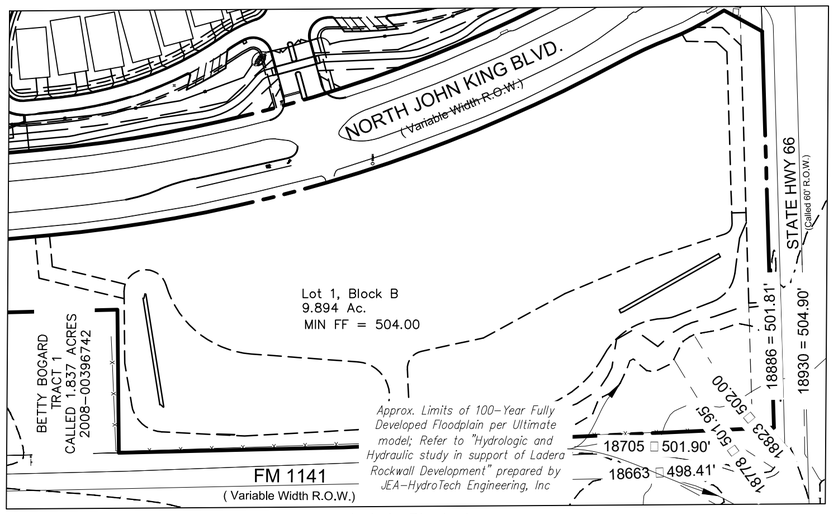


Lot 1, Block A
Scale: 1"=150"

100 0 100 200 300 Feet

SCALE: 1"=100'

GENERAL NOTE:

1. FOR MORE INFORMATION ON THE CROSS SECTIONS FOR THE ULTIMATE 100 YR FLOODPLAIN REFER TO "HYDROLOGIC AND HYDRAULIC STUDY IN SUPPORT OF LADERA ROCKWALL DEVELOPMENT" PREPARED BY JEA-HYDROTECH ENGINEERING, INC.

*

UNIT #	BFE	MIN FF
1	499.21	501.21
2	499.75	501.75
3	500.00	502.00
4	500.09	502.09
5	500.12	502.12
6	500.14	502.14
7	500.16	502.16
8	500.17	502.17
9	500.23	502.23
10	500.27	502.27
11	500.70	502.70
12	501.23	503.23
13	501.40	503.40
14	501.88	503.88
15	502.25	504.25
16	502.62	504.62
17	503.00	505.00
18	503.00	505.00
19	503.00	505.00

UNIT #	BFE	MIN FF
96	513.41	515.41
97	513.00	515.00
98	512.41	514.41
99	512.20	514.20
100	511.80	513.80
101	511.50	513.50
102	511.31	513.31
103	510.50	512.50
104	509.22	511.22
105	507.00	509.00
106	505.61	507.61
107	503.89	505.89
108	503.89	505.89
109	503.89	505.89
Lot 1, B	502.00	504.00

□NIT E□HIBIT

Lot 1, Block A & Lot 1, Block B LADERA ROCKWALL

47.694 Acres

Zoned: PD-85

in the

M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

4/4

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roano□e, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: MD DATE: 02/20/2019 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

Case No. P2017-068

File: Z:\2017\17191\Drawings\FP & Const Plans\Sheets\17191 UNIT
Plotted: 3/12/2019 7:24 AM, by Duval, Michael; Saved: 2/20/2019 8:43 AM, by mduval

City of Rockwall

Project Plan Review History

Project Number	P2019-013	**Owner**	RIJU, LTD PARTNERSHIP A TEXAS LTD P	**Applied**	3/15/2019 LM
Project Name	Lot 3,4 & 5, Richard Harris Subdivision No.	**Applicant**	DEAN CATHEY CUSTOM HOMES, INC.	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
705 HARTMAN ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
RICHARD HARRIS 3	2	A	2	3836-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/15/2019	3/22/2019	3/19/2019	4	APPROVED	
ENGINEERING	Sarah Hager	3/15/2019	3/22/2019	3/22/2019	7	COMMENTS	

(3/22/2019 12:06 PM SH)
- Add note, "4. Property owner is responsible for all maintenance, repair, and reconstruction of drainage and detention systems."

The following is for your information for design
- Construct 8" water line with a fire hydrant at the end. OR connect to 12" water line under Washington. Fire hydrant required.
- Engineering and impact fees apply
- Must get private sewer easement to connect to sewer line at the back of property across Nash. City needs a copy of the filing information.

FIRE	Ariana Hargrove	3/15/2019	3/22/2019				
GIS	Lance Singleton	3/15/2019	3/22/2019	3/20/2019	5	APPROVED	See comments

(3/20/2019 8:24 AM LS)
Address assignments will be:
Lot 3 - 210 S Nash St (note : Steet renaming currently in progress to become Seth Ln) (75087)
Lot 4 - 707 Hartman St (75087)
Lot 5 - 705 Hartman St (75087)

PLANNING	Korey Brooks	3/15/2019	3/22/2019	3/21/2019	6	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

P2019-013 Lots 3, 4, & 5, Block A, Richard Harris Subdivision No. 3 Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Dean Cathey of Dean Cathey Custom Homes, Inc. for the approval of a replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition being a 0.57-acre tract of land identified as Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 705 & 707 Hartman Street..

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2019-013) in the lower right hand corner of all pages on future submittals.

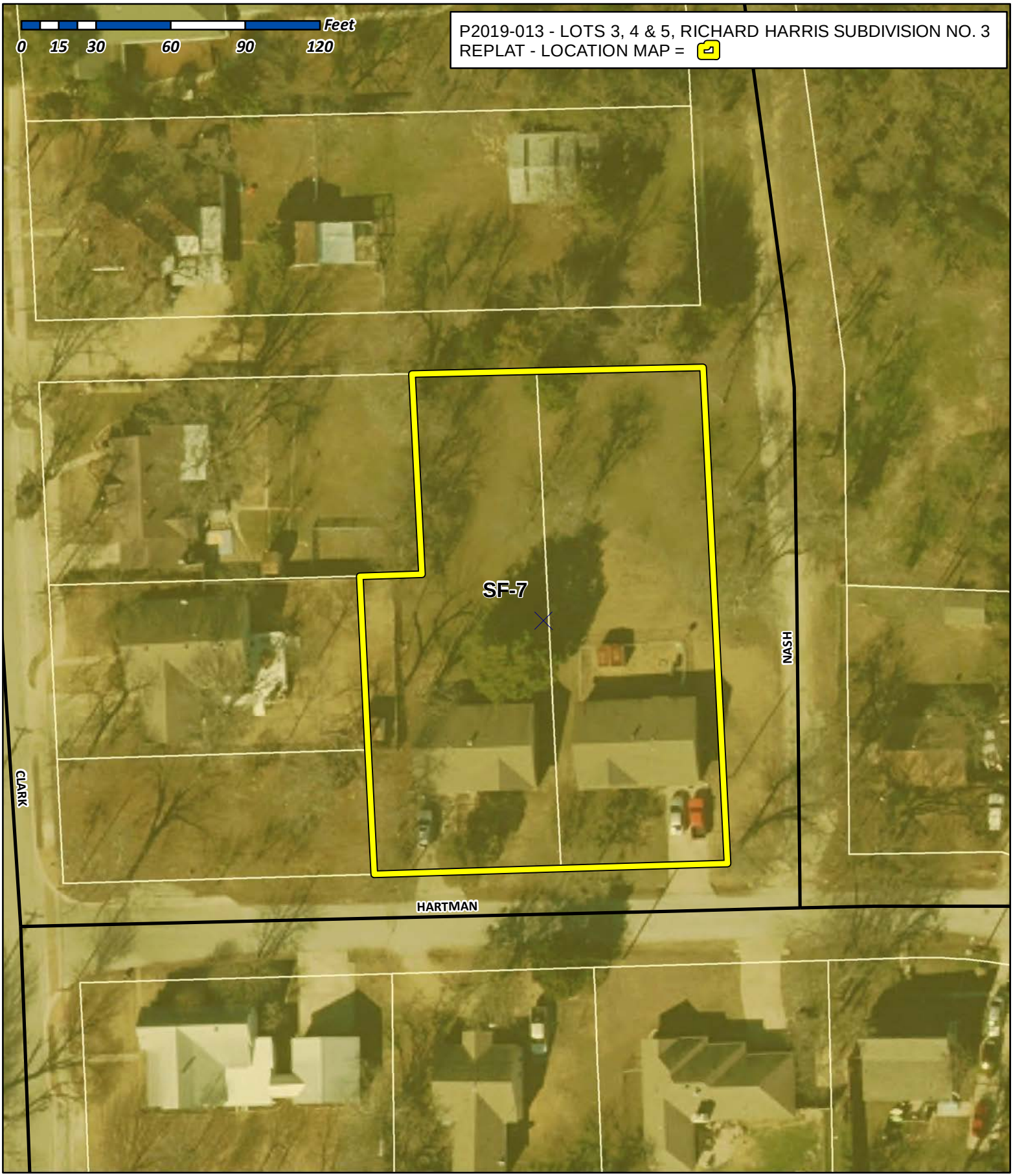
M.4 Please add “Addition” to subdivision name in title block and legal description.

M.5 Please note, the numbers in the callouts are not clear.

M.6 Please note, the callout to the west of Lot 5 does not match the dedication language. The callout says …E 134.77’ and the legal description says W.

I.6 The Planning and Zoning Worksession for this case is March 26, 2019. The Park Bpard Meeting for this case is April 2. The Planning and Zoning Commission Meeting for this case is April 9. The City Council Meeting is April 15.

M.7 Please submit revisions by April 2, 2019.



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.

City of Rockwall

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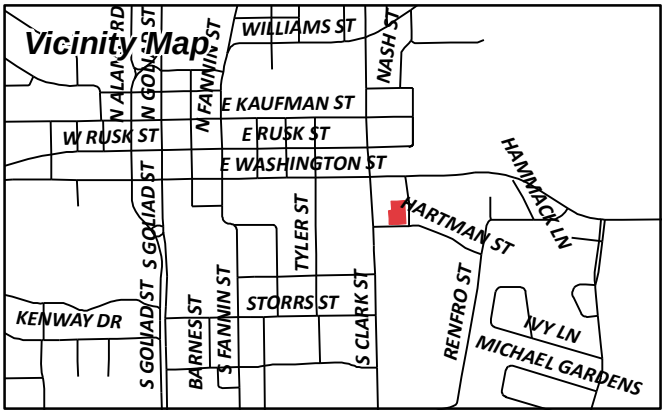
Case Number: P2019-013
Case Name: Lots 3,4 & 5, Block A, Richard Harris Subdivision Addition No. 3
Case Type: Replat
Zoning: Single Family 7 (SF-7) District
Case Address: 705 & 707 Hartman Street

Date Created: *3/18/2019*
For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
201 S CLARK ST
ROCKWALL, TX 75087

HENRY AMANDA A
205 S CLARK
ROCKWALL, TX 75087

CURRENT RESIDENT
206 S CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
207 S NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
208 S CLARK ST
ROCKWALL, TX 75087

LEFERE KEVIN M AND
AMANDA HENRY
209 S CLARK ST
ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP, A TEXAS LTD
PARTNERSHIP
210 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
210 S CLARK ST
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID
211 S CLARK ST
ROCKWALL, TX 75087

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
213 S CLARK ST
ROCKWALL, TX 75087

SIMPSON MELISSA HUFFAKER
214 S CLARK ST
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

BURGESS JULIA ANN
302 S CLARK ST
ROCKWALL, TX 75087

KOCH JEAN
3720 MEDITERRANEAN
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
508 HIGHVIEW
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
608 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
705 HARTMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
706 HARTMAN ST
ROCKWALL, TX 75087

SHELTON HEATHER
708 HARTMAN ST
ROCKWALL, TX 75087

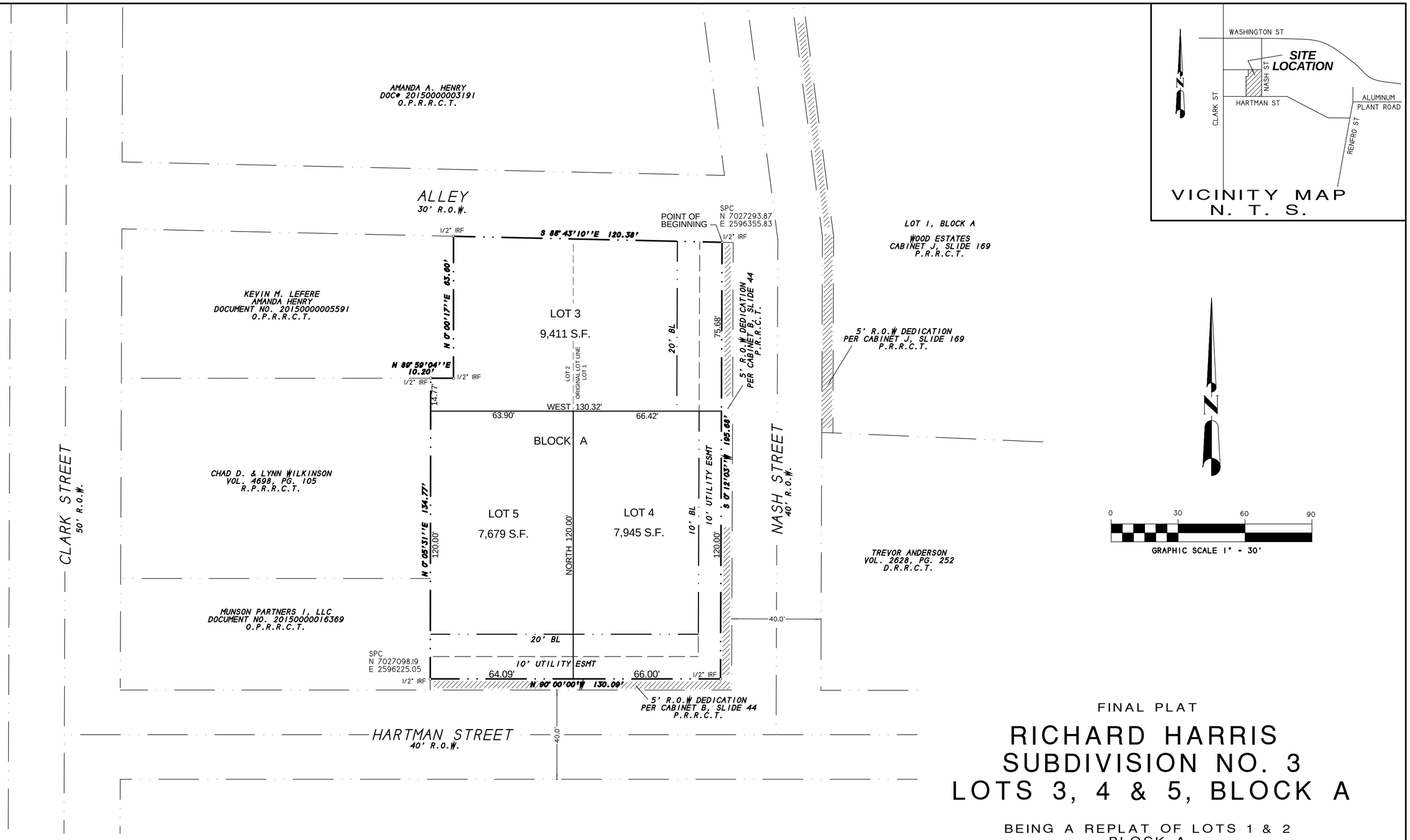
CURRENT RESIDENT
709-711 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE
8718 CLEARLAKE DR
ROWLETT, TX 75088



FINAL PLAT

RICHARD HARRIS SUBDIVISION NO. 3 LOTS 3, 4 & 5, BLOCK A

BEING A REPLAT OF LOTS 1 & 2
BLOCK A
RICHARD HARRIS SUBDIVISION NO. 3
0.57 ACRES OR 25,036 S.F.
(3 LOTS)
B.F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

OWNER:
RIJU LTD PARTNERSHIP
210 GLENN AVENUE
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE MARCH 14, 2019
SCALE 1" = 30' FILE # 20190075RP
CLIENT RIJU, LTD

CITY CASE NO P2019-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, RIJU LTD PARTNERSHIP, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of Lots 1 & 2, Block A, Richard Harris Subdivision, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 44 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west right-of-way of Nash Street, a variable width right-of-way, and in the south right-of-way line of a 30 foot alley and being at the northeast corner of Lot 1, Block A;

THENCE S. 00 deg. 12 min. 03 sec. W. along the west right-of-way line of Nash Street, a distance of 195.68 feet to 1/2" iron rod found for corner in the north right-of-way line of Hartman Street;

THENCE N. 90 deg. 00 min. 00 sec. W. along the north right-of-way line of Hartman Street, a distance of 130.09 feet to 1/2" iron rod found for corner at the southwest corner of Lot 2, Block A;

THENCE N. 00 deg. 05 min. 31 sec. W. along the west line of said Lot 2, a distance of 134.77 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 59 min. 04 sec. E. a distance of 10.20 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 00 min. 17 sec. E. a distance of 63.60 feet to a 1/2" iron rod found for corner in the south right-of-way line of a 30 foot alley;

THENCE S. 88 deg. 43 min. 10 sec. E. a distance of 120.38 feet to the POINT OF BEGINNING and containing 25,036 square feet or 0.57 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as RICHARD HARRIS SUBDIVISION NO. 3, LOTS 3, 4 & 5, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties whohave a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
RICHARD HARRIS
FOR RIJU LTD PARTNERSHIP

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared RICHARD HARRIS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of RICHARD HARRIS SUBDIVISION NO. 3, LOTS 3, 4 & 5, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

RICHARD HARRIS SUBDIVISION NO. 3 LOTS 3, 4 & 5, BLOCK A

BEING A REPLAT OF LOTS 1 & 2
BLOCK A
RICHARD HARRIS SUBDIVISION NO. 3
0.57 ACRES OR 25,036 S.F.
(3 LOTS)
B.F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR. COND. UNIT	PROPANE TANK

SURVEY DATE MARCH 14, 2019
SCALE 1" = 30' FILE # 20190075RP
CLIENT RIJU, LTD

OWNER:
RIJU LTD PARTNERSHIP
210 GLENN AVENUE
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2019-

City of Rockwall

Project Plan Review History

Project Number	SP2019-006	**Owner**	EXCEL, ROCKWALL LLC	**Applied**	2/27/2019 LM
Project Name	Plaza at Rockwall	**Applicant**	KIMLEY-HORN	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype	AMENDING			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
1041 E INTERSTATE 30	Rockwall, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL BUSINESS PARK EAST	11		11	4831-0000-0011-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	2/27/2019	3/6/2019	3/19/2019	20	APPROVED	
ENGINEERING	Sarah Hager	2/27/2019	3/6/2019	3/21/2019	22	COMMENTS	

(3/21/2019 4:29 PM SH)
- 4% Engineering Fees
- Impact Fees
- Must replat to remove easements.
- Walls 3' and over must be designed by an engineer. All retaining walls must be rock or stone face. No smooth concrete walls.
- Show all utility relocations.
- Where are you tying in the domestic meter?
- Min 20' wide easements.
- Must match existing drainage basins for Lot 10.
- Dumpster to drain to an oil/water separator before going to the storm lines.
- Include tree mitigation for trees in the breeze way.
- Where the existing curbs are being cut, the cut must be 2' into the paving to prevent chipping later.
- 3000psi (5.5 sack mix) 3600psi (6.5 sack mix) Rebar for concrete?
- Must meet all City Standards of Design and Construction.
- Note 4. on the landscape sheet should read, "No trees within 5' of utilities"
- See mark up

FIRE	Kevin Clark	2/27/2019	3/6/2019	3/22/2019	23	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(3/22/2019 1:21 PM KC) Fire sprinkler protection required for all buildings exceeding 5,000ft2, A2 Occupancies with an occupant load over 99, occupancy used for the manufacture and/or storage of upholstered furniture or mattresses exceeds 2,500 ft2. Size and location of the underground water line servicing the fire sprinkler system shall be indicated on the plans. The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: (i)For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. (ii)For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet. Fire alarm sprinkler monitoring will be required for sprinkler system in shell building. Full fire alarm may be required depending on tenant and use of their space.							
GIS	Lance Singleton	2/27/2019	3/6/2019	3/20/2019	21	APPROVED	See comments
(3/20/2019 8:41 AM LS) Address assignment will be: 1041 E INTERSTATE 30, ROCKWALL, TX 75032 All suites should follow a #110,120,130 or similar scheme. No letters.							
PLANNING	Korey Brooks	2/27/2019	3/6/2019	3/21/2019	22	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
SP2019-006 Site Plan for Rockwall Plaza: Please address the following comments (M= Mandatory Comments; I = Informational Comments) 1. This is a request by Marla Mauricio of Kimley-Horn and Associates, Inc. on behalf of Steve Russell of Excel Rockwall, LLC (ShopCore Properties, LLC) for the approval of a site plan for a commercial retail building on a 0.69-acre portion of a larger 11.125-acre parcel of land being identified as Lot 11, Block A, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1041 E. IH-30 2. For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. 3. For reference, include the case number (SP2019-006) in the lower right hand corner of all pages on future submittals. 4. Site Plan. Please indicate patio on site plan and use a different line-weight. It appears to be an extension of the building as drawn. 5. Site Plan. Please dimension the projections (length and width). 6. Site Plan. Please note, this will need a variance to horizontal articulation in order to match existing buildings. 7. Site Plan. Please provide note that the dumpster enclosure shall be 8-feet tall, constructed of same masonry as the building, and have a self-latching opaque gate. 8. Site Plan. The site plan seems to show two retaining walls within close proximity. What is the distance between the two walls and how will that area be maintained? 9. Site Plan. Is it possible to provide some type of beautification to the alley between the buildings (since that area was originally supposed to be a park)? Previous variances were approved due to the agreement of the park area. 10. Site Plan. Please change "Property Description" table to Site Data Table and provide on each sheet—Also, please provide the additional highlighted information.The lower left corner of the title block of each sheet should be the project information. 11. Site Plan. Please try to show more of the adjacent properties (in greyscale) and label. 12. Landscape Plan. Please provide the proposed park area v.s. existing approved park area and list any amenities above and beyond the approved plan. 13. Landscape Plan. Please provide site data table as shown on site plan. 14. Landscape Plan. Please try to show more of the adjacent properties (in greyscale) and label. 15. Landscape Plan. Will there be any fencing on the patio and park areas? 16. Floor Plan. Please note that the floor plan is not reviewed during this phase so it does not need to be provided. 17. Building Elevations. Please provide site data table. 18. Building Elevations. Please subtract the windows from the exterior building material percentages. 19. Building Elevations. Please indicate roof-mounted equipment and indicate how it will be screened. 20. Building Elevations. Is the "textured concrete" stucco? If so, please indicate. Also, will this be a tilt-up wall? This requires a variance. 21. Building Elevations. Please match existing building with regard to exterior building materials (it appears that you are matching, based on your legend). 22. Building Elevations. Please note that this will need a variance to vertical articulation. 23. Building Elevations. Please provide a sheet showing the dumpster enclosure elevations. 24. A rendering of the park would be very helpful since it deviates substantially from the approved park. 25. Photometric Plans. Please provide cut sheets for fixtures. Also will the fixtures be the same as on the adjacent building? 26. The Architectural Review Board (ARB) meeting for this case will be held on March 26, 2019 at 5:00 p.m. 27. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 2, 2019. The Planning and Zoning Worksession for this case will be March 26, 2019, at 6:00 p.m. The Planning and Zoning Meeting will be April 9, 2019							
Police Department	Police Department	3/22/2019	3/29/2019	3/22/2019		COMMENTS	Comments

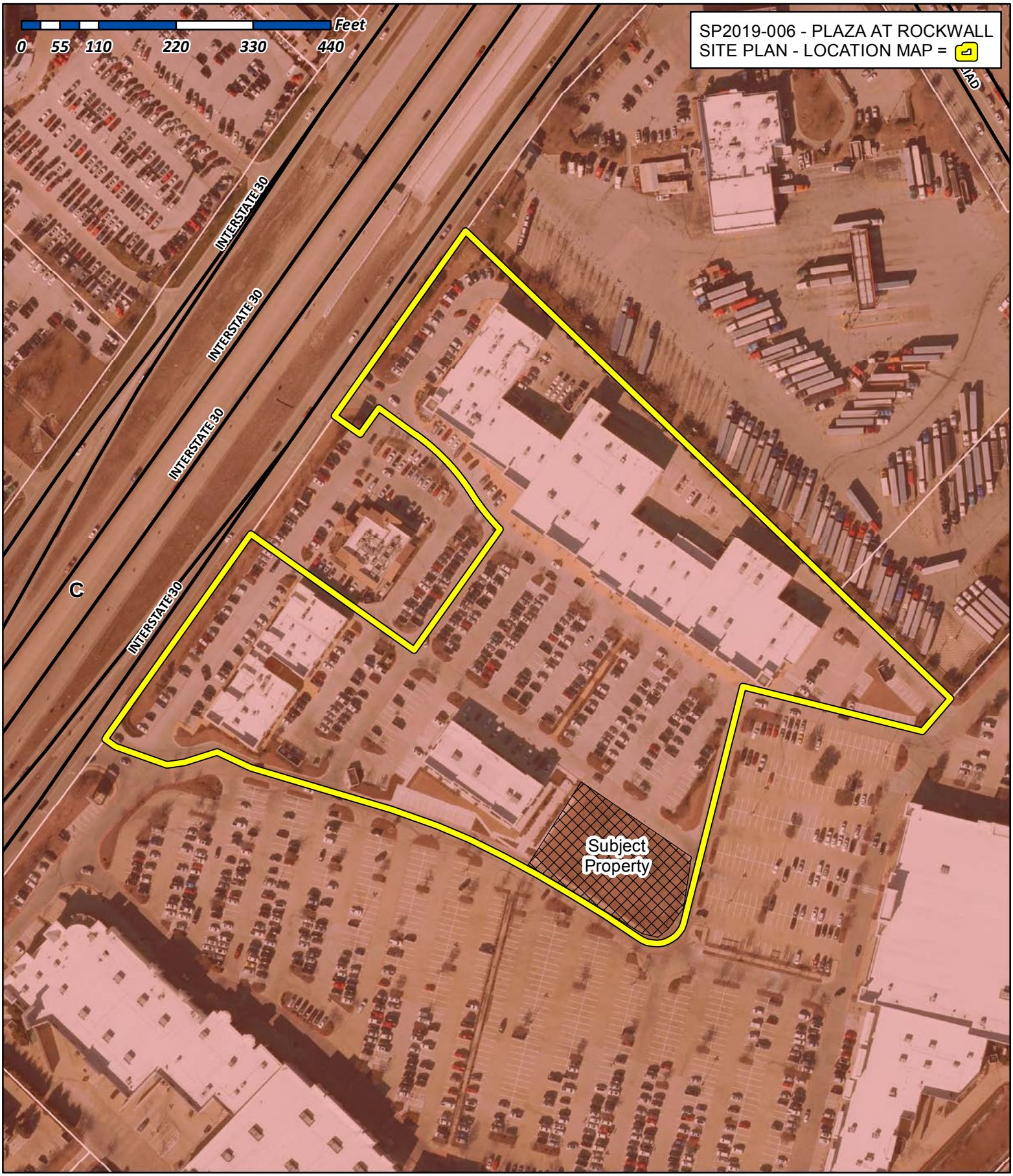
Considerations:

- Bollards at or near the front of business to prevent a vehicle from intentionally or accidentally entering the front of the business. The bollards aesthetic(s) would be dictated by the business and city code(s).

- Assuming there are exterior receptacles (dumpsters and recycle) at the location. Receptacle Locations (Areas outside of the business) should be secured to prevent opportunities for criminal activity (Savaging). Prevention would include locking barriers (fencing) around receptacles and lighting to determine any criminals. The lower portion of fencing should be raised from the ground with enough clearance so that approaching employees would be capable of seeing if anyone is inside receptacle holding area prior to entering.

- Lighting around the rear of business should be within specifications dictated by city code and provide enough illumination to discourage anyone who does not have business at the location to leave the area.

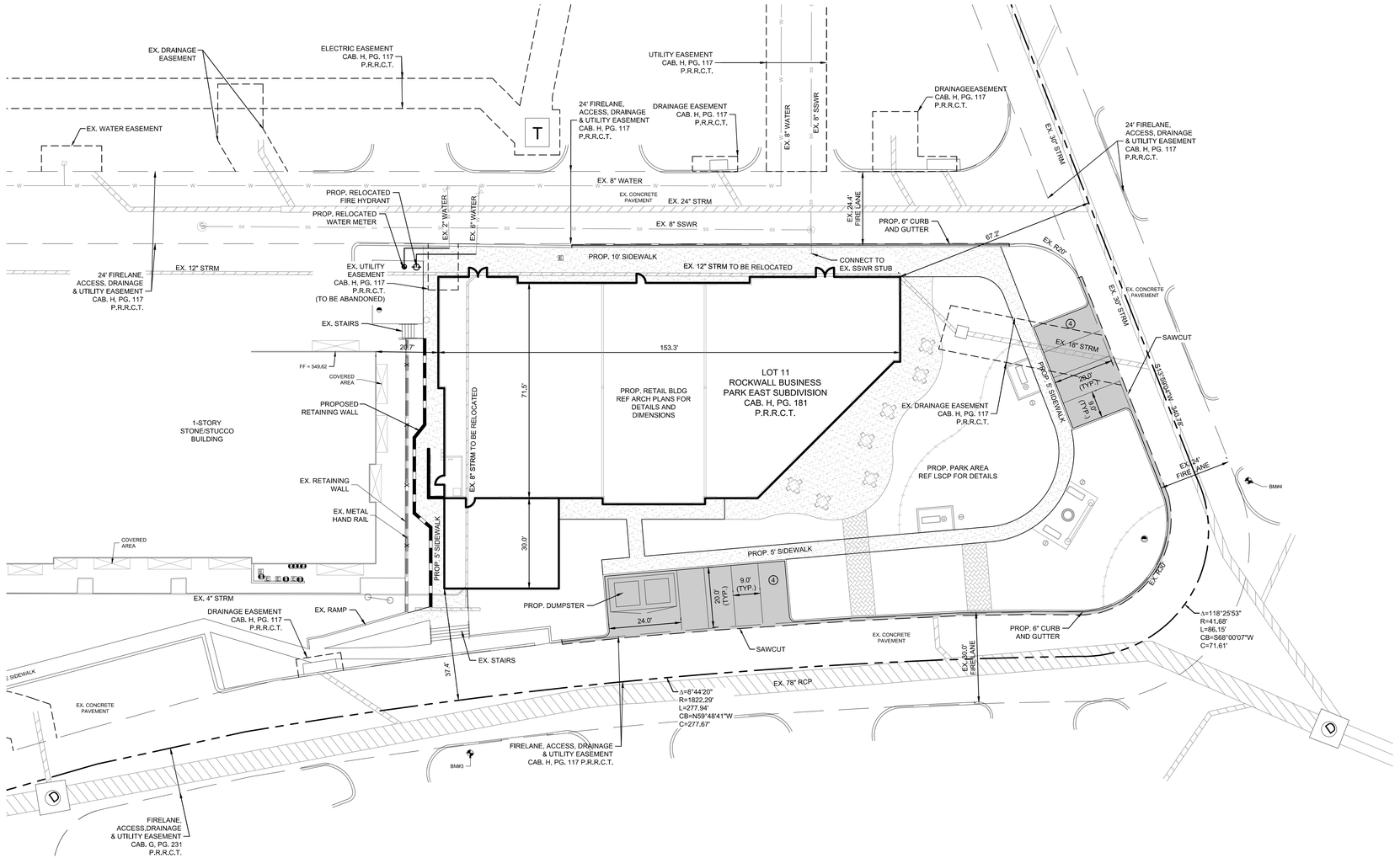
- Soft, ground wash (Base of trees upward) lighting along rear tree lines to eliminate dark areas which could conceal someone.



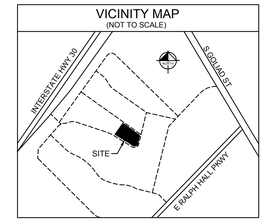
City of Rockwall

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.



VICINITY MAP
(NOT TO SCALE)



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- PROPOSED SIDEWALK PAVEMENT (4" THICK / 3,000 PSI)
- PROPOSED CONCRETE PAVEMENT (6" THICK / 3,600 PSI)
- PROPOSED PAVERS REF. LSCP ARCH PLANS FOR DETAILS
- FULL DEPTH SAWCUT
- ③ PARKING STALL COUNT
- WATER METER

SITE DATA	
CURRENT LAND USE	C - Commercial
PROPOSED LAND USE	C - Commercial
TOTAL LOT AREA	±30,200 SF
	±0.7 AC
SITE PERIMETER	±170 LF
BUILDING SQUARE FOOTAGE	9,835 SF
BUILDING HEIGHT	27.5 FT

SITE NOTES
1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. ALL CURB RADII DIMENSIONS ARE TO FACE OF CURB. ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
2. ALL PAVING CUTS SHALL BE MADE BY SAW CUTS. EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.
3. PARKING STUDY IS NOT REQUIRED PER CITY OF ROCKWALL PER PRE-DEVELOPMENT MEETING ON 1/10/2019. ADDITIONAL PARKING IS NOT REQUIRED DUE TO SHOPPING CENTER BEING OVER PARKED.

811 K□□□ □ □□□□ □□□□□ □
C□□□□□□r□ □□□ d□□

BENCHMARKS

BM#1 (CITY OF ROCKWALL MONUMENT (RESET R005-1)) A CONCRETE MONUMENT WITH BRASS CAP FOUND IN THE CENTER MEDIAN OF SUMMIT RIDGE DRIVE AT ITS INTERSECTION WITH F.M. HWY. NO. 740.
ELEV=578.63

BM#2 SQUARE CUT WITH "X" CUT SET ON THE WEST CORNER OF A CONCRETE CURB INLET LOCATED ON THE NORTHWEST SIDE OF A PARKING LOT APPROXIMATELY 60 FEET SOUTHEAST FROM THE CENTER OF THE EAST BOUND SERVICE ROAD OF IH 30 AND 270 FEET SOUTHWEST FROM THE CENTER OF THE NORTHERNMOST ENTRANCE TO PLAZA OF ROCKWALL.
ELEV=552.98

BM#3 "X" CUT SET ON THE NORTHWEST CORNER OF A CONCRETE MEDIAN LOCATED ON THE SOUTH SIDE OF A ACCESS DRIVE, ±610 FEET SOUTHEAST FROM THE CENTER OF ENTRANCE DRIVE FROM THE EAST BOUND SERVICE ROAD OF IH 30 AND ±800 FEET NORTHWEST FROM THE CENTER ENTRANCE DRIVE FROM RALPH HALL PARKWAY.
ELEV=543.15

BM#4 "X" CUT SET ON THE NORTHWEST CORNER OF A CONCRETE MEDIAN LOCATED ON THE EAST SIDE OF A ACCESS DRIVE, ±875 FEET SOUTHEAST FROM THE CENTER OF ENTRANCE DRIVE FROM THE EAST BOUND SERVICE ROAD OF IH 30 AND ±600 FEET NORTHWEST FROM THE CENTER ENTRANCE DRIVE FROM RALPH HALL PARKWAY.
ELEV=539.11

CAUTION
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DEVELOPER:
SHOPCORE PROPERTIES
233 S. WACKER DR. SUITE 3400
CHICAGO, IL 60606
PH. (312) 798-5151
CONTACT: STEVE RUSSELL

CASE NUMBER: SP2019-XXXX

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: SARAH E. SCOTT, P.E.
P.E. No. 113285 Date 03/15/2019

PROJECT No. 064526800
DATE: MARCH 2019
SCALE: AS SHOWN
DESIGNED BY: MM
DRAWN BY: RNI
CHECKED BY: SES

ROCKWALL PLAZA
LOT 11, ROCKWALL BUSINESS PARK EAST SUBDIVISION
995 INTERSTATE HWY 30
ROCKWALL, TX

SITE PLAN

SHEET NUMBER
SP

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IMAGES
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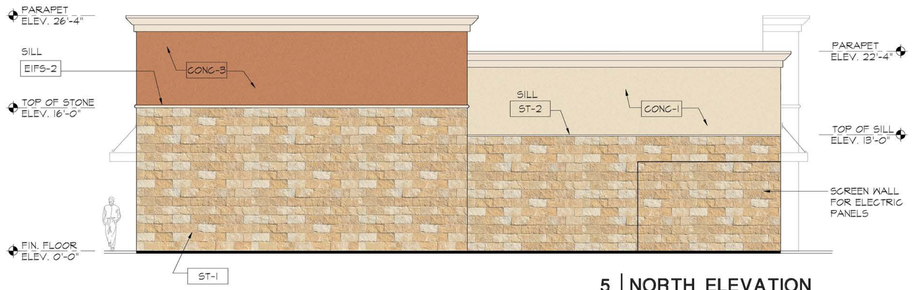
DRAWING NAME P:\Rockwall\064526800\BANK\ROCKWALL PLAZA\CAD\PLAN SHEETS\C-SITE PLAN.DWG
LAST SAVED 3/14/2019 4:17 PM

FINISH LEGEND

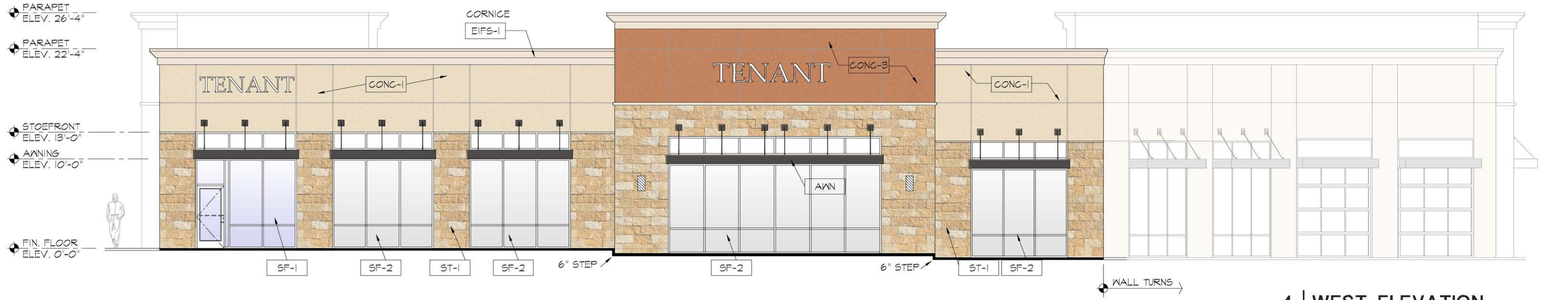
MATERIAL	SYMBOL	DESCRIPTION	MODEL / COLOR
EIFS	EIFS-1	E.I.F.S CORNICE / MOLDINGS	PAINT TO MATCH SHER. WILLIAMS #6112 BISCUIT
	EIFS-2	E.I.F.S SILL WITH ROUNDED END, 4" HIGH	PAINT TO MATCH SHER. WILLIAMS #6112 BISCUIT
CONCRETE TILT WALL	CONC-1	ACRYLIC TEXTURED CONC. TILT WALL	SAND FINISH, COLOR TO MATCH DRYVIT #494A CHLOE
	CONC-3	ACRYLIC TEXTURED CONC. TILT WALL	SAND FINISH DRYVIT -MATCH S.W. #0007 DECOROUS AMBER
STONE TILE	ST-1	STONE TILE	NATURAL LIMESTONE TILE, "LUEDERS" (ROCK FACE) 12" X 24" , 1 1/4" THICKNESS,OVER MORTAR SETTING BED. MORTARED JOINTS
	ST-2	STONE WATER TABLE SILL	NATURAL LIMESTONE "LUEDERS" (ROCK FACE) WATER TABLE SILL, 2" HIGH
STOREFRONT	SF-1	1" INSULATING CLEAR GLASS IN CLEAR ANODIZED FRAMING. GLAZING SPEC. Product ID: Pik, SHGC 0.41 (C)	
	SF-2	1/4" SPANDREL GLASS IN CLEAR ANODIZED FRAMING	
STEEL TUBE AWNING	AWN	12" X 4" STEEL TUBE AWNING, PAINT BARK BRONZE (SEMI-GLOSS)	

EXTERIOR MATERIAL BREAKDOWN

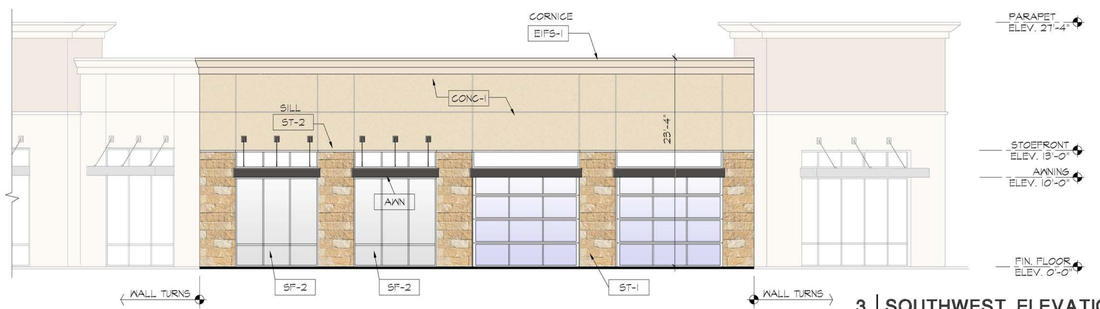
MATERIAL	STONE	TEXT. CONC.	EIFS	CLEAR STORY GLAZING
NORTH ELEVATION	60 %	33 %	1 %	
SOUTH ELEVATION	39 %	30 %	1 %	30 %
WEST ELEVATION	31 %	33 %	1 %	35 %
EAST ELEVATION	29 %	32 %	1 %	38 %
SOUTHWEST ELEVATION	25 %	36 %	1 %	38 %



5 | NORTH ELEVATION
1/8" = 1'-0"



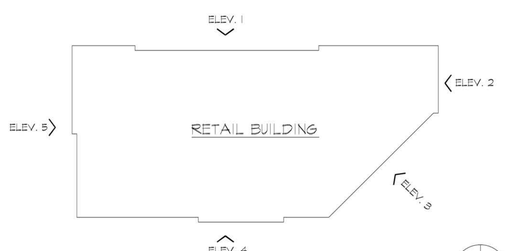
4 | WEST ELEVATION
1/8" = 1'-0"



3 | SOUTHWEST ELEVATION
1/8" = 1'-0"



2 | SOUTH ELEVATION
1/8" = 1'-0"



BUILDING FLOOR PLAN
NOT TO SCALE



1 | EAST ELEVATION
1/8" = 1'-0"

onyx | creative
25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

Design and construction documents as instruments of services are given in confidence and remain the property of Onyx Creative. The use of this design and these construction documents for purposes other than the specific project named herein is strictly prohibited without expressed written consent of Onyx Creative.

RETAIL BUILDING

PLAZA AT ROCKWALL
995 INTERSTATE HWY 30
ROCKWALL, TEXAS.

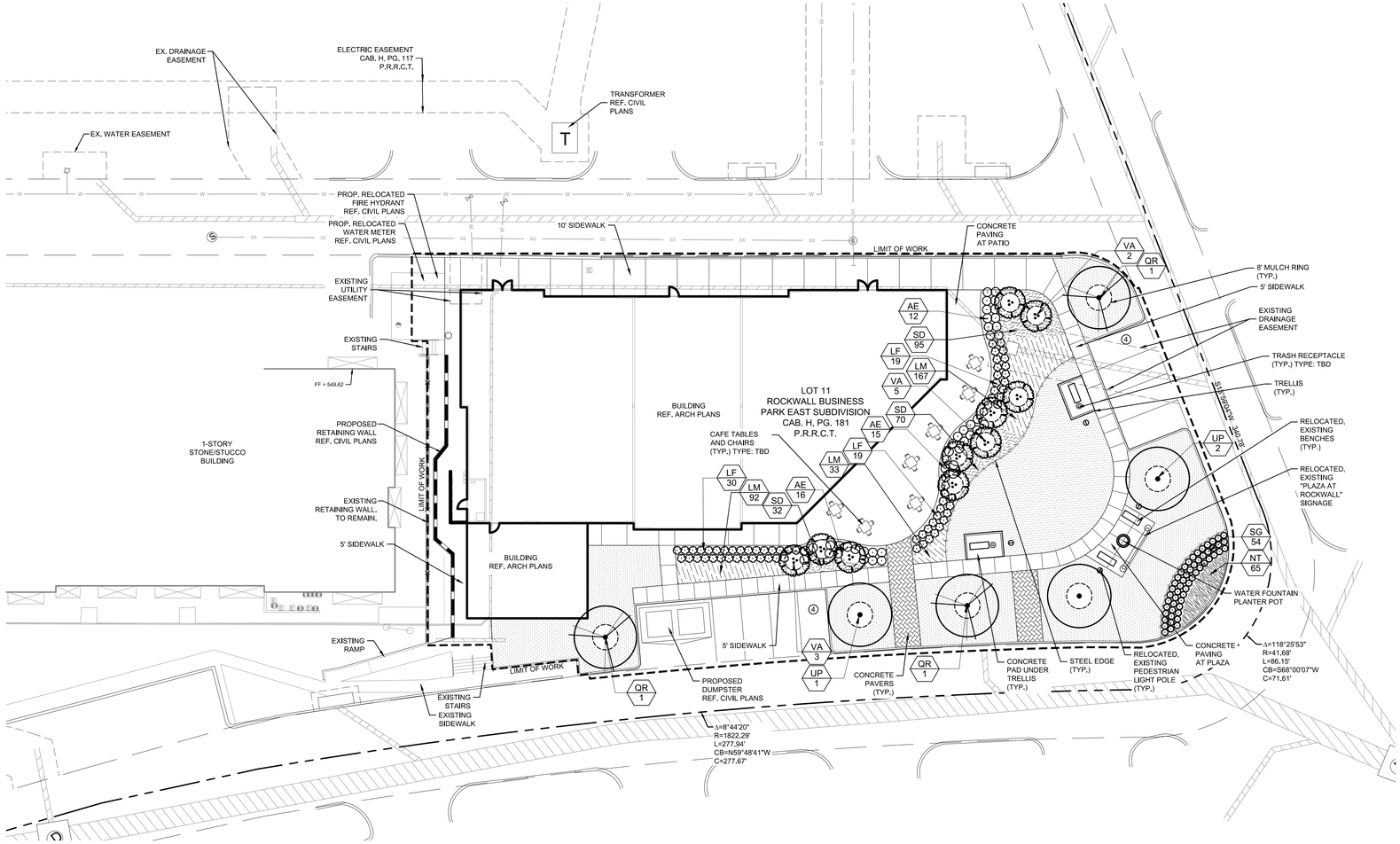
Project No.:	T.B.A.
Drawn By:	JF
Date	Issue
3-13-19	CITY REVIEW

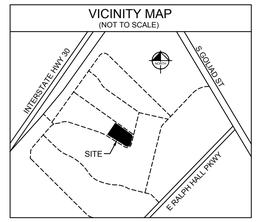
CITY OF ROCKWALL CASE #

A1

BUILDING ELEVATIONS

Job Path:\JOBS\1Glascow Properties\16873 Retail Building Plaza at Rockwall Rockwall TX\Preliminary\Building Elevations\Bldg Elevations 3-6-19.dwg
Drawn By:Jon Freeman





City of Rockwall - Article VIII - Landscape Standards		
	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA REQUIREMENT		
Minimum square footage requirements for landscaping shall be provided and maintained in the zoning districts. 30,200 SF x 15% = 4,530 SF	15% (4,530 SF)	28% (8,539 SF)
LANDSCAPE BUFFER STRIP		
A minimum 10' wide landscape buffer strip must be provided along the entire length of the portion of the perimeter of any commercial or industrial lot that abuts, without an alley or drive separation, or is directly across a public street from a residential zoning district.	N/A	N/A
A street landscape buffer strip with a minimum width of 10' must be provided along the entire length of the property to the developed that is adjacent to a major arterial or collector street.	N/A	N/A
SCREENING OF OFF-STREET LOADING DOCKS		
Off-street loading docks in commercial zoning classifications must be screening from: 1. All public streets 2. Any residential district that abuts or is directly across a public street or alley from the lot..	N/A	N/A
PARKING LOT LANDSCAPING		
Any parking lot with more than two rows of spaces shall be a minimum of 5% or 200 SF in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping.	N/A	N/A
No tree shall be planted closer than 2 1/2 to the pavement.	Yes	Yes

City of Rockwall - Site Data	
Current Land Use	C-Commercial
Proposed Land Use	C-Commercial
Total Lot Area	+/- 30,200 SF
	+/- 0.7 acres
Site Perimeter	+/- 170 LF
Building Square Footage	9, 835 SF
Building Height	27.5 FT

NOTE:
1. ALL LANDSCAPE AREAS MUST BE IRRIGATE BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN/FREEZE SENSORS AND COMPLY WITH REQUIREMENTS AS NOTED BY TCEQ AND CITY OF ROCKWALL UDC.
2. ALL BED AREAS MUST BE SEPARATED FROM TURF AREAS BY STEEL EDGE
3. CONTRACTOR TO SEED ALL DISTURBED AREAS.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

811 K□□□ □ □□□□ □□□□□ □ C□□□□□r□ □□□ d□□

CA□TION□
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	CAL	SIZE	REMARKS
	UP	3	ULMUS PARVIFOLIA SEMPERVIRENDS `ATHENA` / ATHENA LACEBARK ELM	B & B	3" CAL.	14`-16` HT.	STRONG CENTRAL LEADER, FULL
	VA	10	VITEX AGNUS-CASTUS / CHASTE TREE	CONT.	3- 1.5" CANES	8`-10` HT.	MULTI-TRUNK (3-5 STEMS), FULL
	QR	3	QUERCUS RUBRA / RED OAK	B & B	3" CAL.	14`-16` HT	STRONG, CENTRAL LEADER, FULL
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**ROOT**	**SIZE**	**SPACING**	**REMARKS**
	SG	54	SALVIA GREGGII / AUTUMN SAGE	CONT.	1ft² HT.	24" O.C.	FULL AND MATCHING
	LF	68	LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER	3 GAL. MIN.	24" HT.	36" O.C.	FULL AND MATCHING
	AE	43	ABELIA X GRANDIFLORA `EDWARD GOUCHER` / GLOSSY ABELIA	3 GAL. MIN.	24" HT.	36" O.C.	FULL AND MATCHING
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**ROOT**	**SIZE**	**SPACING**	**REMARKS**
	LM	292	LIRIOPE MUSCARI `BIG BLUE` / BIG BLUE LILY TURF	1 GAL	9"-12" HT	18" O.C.	5 BIB MIN, FULL
	SOD	5,972 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	NT	65	NASSELLA TENUISSIMA / MEXICAN FEATHERGRASS	1 GAL	12" HT.	18" O.C.	FULL
	SD	197	LIRIOPE MUSCARI `SILVER DRAGON` / SILVER DRAGON LILY TURF	1 GAL	9"-12" HT	18" O.C.	5 BIB MIN, FULL

DEVELOPER:

SHOPCORE PROPERTIES
233 S. WACKER DR. SUITE 3400
CHICAGO, IL 60606
PH. (312) 798-5151
CONTACT: STEVE RUSSELL

LANDSCAPE ARCHITECT:

KIMLEY-HORN □ ASSOCIATES
13455 NOEL RD, TWO GALLERIA TOWER
STE 700
DALLAS, TX 75240
PH. (972) 770-1300
CONTACT: PATRICK B. HART, PLA

CASE NUMBER: SP2019-XXXX

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date MARCH 2019

PROJECT No. 064526800
DATE: MARCH 2019
SCALE: AS SHOWN
DESIGNED BY: LLL
DRAWN BY: LLL
CHECKED BY: PBH

ROCKWALL PLA□A
LOT 11, ROCKWALL BUSINESS PARK EAST SUBDIVISION
995 INTERSTATE HWY 30
ROCKWALL, TX

LANDSCAPE PLAN

SHEET NUMBER
LP 1.01

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IMAGES
XREFS
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LAST SAVED 3/14/2019 4:11 PM
XREF v-survey · XREF v-site · XREF v-2ASS-LA · XREF v-utility · XREF v-storm · XREF v-grad · XREF v-bscp · XREF v-hscp

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 9, 2019
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. Approval of Minutes for the *March 12, 2019* Planning and Zoning Commission meeting.

2. **P2019-010** (David)
   Consider a request by Michael Duval of G&A/McAdams on behalf of John Delin of RW Ladera, LLC for the approval of a final plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition being a 47.694-acre tract of land identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85) for General Retail (GR) and Single-Family 7 (SF-7) District land uses, situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast and northwest corners of the intersection of SH-66 and John King Boulevard, and take any action necessary.

3. **P2019-016** (David)
   Consider a request by Kevin Patel of Triangle Engineering, LLC for the approval of a replat for Lot 2 of the Cain Properties #1 Addition being a 1.233-acre parcel of land identified as a portion of Lot 1 and Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [*SH-205*] and Storrs Street, and take any action necessary.

APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

5. **P2019-013** (Korey)
   Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes, Inc. for the approval of a replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition being a 0.57-acre tract of land identified as Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 705 & 707 Hartman Street, and take any action necessary.

6. **Z2019-004** (Korey)
   Hold a public hearing to discuss and consider a request by Sandie Wood for the approval of a Specific Use Permit (SUP) for a *guest quarters/secondary living unit* that does not meet the minimum requirements as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) on a 3.574-acre parcel of land identified as Lot 1, Block A, Wood Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 207 Nash Street, and take any action necessary.

7. **Z2019-005** (Ryan)
   Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [*50.0-acres*], 17-14 [*26.452-acres*], 17-15 [*134.33-acres*], 17-16 [*43.6-acres*], & 40-8 [*8.79-acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

8. **Z2019-006** (David)
   Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as

Tract 7 of the N. Butler Survey, Abstract No. 20 (*11.3736-acres*); Tract 31 of the R. Ballard Survey, Abstract No. 29 (*8.197-acres*); and, Lot 1-01, Block 1, Indalloy Addition (*14.53-acres*), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

9. **Z2019-007** **(David)**
   Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf of Forrest B. Davis Jr. for the approval of a Specific Use Permit (SUP) for *outdoor commercial amusement/recreation* in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy Lane, and take any action necessary.

10. **Z2019-008** **(Ryan)**
    Hold a public hearing and consider a request by James Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending *Ordinance No. 17-64* and in accordance with *Ordinance No. 17-22*, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

ACTION ITEMS

11. **SP2019-006** **(Korey)**
    Discuss and consider a request by Marla Mauricio of Kimley-Horn and Associates, Inc. on behalf of Steve Russell of Excel Rockwall, LLC (ShopCore Properties, LLC) for the approval of a site plan for a commercial retail building on a 0.69-acre portion of a larger 11.125-acre parcel of land being identified as Lot 11, Block A, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1041 E. IH-30, and take any action necessary.

DISCUSSION ITEMS

12. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2019-006: Replat for Lots 6 & 7, Market Center East Addition [*Approved*]
- ✓ P2019-009: Replat for Lot 4, Block E, Rockwall Technology Park Addition [*Approved*]
- ✓ P2019-014: Replat for Lots 16 & 17, Alliance Addition [*Approved*]
- ✓ Z2019-003: SUP for a Private Sports Arena, Stadium or Track (*2nd Reading*) [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 5th day of April 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 12, 2019
6:00 P.M.

I. CALL TO ORDER

Vice-Chairman Chodun called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Jerry Welch, Annie Fishman, and John Womble. Absent from the meeting were Commissioners Johnny Lyons, Tracey Logan and Mark Moeller. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the *January 29, 2019* Planning and Zoning Commission meeting.

2. Approval of Minutes for the February 12, 2019 Planning and Zoning Commission meeting.

3. P2019-009

Consider a request by Mathias Haubert of Bohler Engineering on behalf of Daniel J. Porter of Dynamic Development for the approval of a replat for Lot 1, Block A, Brakes Plus Addition being a 0.653-acre tract of land currently identified as Lots 1 & 2, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [*SH-205*], and take any action necessary.

4. SP2019-005

Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of CDT Rockwall/2017 LLC for the approval of a site plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.85-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Fishman seconded the motion which passed by a vote of 4-0 with Commissioners Lyons, Moeller and Logan.

III. APPOINTMENTS

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. PUBLIC HEARING ITEMS

6. Z2019-003

Hold a public hearing to discuss and consider a request by Jeff Bresee of SET Engineers on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for a *Private Sports Arena, Stadium or Track* on a 35.295-acre parcel of land identified 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 take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation of the request. The applicant is requesting the approval of a Specific Use Permit for a Private Sports Arena, Stadium, or Track on the subject property. Currently, the Rockwall Independent School District utilizes this area as an existing multi-purpose field that serves as a practice facility for various sports. According to the applicant, in order to protect vehicles and/or patrons of the commercial businesses (Rooms-To-Go, Heritage Buick-GMC, Texas Roadhouse and the future Marriott Towneplace Suites hotel) adjacent to the field, the school is requesting to construct a 40-foot fence/netting combination around the perimeter of the field. The applicant is proposing to replace the existing natural grass field with artificial turf, to utilize a ten foot tall black vinyl coated chain link fence installed one foot inside the boundaries of the practice field. The fence will be topped with 30-foot tall black netting and lights, which will be installed at the top of the poles adjacent to the north and south boundaries of the field. The proposed field will be serve as a practice field for the school's sports teams, intramural sports, physical education classes, and some other uses not identified by the applicant. According to the applicant, the field will be utilized mostly during the day; however, the applicant intends on the field being utilized, on a limited basis at night. According to the applicant, this project is a part of the Rockwall Independent School District's bond program that includes a provision for a practice facility for the softball and baseball team and granting this request will enable the field to be more functional and meet that purpose.

Mr. Brooks further noted that according to the Unified Development Code the maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 of one footcandle and goes on to state that for planned shopping centers or other commercial developments that contain more than one lot, the Planning and Zoning Commission may consider lighting plans that result in light spillover across common lots within the same development however; in no case shall light levels exceed 0.2 of one footcandle at the property lines adjacent to the street and/or along the perimeter of the development. In this case, the photometric plan submitted by the applicant shows that the light intensity along the east and west boundaries range from 0.1 FC to 0.3 FC. Along the north and south boundaries where the lights will be installed, the light intensity range from 0.1 FC to 0.9 FC. This practice field is located toward the rear of the school away from the property lines adjacent to the street and this request does not appear to affect the light intensity levels adjacent to the street adjacent to Yellow Jacket Lane. Since the proposed lighting exceeds the maximum light intensity of 0.2 FC at the southeast property line approving this request will effectively waive the lighting requirements with regard to lighting spillover. Additionally, the Unified Development Code requires that light sources be oriented down and toward the center of the site or shielded so as not to be visible from the property line. The proposed light fixtures will be oriented toward the center of the site and partially shielded; however, due to the proposed use combined the height of the light poles, there is a possibility that the lights will be visible from the property line. Since this does not meet the requirements of the UDC, approving this request will effectively waive the lighting requirements with regard to the shielding and orientation of the lights. In this case, the proposed light fixtures will be mounted on the top of 40-foot tall light poles and oriented toward the field. Since this exceeds the maximum allowable height of 30-feet, approval of this request will effectively waive the lighting requirements with regard to the maximum allowable height of light poles within the IH-30 Overlay District. The Planning and Zoning Commission is tasked with determining if the existing buildings provide sufficient screening of the adjacent public areas, if additional screening/landscaping is required, and/or if approval of this request is warranted. Additionally should this request be approved, staff has recommended to the applicant to provide a thick vegetative screening along the adjacent property lines outside of the fence, which consists of a combination of mature trees, bushes, and tall grasses. This will require the applicants to provide staff with an updated concept plan reflecting the proposed screening. Additionally, this may require that the proposed fence is shifted inward to accommodate the additional landscaping.

Mr. Brooks went on to share that on February 22, 2019, staff mailed notifications to 39 property owners/residents within 500-feet of the subject property and notified the Turtle Cove and Waterstone Homeowner's. Staff did not receive any notices concerning this case.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.

Vice-Chairman Chodun asked the applicant to come forward.

Tim Lyssy
1191 TL Townsend Drive
Rockwall, TX

Mr. Lyssy came forward and indicated he is the project manager for Rockwall ISD and provided a brief explanation of the request. He indicated he was available for questions.

Vice-Chairman Chodun asked if the bond package restricted the use only for the high schools use. Mr. Lyssy indicated that was correct it would be strictly for the high schools practice use. Commissioner Fishman asked what the evening use of the field would involve. Mr. Lyssy indicated that it would vary throughout the year depending on the season and what sports are active.

Commissioner Welch shared that his one concern is with the hotel that will be built adjacent to this where there may be any bleed over from the lighting that may pose a problem. Mr. Brooks indicted that the site plan for the hotel in question shows there will not be any windows on the east and west side that would face the field. Mr. Lyssy added that the lights they will be using are LED lights that will be aiming directly at the field to keep as much of the light on site as possible.

Vice-Chairman opened up the public hearing and asked if anyone wished to speak to come forward and speak.

Bob Wacker
309 Featherstone Drive
Rockwall, TX

Mr. Wacker came forward and shared that when he moved to his home he was concerned with lighting and noise that the Williams Middle School football stadium that was located behind him may create, however neither turned out to cause a problem. He feels it will be the same case with this field therefore he is in favor of the request.

Vice-Chairman Chodun asked if there was anyone else that wished to speak to come forward and do so, there being no one indicating such; Vice-Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Welch made a motion to approve Z2019-003 with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 4-0 with Commissioners Lyons, Logan and Moeller absent.

7. P2019-008

Hold a public hearing to discuss and consider a request by Kevin Osornio on behalf of Jeaniffer Osornio for the approval of a replat for Lots 1 & 2, Block A, N. E. & J.O. Addition being a 0.46-acre parcel of land identified as Lot 2, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Overlay (SOV) District, addressed as 705 Peters Colony, and take any action necessary.

Senior Planner, Korey Brooks, gave a brief explanation of the request. The case is coming before the Commission because it is a residential replat that increases the number of lots. Originally the applicant was proposing to subdivide the tract of land into four different lots, however there were significant infrastructure costs associated with that and therefore the applicant decided to only subdivide into two lots. The case went before the Parks Board to have park fees assessed. Mr. Brooks advised the Commission that the applicant was not present however staff was available for questions.

Vice-Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come forward and do so, there being no one indicating such; Vice-Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Womble made a motion to approve P2019-008 with staff recommendations. Commissioner Welch seconded the motion which passed by a vote of 4-0 with Commissioners Lyons, Logan and Moeller absent.

V. ACTION ITEMS

8. SP2017-025

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Doug Fox of Cornerstone Church for the approval of an amended site plan for a church on a six (6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1565 Airport Road, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the case. In 2017 the Architectural Review Board as well as the Planning and Zoning Commission approved a site plan for a house of worship on the subject property. While reviewing the landscape plan, site plan, treespcape plan and building elevations, staff notified the applicant of the variances required for the construction of the building as proposed, specifically regarding the screening of the mechanical equipment on the roof. In response to that, it was asked of the applicant to provide a parapet wall along the rear of the building to screen the rooftop units. The applicant then provided revisions that showed a dash line which appeared to be a parapet wall screening those roof top units and commented that the roof top units would be screened by a six foot masonry wall. At that time the site plan called out roof top units and staff interpreted that to be units on the roof and that the masonry wall would be along the rear of the building screening the roof top units. However, the applicant's intent was to have ground mounted units that are screened by a wing wall. Currently the building is under construction and it was noticed that along John King the back of the building does not have parapet and it is visible from John King and FM-1141 as well as other points along John King. When that was brought to staffs attention, staff then notified the applicant that the rear of the building is missing parapet. In response the applicant requested a variance to the architectural standards for the John King Overlay District and proposed three different considerations.

Mr. Brooks further noted that the approval of the variance being requested is discretionary to the Planning and Zoning Commission however, the Commission is not limited to approving the request as is. Additionally approval of the variance will require a super majority vote of all members present. After review, the Architectural Review Board recommended that the parapet be added along the rear of the building. If approval is granted the applicant will be required to submit new building elevations reflecting changes.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.

Planning Director, Ryan Miller, added clarification as to the how the super majority vote is written. He shared that it requires ¾ of the Planning and Zoning Commission present with a minimum of four voting in the affirmative. In this case it would take approval of all four Commissioners present.

Vice-Chairman Chodun asked the applicant to come forward.

Wayne Mershawn
2313 Ridge Road
Rockwall, TX

Mr. Mershawn came forward and requested the case be tabled until the next scheduled meeting.

Vice-Chairman Chodun brought the item back to the Commission for discussion or action.

Commissioner Welch made a motion to table SP2017-025 until the next scheduled meeting. Commissioner Fishman seconded the motion which passed by a vote of 4-0 with Commissioners Lyons, Logan and Moeller absent.

9. SP2019-004

Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for a warehouse/manufacturing facility on a 11.3736-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant is requesting approval of a site plan for a multi-phase expansion of their existing operation of a warehouse/manufacturing facility. This site plan is for the first phase construction of an approximately 78,615 square foot single story warehouse facility which will be constructed of tilt-up wall that will match their existing building which is located just south of and is adjacent of the subject property. A warehouse facility in a Light Industrial District is allowed as a by right land use and other than the exceptions that are being requested the site plan, landscape plan, treescape plan, and photometric plan are all in general conformance with the technical requirements that are contained within the Light Industrial District and the Unified Development Code.

Mr. Gonzales further noted that the treescape plan provided by the applicant indicates all trees being removed from the site are primarily Hackberry trees, which are considered a non-protected tree if they are less than 11-caliper inch DBH (i.e. diameter breast height). Hackberry and Cedar trees that are 11-inch to 25-inch DBH are mitigated at ½ inch for each one inch removed 50% of the total inches removed. Additionally, there are several Bois-d-arc, Chinaberry, Willow, Cottonwood, and Locust trees that are considered a non-protected species and will not require mitigation, regardless of their size. However, the applicant has indicated a total of 7,919-caliper inches being removed from the entire site. Of the caliper inches being removed, 1,554.25-inches will require mitigation. The applicant is providing a total of 1,412 caliper inches on site this will result in total mitigation balance due of 142.25-caliper inches. According to the Unified Development Code in certain cases, the City Council upon recommendation from the Planning and Zoning Commission may consider an Alternative Tree Mitigation Settlement Agreement where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds will be deposited in the City's Tree Mitigation Fund and will be used for planting trees in the City's parks, medians, street right-of-ways, or other similar areas as determined by the Parks and Recreation Department. The applicant is requesting an Alternative Tree Mitigation Settlement Agreement in order to satisfy the balance. If approved by the City Council, a total amount of $14,125.00 will be required to be paid into the City's Tree Fund prior to the release of a Certificate of Occupancy. The applicant has provided additional screening trees along the western property boundary, adjacent to the Park Place Addition. The purpose of these plantings are to provide a three layer landscape screening system by providing two rows of evergreen trees, low lying screening and one row of Live Oak trees along the western property boundary south of the existing industrial building. North of the building, along the western property boundary, is an existing tree line that is currently being used as a screening buffer. These existing evergreens will remain and will be supplemented by a second layer of evergreen trees that will be planted to fill in gaps that may exist along the existing tree line. This second layer of evergreen trees will be spaced between Live Oak trees, which will also be incorporated into the screening buffer. Mr. Gonzales went on to provide the Commission the recommendations that the Architectural Review Board made after they reviewed the variances and exceptions the applicant is requesting.

Mr. Gonzales advised the Commission advised the Commission that the applicant was present and available for questions as well as staff.

Vice-Chairman Chodun asked the applicant to come forward.

Bobby Pross
Pross Design Group
5310 Harvest Hill Road. Suite 180
Dallas, TX

Mr. Pross came forward and indicated he was available for questions. The Commission did not have any questions for the applicant.

Vice-Chairman Chodun brought the item back to the Commission for discussion or action.

Commissioner Womble made a motion to approve SP2019-004 with staff's conditions and Architectural Review Boards recommendations as well as the request of an Alternative Tree Mitigation Settlement Agreement by the applicant. Commissioner Fishman seconded the motion which passed by a vote of 4-0 with Commissioners Lyons, Logan and Moeller absent.

VI. DISCUSSION ITEMS

10. Director's report of post City Council meeting outcomes for development cases.

✓ Z2019-001: Text Amendment to Article IV, Permissible Uses, UDC (*1st Reading*) [*Approved*]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 6:57 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 9, 2019
APPLICANT:	Michael Duval; *G&A/McAdams*
CASE NUMBER:	P2019-010; *Lot 1, Block A, & Lot 1, Block B, Ladera Rockwall Addition*

SUMMARY

Consider a request by Michael Duval of G&A/McAdams on behalf of John Delin of RW Ladera, LLC for the approval of a final plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition being a 47.694-acre tract of land identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85) for General Retail (GR) and Single-Family 7 (SF-7) District land uses, situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast and northwest corners of the intersection of SH-66 and John King Boulevard, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a final plat for a 122 lot single-family residential subdivision situated on a single lot [i.e. *Tract 1* (Lot 1, Block A = 37.80-acres)] and a commercial lot zoned for General Retail (GR) District land uses [i.e. *Tract 2* (Lot 1, Block B = 9.894-acres)]. The subject property is a total of 47.694-acres. The development was approved for an age restricted, senior living community with the single-family homes setup in a condominium regime (*i.e. single-family homes are individually owned, but are situated on a single lot/unit owned and maintained by the homeowner's association*). The subject property is identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones Survey, Abstract No. 122 and is located within the 205 By-Pass Overlay (*205 BY-OV*) and SH-66 Overlay (*SH-66 OV*) Districts. The purpose of the replat is to establish the necessary easements (*i.e. firelane, public access, drainage and utility easements*) in order to develop the lots (*i.e. Lot 1, Block A, and Lot 1, Block B, Ladera Rockwall Addition*).

- ☑ On October 16, 2017, the City Council approved Planned Development District 85 (PD-85) [*i.e. Ordinance No. 17-55*], to allow for an age restricted, senior living community with single-family residential land uses setup in a condominium regime on the *subject property*.

- ☑ On June 26, 2018, the Planning and Zoning Commission approved an amended treescape plan for the purpose of removing trees in association with the construction of a 12-inch sanitary sewer line that will serve the development [Case No. MIS2018-014]. The total mitigation balance due at that time was 1,443.25 caliper-inches. Through the civil engineering process additional trees were identified for removal, increasing the total mitigation balance due to 1,726.75-caliper inches. The applicant has provided a landscape plan mitigating for all inches on site satisfying the mitigation requirements. Approval of this plat shall constitute the approval of the additional trees being removed for development of the site.

- ☑ On August 6, 2018, the City Council approved an amendment to Planned Development District 85 (PD-85) [*i.e. Ordinance No. 18-32*], for the purpose of incorporating an additional 9.762-acre tract of land to allow the addition of 38 single-family units totaling 122 single-family units for PD-85.

☑ On September 17, 2018 the City Council approved a preliminary plat [*P2017-068*] for 122 single-family residential lots within Planned Development District 85 (PD-85).

☑ On April 2, 2019, the Parks and Recreation Board reviewed the proposed *final plat* and made the following recommendations:

1) The construction of a ten (10) foot concrete trail along the east side of John King Boulevard, and a five (5) foot concrete sidewalk along north side of SH-66.
2) Cash-in-lieu of land fees are required in the amount of $61,854.00 [i.e. 122 Lots @ $507.00 per lot]. These fees are due at the time of final plat and are subject to change.
3) Pro-rata equipment fees are required in the amount of $63,806.00 [i.e. 122 Lots @ $523.00 per lot]. These fees are due at the time of final plat and are subject to change.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

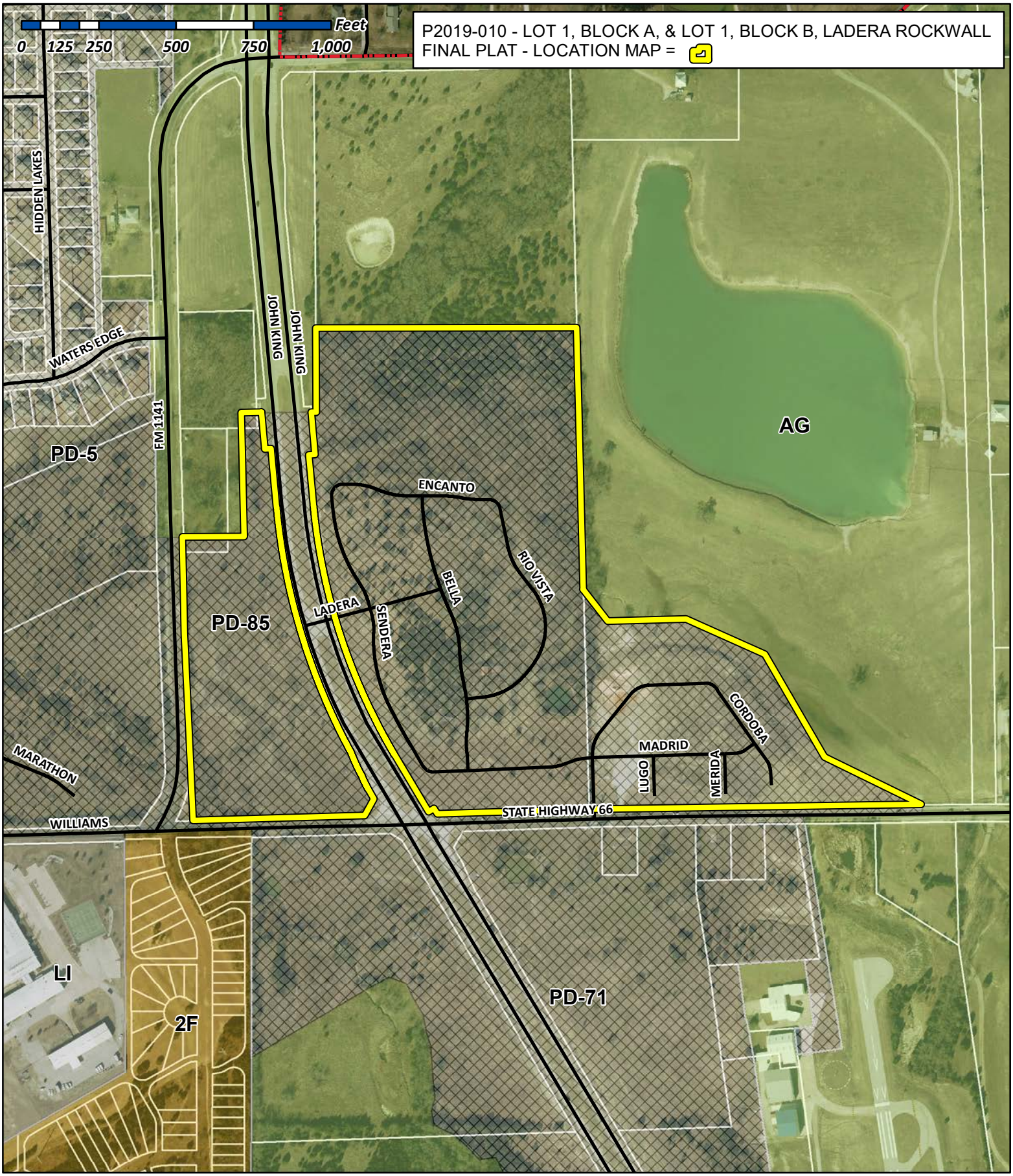
☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Lot 1 Block A, and Lot 1, Block B, Ladera Rockwall Addition,* staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



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.

100 0 100 200 300 Feet

SCALE: 1"=100'

MATCHLINE

MIKE L. PEOPLES
CALLED 73.2744 ACRES
850/15

BETTY BOGARD
TRACT 2
CALLED 16.00 ACRES
2008-00396742

JOHN N. CULLINS
TRACT 3
CALLED 41.921 ACRES
2008-00396743

THE CITY OF ROCKWALL, TEXAS
CALLED 10.942 ACRES
2007-00389123

BETTY BOGARD
TRACT 1
CALLED 1.837 ACRES
2008-00396742

JOHN N. CULLINS, ET AL
PARCEL 10
CALLED 3.989 ACRES
2009-00410863

CAUSE 1-08-633
CITY OF ROCKWALL
VS.

Lot 1, Block A
37.800 Ac.

Lot 1, Block B
9.894 Ac.

Rio Vista Lane
Encanto Trail
Bella Drive
Ladera Way
Sendera Lane
Cordoba Lane
Madrid Way

STATE HWY 66
(Called 60' R.O.W.)

NORTH JOHN KING BLVD.
(Variable Width R.O.W.)

FM 1141
(Variable Width R.O.W.)

P.O.B. TRACT 1
1/2" RF
N 7,029,870.9
E 2,600,737.9

P.O.B. TRACT 2

TXDOT MON. BEARS
N 88°18' E 1.0'
FROM PROPERTY CORNER

Wooden TxDOT Mon.

Variable Width DDE

Vor. Width SSE by Sep. Inst.

Variable Width Drainage Easement

30.0' NORTH TEXAS MUNICIPAL WATER DISTRICT OF TEXAS ESMT. VOL. 56, PG. 349

Drainage and Detention Easement

Approx. Limits of 100-Year Fully Developed Floodplain per Ultimate model; Refer to "Hydrologic and Hydraulic study in support of Ladera Rockwall Development" prepared by JEA-HydroTech Engineering, Inc.

Original Lot Line to be abandoned

EHS

25'X25' VE

58.0' MAUE & FE

25' PAE

20' WLE 2019-3396

20' SSE 2019-3397

20' WLE

20' SSE

20' DE

25' DE

29' MAUE

29' MAUE & FE

21' MAUE & FE

18' FE

12.5' UE

10' UE

15' BL

S 01°28'09" E 845.72'

N 89°54'11" E 842.15'

S 88°18'19" W 490.46'

S 88°18'19" W 553.89'

N 00°10'47" W 271.63'

S 05°14'42" E 189.30'

N 01°20'56" W 400.02'

S 89°26'01" W 65.39'

N 01°20'56" W 314.19'

N 30°39'57" W 211.63'

N 02°39'30" W 601.90'

S 37°47'00" E 128.76'

N 01°28'10" W 854.41'

S 12°31'00" E 116.73'

N 105°14'42" W 158.73'

CD=N 17°57'20" W CL=853.69'
Δ=25°25'15" R=1940.00' L=860.73'

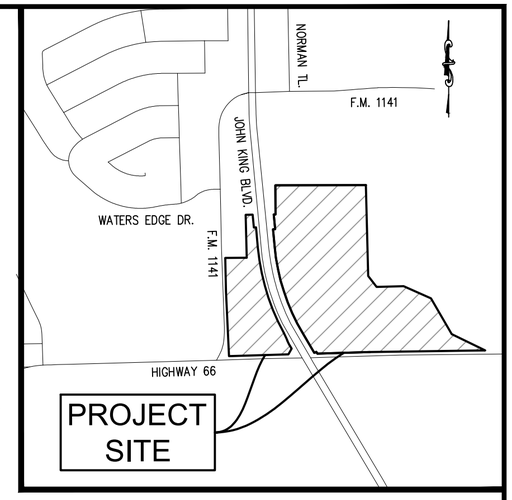
CD=S 16°54'36" E 833.02'
Δ=23°19'48" R=2060.00' L=838.80'

1/2" RF
1/2" CRS (G&A)
1/2" CRF
1/2" CRS

N 7,031,426.5
E 2,600,698.1

322.60'
317.45'
190.59'
147.40'
38.53'
10.48'
141.00'
275.26'
375.27'
265.16'
148.41'
78.50'
220.66'
216.49'
383.01'
311.52'
136.64'
269.35'
357.83'
455.52'
315.17'
233.63'
230.35'
246.81'
360.18'
474.86'
234.09'
553.89'
211.63'
169.30'
112.18'
120.76'
129.91'
88.53'
58.76'
74.96'
217.47'
115.85'
157.81'
90.22'
200.01'
400.02'
271.63'
189.30'
65.39'
314.19'
601.90'
128.76'
116.73'
78.50'
455.52'
315.17'
233.63'
230.35'
246.81'
360.18'
474.86'
234.09'
553.89'
211.63'
169.30'
112.18'
120.76'
129.91'
88.53'
58.76'
74.96'
217.47'
115.85'
157.81'
90.22'
200.01'
400.02'
271.63'
189.30'
65.39'
314.19'
601.90'

1984= 500.09'
2352=500.17'
2540 = 500.27'
2573 = 500.28'
2881 = 500.34'
3051 = 501.23'
3185 = 501.88'
2924 = 500.70'
3354 = 502.62'
= 503.89'
1442 = 497.32'
1572 = 497.27'
1578 = 497.03'
1588 = 497.15'
1300 = 496.97'
1265 = 493.55'
1165 = 492.89'
18886 = 501.81'
18823 = 502.00'
18705 = 501.90'
18678 = 501.96'
18663 = 498.41'



LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
CRF	=	CAPPED REBAR FOUND
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
P.O.B.	=	POINT OF BEGINNING
MAE	=	MUTUAL ACCESS EASEMENT
MAUE	=	MUTUAL ACCESS & UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
LS	=	LANDSCAPE
DDE	=	DRAINAGE & DETENTION EASEMENT
EHS	=	EROSION HAZADROUS SETBACK
VE	=	VISIBILITY EASEMENT
FE	=	FIRELANE EASEMENT
PAE	=	PEDESTRIAN ACCESS EASEMENT

FINAL PLAT
Lot 1, Block A &
Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

1/4

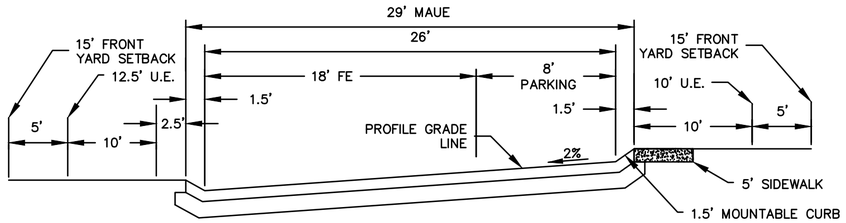
The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 3/6/2019 SCALE: 1"=100' JOB. No. 17191

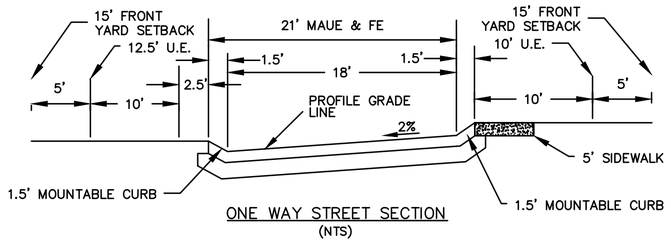
OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

Case No. P2019-010

File: Z:\2017\17191\Drawings\fp & const plans\17191 FP BASE
Plotted: 3/28/2019 10:38 AM, by Duval, Michael; Saved: 3/28/2019 10:33 AM, by mduval



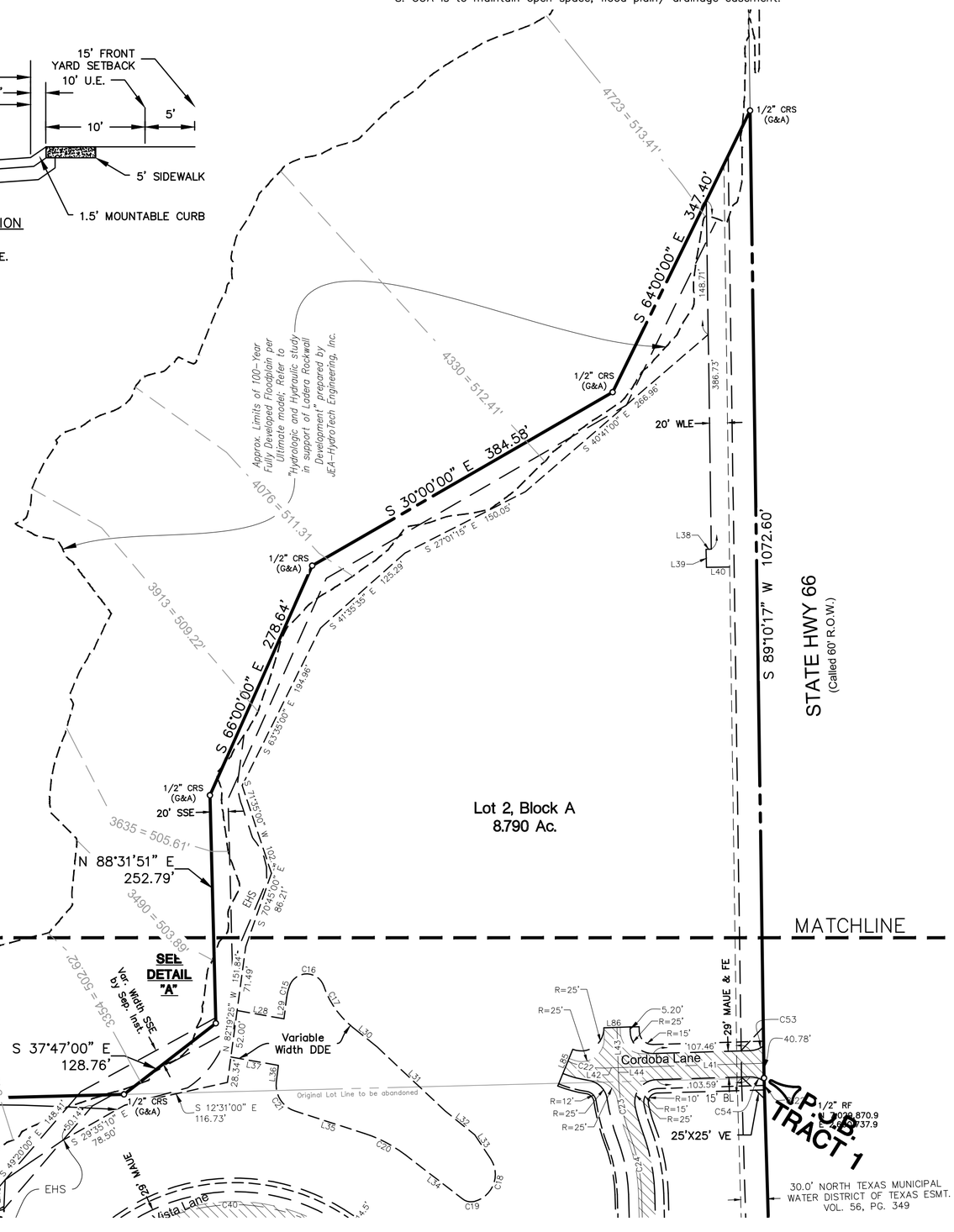
PROPOSED STREET SECTION (NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY (THE HIGH SIDE OF STREET)

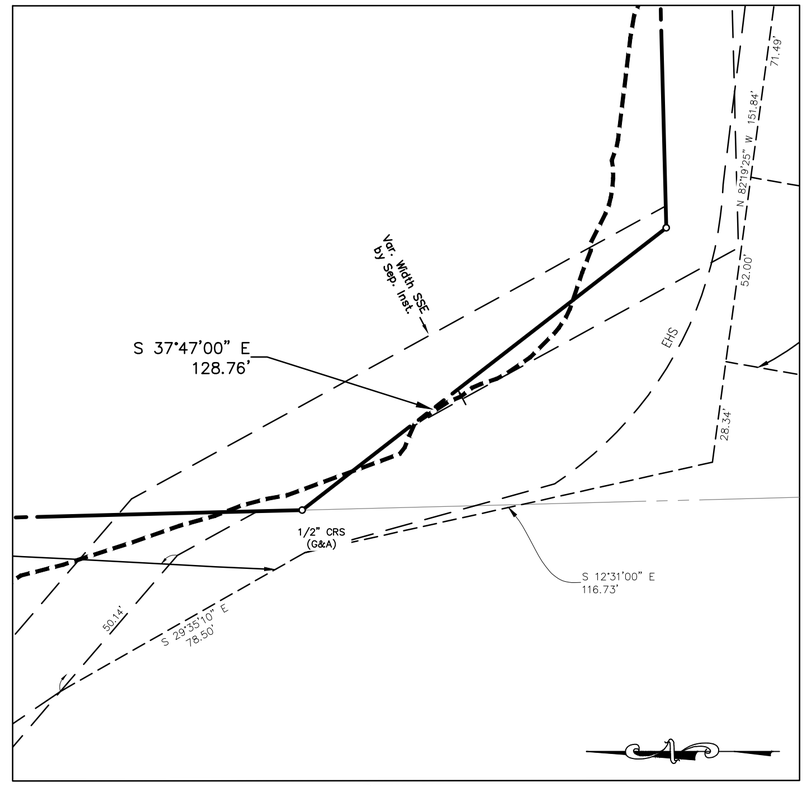


ONE WAY STREET SECTION
(NTS)
*NO PARKING EITHER SIDE.

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD '83..
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A | MCADAMS.
5. All property corners are 1/2" rebar set with cap stamped "G&A | MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. COA is to maintain open space, flood plain/ drainage easement.





DETAIL "A"
Scale: 1"=30'

FINAL PLAT
Lot 1 & 2, Block A & Lot 1, Block B LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

2/4

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File: Z:\2017\17191\Drawings\fp & const plans\17191 FP BASE
Plotted: 3/28/2019 10:39 AM, by Duval, Michael; Saved: 3/28/2019 10:33 AM, by mduval

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS We, RW Ladera, LLC, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

LOT 1, BLOCK A
TRACT 1

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19"W, with the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwesterly with the east line of said 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

LEGAL DESCRIPTION
LOT 1, BLOCK B
TRACT 2

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the north line of U. S. Highway 66, from which a 1/2 inch rebar found at the southeast corner of said 41.921 acres bears N 88°18'19" E, a distance 724.55 feet;

THENCE S 88°18'19" W, a distance of 553.89 feet with the north line of U. S. Highway 66, to a wooden right-of-way monument found at the southwest corner of said 41.921 acre tract, and being in the east line of F. M. 1141;

THENCE N 02°39'30" W, a distance of 601.94 feet with the east line of F. M. 1141, to a 1/2 inch rebar found;

THENCE N 01°20'56" W, a distance of 314.19 feet continuing with the east line of F. M. 1141, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of a called 1.837 acre tract of land described as Tract 1 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Denton County, Texas;

THENCE N 89°26'01" E, a distance of 200.01 feet with the south line of said 1.837 acre tract, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southeast corner thereof, and being at an inner ell corner of said 41.921 acre tract;

THENCE N 01°20'56" W, a distance of 400.02 feet with the east line of said 1.837 acre tract, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being in the south line of a 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, a distance of 65.39 feet with the south line of said 10.942 acre tract, to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the most northwesterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Southeasterly with the west line of said 3.989 acre tract and John King Boulevard, the following eight (8) calls:

S 05°14'42" E, a distance of 119.42 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 05°14'42" E, a distance of 189.30 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 2060.00 feet, a central angle of 23°19'48", and an arc length of 838.80 feet, whose chord bears S 16°54'36" E, a distance of 833.02 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the right having a radius of 586.00 feet, a central angle of 07°34'10", and an arc length of 77.42 feet, whose chord bears S 24°47'26" E, a distance of 77.36 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

Southeasterly with a curve to the left having a radius of 314.00 feet, a central angle of 09°39'36", and an arc length of 52.94 feet, whose chord bears S 25°50'09" E, a distance of 52.88 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 30°39'57" E, a distance of 32.25 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS";

S 28°49'11" W, a distance of 60.93 feet to the POINT OF BEGINNIGN and containing approximately 9.894 acres of land.

STATE OF TEXAS :

COUNTY OF DENTON : WHEREAS We, RW Ladera, LLC, are the owners of the hereinabove described property, and, acting by and through our duly authorized representative, do hereby adopt this Final Plat designating the same as Ladera Rockwall, an addition to the City of Rockwall, and do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, trails, water courses, storm drainage facilities, easements, rights-of-way and public places, "and any other property necessary to serve the plat and to implement the requirements of the Subdivision Ordinance and Design Criteria thereon shown" for the purpose and consideration therein expressed.

WITNESS OUR HAND this _____ day of _____, 2019.

_____
John Delin, Authorized Representative

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

_____
Notary Public
My commission expires the _____ day of _____, 2019.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 05°14'42" E	119.42'
L2	N 84°45'18" E	20.00'
L3	S 30°39'57" E	32.25'
L4	S 28°49'11" W	60.93'
L5	N 30°39'57" W	19.44'
L6	S 59°20'03" W	21.30'
L7	N 84°45'18" E	20.00'
L8	N 05°14'42" W	136.88'
L9	N 89°26'01" E	15.52'
L10	S 84°45'30" W	44.16'
L11	S 13°33'50" W	104.66'
L12	S 13°33'50" W	122.24'
L13	S 84°45'30" W	58.48'
L14	N 80°32'08" E	59.21'
L15	N 89°26'01" E	100.40'
L16	S 00°57'10" W	37.69'
L17	S 43°18'20" W	36.30'
L18	S 59°37'10" W	12.24'
L19	S 00°57'10" W	42.23'
L20	S 43°18'20" W	13.20'
L21	S 01°41'41" E	25.00'
L22	S 01°41'41" E	30.00'

LINE TABLE

LINE	BEARING	DISTANCE
L23	S 66°45'40" E	23.94'
L24	S 82°22'00" E	49.46'
L25	S 21°12'10" E	55.37'
L26	S 22°26'45" E	50.94'
L27	N 52°16'25" W	40.00'
L28	N 10°00'00" E	52.75'
L29	N 83°02'15" W	23.90'
L30	N 38°50'30" E	35.47'
L31	N 43°17'40" E	103.29'
L32	N 38°46'40" E	41.89'
L33	N 56°35'00" E	32.01'
L34	S 37°33'50" W	80.00'
L35	S 17°53'30" W	81.24'
L36	N 83°02'15" W	18.50'
L37	S 10°00'00" W	53.40'
L38	S 00°49'43" E	5.95'
L39	N 88°18'20" E	20.00'
L40	S 00°49'43" E	25.65'
L41	N 01°41'40" W	161.58'
L42	S 01°41'40" E	14.97'
L43	S 88°18'20" W	44.70'
L44	S 88°18'20" W	10.39'

LINE TABLE

LINE	BEARING	DISTANCE
L45	S 88°18'20" W	262.85'
L46	S 88°18'20" W	114.67'
L47	S 88°18'20" W	236.64'
L48	S 87°14'00" E	51.43'
L49	S 88°18'20" W	89.61'
L50	N 30°39'55" W	72.41'
L51	N 15°04'30" W	20.00'
L52	N 15°04'30" W	20.00'
L53	N 90°00'00" E	32.61'
L54	N 90°00'00" E	45.27'
L55	N 90°00'00" E	62.99'
L56	N 81°52'00" W	50.52'
L57	N 85°35'40" E	50.16'
L58	N 90°00'00" E	49.86'
L59	N 90°00'00" E	26.24'
L60	S 11°39'10" E	129.43'
L61	S 37°59'40" E	64.63'
L62	S 83°05'06" W	58.72'
L63	S 01°41'40" E	32.68'
L64	S 00°00'00" E	16.98'
L65	N 74°55'30" E	116.59'
L66	N 74°55'30" E	207.70'

LINE TABLE

LINE	BEARING	DISTANCE
L67	N 69°46'00" E	10.99'
L68	S 57°15'50" E	8.84'
L69	N 79°45'20" W	24.17'
L70	N 59°37'10" E	37.50'
L71	N 59°37'10" E	37.42'
L72	N 02°20'15" W	115.92'
L73	N 02°20'15" W	117.56'
L74	S 42°49'10" E	80.16'
L75	S 42°49'10" E	86.72'
L76	S 84°45'18" W	37.58'
L77	N 84°45'18" E	20.70'
L78	N 28°43'46" W	25.65'
L79	S 59°20'05" W	22.00'
L80	N 30°39'55" W	10.00'
L81	S 59°20'05" W	21.95'
L82	S 74°57'21" E	69.13'
L83	S 52°07'59" E	31.31'
L84	S 28°38'05" E	104.56'
L85	S 67°46'17" E	29.00'
L86	S 01°41'40" E	29.00'
L87	N 59°37'10" E	37.50'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	586.00'	7°34'10"	77.42'	N 24°47'26" W, 77.36'
C2	314.00'	9°39'36"	52.94'	S 25°50'09" E, 52.88'
C3	30.00'	164°03'56"	85.90'	S 08°32'01" E, 59.42'
C4	135.00'	69°12'17"	163.06'	S 38°53'48" W, 153.33'
C5	47.50'	172°31'21"	143.03'	N 89°26'40" W, 94.80'
C6	45.00'	77°38'09"	60.97'	N 41°43'04" E, 56.42'
C7	50.00'	61°09'50"	53.38'	S 51°47'05" E, 50.88'
C8	50.00'	19°05'33"	16.66'	S 11°39'24" E, 16.58'
C9	100.00'	59°20'39"	103.58'	N 31°46'57" W, 99.01'
C10	150.00'	39°00'32"	102.12'	S 41°57'01" E, 100.16'
C11	150.00'	19°09'59"	50.18'	S 12°51'45" E, 49.94'
C12	25.00'	90°35'45"	39.53'	S 42°01'07" W, 35.54'
C13	25.00'	80°31'00"	35.13'	N 52°25'30" W, 32.31'
C14	15.00'	73°37'51"	19.28'	N 54°52'45" W, 17.98'
C15	50.00'	17°02'00"	14.86'	N 74°31'15" W, 14.81'
C16	20.00'	137°10'12"	47.88'	N 02°34'51" E, 37.24'
C18	31.00'	108°46'23"	58.85'	S 69°01'49" E, 50.40'
C19	15.00'	52°12'27"	13.67'	S 11°27'36" W, 13.20'
C20	150.00'	19°40'20"	51.50'	N 27°43'40" E, 51.25'
C21	30.00'	79°04'15"	41.40'	S 57°25'37" W, 38.19'
C22	100.00'	23°55'23"	41.75'	S 10°16'01" W, 41.45'
C23	200.00'	19°01'01"	66.38'	S 78°47'50" W, 66.08'
C24	200.00'	19°01'01"	66.38'	N 78°47'50" E, 66.08'
C25	35.50'	61°01'45"	37.81'	S 61°10'48" E, 36.05'
C26	1879.50'	4°26'24"	145.64'	S 28°26'43" E, 145.61'
C27	500.00'	28°07'41"	245.46'	S 12°09'41" E, 243.01'
C28	200.00'	16°58'40"	59.26'	S 06°35'10" E, 59.05'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C29	200.00'	19°31'14"	68.14'	N 24°50'07" W, 67.81'
C30	500.00'	28°20'27"	247.32'	S 20°25'30" E, 244.81'
C31	1879.50'	1°36'03"	52.51'	S 05°27'15" E, 52.51'
C32	35.00'	94°39'14"	57.82'	S 42°40'23" W, 51.47'
C33	200.00'	23°36'06"	82.38'	N 78°11'57" W, 81.80'
C34	250.00'	23°36'06"	102.98'	S 78°11'57" E, 102.25'
C35	239.50'	25°36'32"	107.05'	S 79°12'10" E, 106.16'
C36	350.00'	10°27'46"	63.91'	N 84°46'07" W, 63.82'
C37	350.00'	10°27'46"	63.91'	S 84°46'07" E, 63.82'
C38	35.50'	78°20'50"	48.54'	N 50°49'35" W, 44.85'
C39	200.00'	26°20'30"	91.95'	S 24°49'25" E, 91.14'
C40	200.00'	73°03'00"	254.99'	N 01°28'10" W, 238.07'
C41	514.50'	6°07'37"	55.02'	N 38°07'09" E, 54.99'
C42	200.00'	41°54'09"	146.27'	N 62°08'02" E, 143.03'
C43	300.00'	4°45'57"	24.95'	N 04°04'39" W, 24.95'
C44	300.00'	12°13'03"	63.97'	S 00°21'06" E, 63.85'
C45	500.00'	12°40'20"	110.59'	N 00°34'44" W, 110.36'
C46	500.00'	6°06'27"	53.30'	N 09°58'07" W, 53.27'
C47	500.00'	11°53'17"	103.74'	S 07°04'43" E, 103.56'
C48	300.00'	24°01'25"	125.79'	N 13°08'47" W, 124.87'
C49	1000.00'	4°55'30"	85.96'	S 22°41'45" E, 85.93'
C50	1000.00'	15°41'26"	273.85'	S 12°23'17" E, 273.00'
C51	200.00'	4°32'34"	15.86'	S 02°16'17" E, 15.85'
C52	200.00'	5°09'30"	18.01'	N 72°20'45" E, 18.00'
C53	24.50'	37°29'59"	16.04'	S 20°26'39" E, 15.75'
C54	24.50'	39°28'25"	16.88'	N 18°02'33" E, 16.55'

RECOMMENDED FOR FINAL APPROVAL

_____ _____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this _____ day of _____, 2019.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, _____.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

_____
W. Thad Murley III
Texas Registration No. 5802

FINAL PLAT
Lot 1, Block A &
Lot 1, Block B
LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

3/4

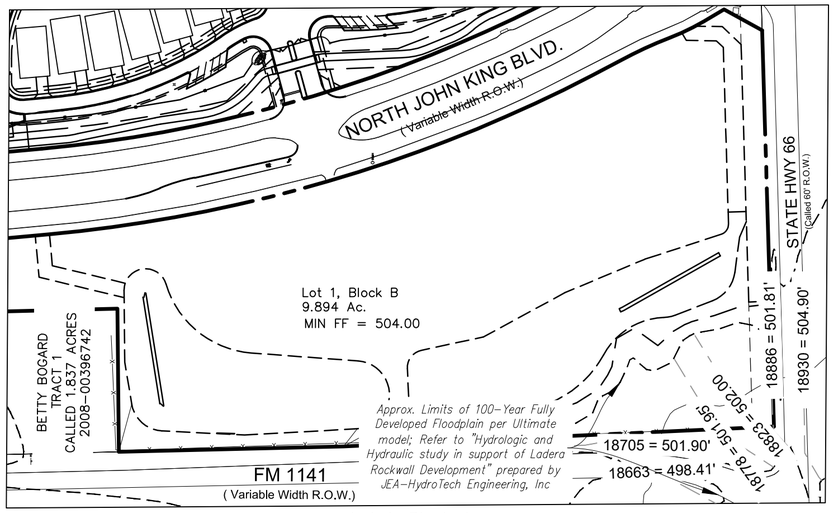
The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 3/6/2019 SCALE: N.T.S. JOB. No. 17191

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

Case No. P2019-010

File: Z:\2017\17191\Drawings\Ip & const plans\17191 FP BASE
Plotted: 3/28/2019 10:39 AM, by Duval, Michael; Saved: 3/28/2019 10:33 AM, by mduval



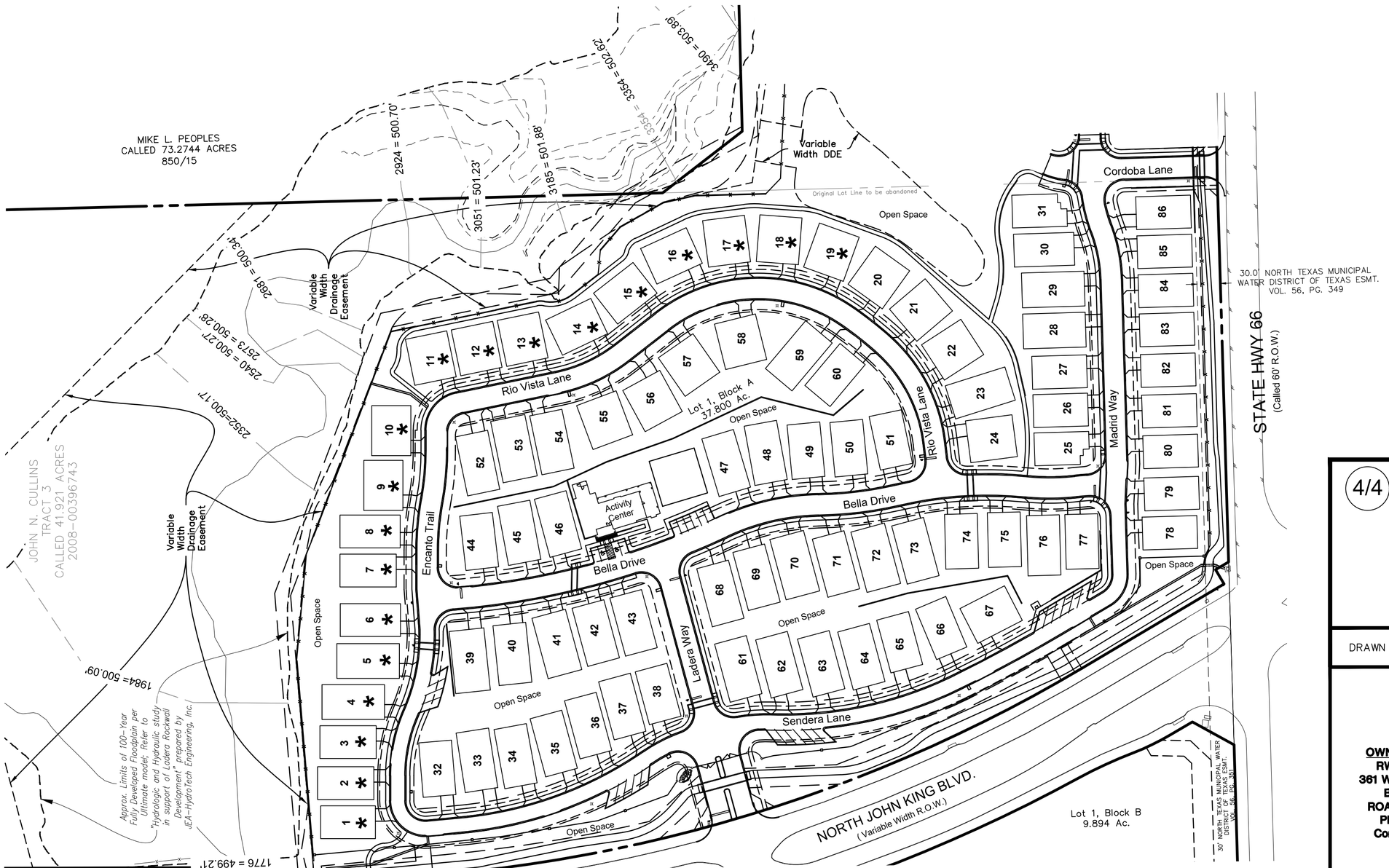
Lot 1, Block A
Scale: 1"=150"

* UNIT #	BFE	MIN FF
1	499.21	501.21
2	499.75	501.75
3	500.00	502.00
4	500.09	502.09
5	500.12	502.12
6	500.14	502.14
7	500.16	502.16
8	500.17	502.17
9	500.23	502.23
10	500.27	502.27
11	500.70	502.70
12	501.23	503.23
13	501.40	503.40
14	501.88	503.88
15	502.25	504.25
16	502.62	504.62
17	503.00	505.00
18	503.00	505.00
19	503.00	505.00
Lot 1, B	502.00	504.00

100 0 100 200 300 Feet
SCALE: 1"=100'

GENERAL NOTE:

1. FOR MORE INFORMATION ON THE CROSS SECTIONS FOR THE ULTIMATE 100 YR FLOODPLAIN REFER TO "HYDROLOGIC AND HYDRAULIC STUDY IN SUPPORT OF LADERA ROCKWALL DEVELOPMENT" PREPARED BY JEA-HYDROTECH ENGINEERING, INC.
2. OPEN SPACES TO BE MAINTAINED BY COA.



UNIT EXHIBIT
Lot 1, Block A & Lot 1, Block B LADERA ROCKWALL
47.694 Acres
Zoned: PD-85
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
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DRAWN BY: MD DATE: 02/20/2019 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

Case No. P2019-010

File: Z:\2017\17191\Drawings\Zp & const plans\Sheets\17191 UNIT
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LEGEND

PROTECTED TREE TO REMAIN

PROTECTED TREE TO BE REMOVED

TREE PROTECTION FENCING (TPF)

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

A. QUALITY ASSURANCE
1) Comply with applicable Federal, state, county and local regulations governing landscape work.
2) employ only experienced personnel. Provide adequate supervision by qualified foreman.

B. JOB CONDITIONS
1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures

C. PRODUCTS
1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.

D. DEFINITIONS
1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the the number of inches of trunk diameter.
2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.

E. PRE-CONSTRUCTION TREE PRUNING
1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
2) All trees within the project area shall be pruned to:

(i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
(ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
(iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
(iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.

3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
4) No more than 20 percent of live foliage shall be removed from any tree.
5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.

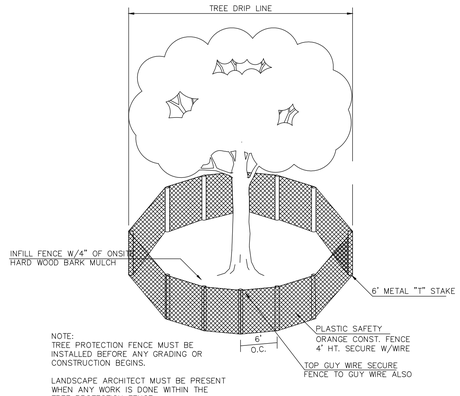
F. TREE REMOVAL
1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.

G. TREE PROTECTION
1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlines.
2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken, Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified

NORTH

80 0 80 160 240 Feet

SCALE: 1"=80'



TREE PROTECTION

MITIGATION TOTALS:

NORTHWEST:	472.5	TOTAL WEST OF JOHN KING BLVD: 526.25 inches
SOUTHWEST:	53.75	TOTAL OUTSIDE PROPERTY: 550.75 inches
CENTRAL:	1200.5	TOTAL WITHIN SS EASEMENT: 398.5 inches
SOUTHEAST:	0	

TOTAL: 1726.75 inches

TOTAL PROPOSED MITIGATION: 1,727 inches

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LADERA ROCKWALL PHASE 1

LADERA ROCKWALL PHASE 1
LADERA ROCKWALL
Lot 1, Block A
47.694 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY - CENTRAL

REGISTERED LANDSCAPE ARCHITECT
RON A. STEWART
STATE OF TEXAS

3/13/2019

Drawn By: VC
Date: 02/23/2018
Scale: 1"=80'
Revisions:
04/23/2018
07/18/2018
09/06/2018
01/28/2019
02/11/2019
03/11/2019 Signed

17191

T1.0

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Plotted: 3/13/2019 9:05 AM by Verity Cox; Saved: 3/13/2019 9:04 AM by verity

TREE CHART

TREE #	CALIPER (")	COMMON NAME	*BOTANICAL NAME*	PROTECTED	REMOVED	MITIGATION	REMARKS
101	4.5	HICKORY	*Carya texana*	Yes	No		
102	14	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	14	
103	5.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	5.5	
104	4.5	HICKORY	*Carya texana*	Yes	Yes	4.5	
105	5.5	HICKORY	*Carya texana*	Yes	Yes	5.5	
106	5.5	HICKORY	*Carya texana*	Yes	Yes	5.5	
107	4	HICKORY	*Carya texana*	Yes	Yes	4	
108	12.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	12.5	
109	6.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	6.5	
110	13	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	13	
111	8.5	HICKORY	*Carya texana*	Yes	Yes	8.5	
112	7.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	7.5	
113	12.5	HACKBERRY	*Celtis occidentalis*	Yes	No		
114	12.5	HICKORY	*Carya texana*	Yes	Yes	12.5	
115	21	HICKORY	*Carya texana*	Yes	Yes	21	
116	20	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	20	
117	5.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	5.5	
118	8.5	PECAN	*Carya illinoinensis*	Yes	Yes	8.5	
119	8	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	8	SS ESMT
120	8.5	CEDAR ELM	*Ulmus crassifolia*	Yes	No		
121	8.5	CEDAR ELM	*Ulmus crassifolia*	Yes	No		
122	5	HICKORY	*Carya texana*	Yes	No		
123	5	HICKORY	*Carya texana*	Yes	Yes	5	
124	10	HICKORY	*Carya texana*	Yes	Yes	10	
125	6.5	HICKORY	*Carya texana*	Yes	No		
126	8.5	CEDAR ELM	*Ulmus crassifolia*	Yes	No		
127	4	HICKORY	*Carya texana*	Yes	No		
128	7	HICKORY	*Carya texana*	Yes	No		
129	6	HICKORY	*Carya texana*	Yes	No		
130	5	HICKORY	*Carya texana*	Yes	No		
131	7	HICKORY	*Carya texana*	Yes	Yes	7	
132	6	PECAN	*Carya illinoinensis*	Yes	Yes	6	
133	6	PECAN	*Carya illinoinensis*	Yes	Yes	6	
134	6	PECAN	*Carya illinoinensis*	Yes	Yes	6	
135	6	PECAN	*Carya illinoinensis*	Yes	Yes	6	
136	8	HICKORY	*Carya texana*	Yes	Yes	8	SS ESMT
137	7	HICKORY	*Carya texana*	Yes	Yes	7	SS ESMT
138	7	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	7	
139	5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	5	SS ESMT
140	9	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	9	SS ESMT
801	36	PECAN	*Carya illinoinensis*	Yes	Yes	72	SS ESMT, feature tree
803	25	PECAN	*Carya illinoinensis*	Yes	Yes	25	SS ESMT
804	7	PECAN	*Carya illinoinensis*	Yes	Yes	7	SS ESMT
805	6.5	PECAN	*Carya illinoinensis*	Yes	Yes	6.5	
806	38	PECAN	*Carya illinoinensis*	Yes	Yes	76	feature tree
807	11	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.5	
816	18	HACKBERRY	*Celtis occidentalis*	Yes	Yes	9	
817	14	RED CEDAR	*Juniperus virginiana*	Yes	Yes	7	
818	18	RED CEDAR	*Juniperus virginiana*	Yes	Yes	9	

TREE #	CALIPER (")	COMMON NAME	*BOTANICAL NAME*	PROTECTED	REMOVED	MITIGATION	REMARKS
819	12	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6	
820	17	RED CEDAR	*Juniperus virginiana*	Yes	Yes	8.5	
821	11	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.5	
822	13, 13	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6.5	
823	9	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	9	
824	11.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.75	
825	11	CATALPA	*Catalpa bignonioides*	Yes	Yes	11	
826	6	SILVER MAPLE	*Acer saccharinum*	Yes	Yes	6	
827	5	SILVER MAPLE	*Acer saccharinum*	Yes	Yes	5	
828	4.5	BUR OAK	*Quercus macrocarpa*	Yes	Yes	4.5	
829	8	PECAN	*Carya illinoinensis*	Yes	Yes	8	
830	4	PECAN	*Carya illinoinensis*	Yes	Yes	4	
831	5.5	PECAN	*Carya illinoinensis*	Yes	Yes	5.5	
832	6	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	6	
833	7.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	7.5	
834	18	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	18	
835	11	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	11	
836	9.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	9.5	
837	9.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	9.5	
838	17	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	17	
839	7	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	7	
840	12	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	12	
841	7	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	7	
842	10	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	10	
845	7	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	7	
844	4	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	4	
843	5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	5	
846	12.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	12.5	
847	9	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	9	
848	9	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	9	
849	9.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	9.5	
850	11	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	11	
851	9	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	9	
852	11	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	11	
853	8	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	8	
854	8	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	8	
855	4.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	4.5	
856	4	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	4	
857	14	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	14	
858	4	HICKORY	*Carya texana*	Yes	Yes	4	
859	10	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	10	
860	10	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	10	
861	11	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	11	
862	10	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	10	
864	16.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	16.5	
865	8.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	8.5	
866	4	HICKORY	*Carya texana*	Yes	No		
867	21	CEDAR ELM	*Ulmus crassifolia*	Yes	No		
868	12	CEDAR ELM	*Ulmus crassifolia*	Yes	No		
869	6	CEDAR ELM	*Ulmus crassifolia*	Yes	No		

TREE #	CALIPER (")	COMMON NAME	*BOTANICAL NAME*	PROTECTED	REMOVED	MITIGATION	REMARKS
870	11.5	CEDAR ELM	*Ulmus crassifolia*	Yes	No		
871	9.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	9.5	
872	10.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	10.5	SS ESMT
873	9.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	9.5	
874	14	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	14	SS ESMT
876	19.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	19.5	SS ESMT
877	11	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	11	SS ESMT
878	9.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	9.5	SS ESMT
879	15	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	15	SS ESMT
880	10	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	10	
881	6	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	6	SS ESMT
882	8	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	8	SS ESMT
883	15	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	15	SS ESMT
884	7	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	7	
885	6	HICKORY	*Carya texana*	Yes	No		
886	6	HICKORY	*Carya texana*	Yes	No		
887	6	HICKORY	*Carya texana*	Yes	No		
888	6	HICKORY	*Carya texana*	Yes	No		
889	5	HICKORY	*Carya texana*	Yes	No		
890	6	HICKORY	*Carya texana*	Yes	No		
891	4.5	HICKORY	*Carya texana*	Yes	No		
892	9	HICKORY	*Carya texana*	Yes	No		
893	7.5	HICKORY	*Carya texana*	Yes	Yes	7.5	SS ESMT
894	6	HICKORY	*Carya texana*	Yes	Yes	6	SS ESMT
896	8	HICKORY	*Carya texana*	Yes	Yes	8	
897	5.5	HICKORY	*Carya texana*	Yes	Yes	5.5	
898	7.5	CEDAR ELM	*Ulmus crassifolia*	Yes	No		
899	5.5	CEDAR ELM	*Ulmus crassifolia*	Yes	No		
900	6.5	CEDAR ELM	*Ulmus crassifolia*	Yes	No		
979	11	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.5	
980	12	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6	
981	13	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6.5	
982	11.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.75	
983	11	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.5	
984	20.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	10.25	
985	17	HACKBERRY	*Celtis occidentalis*	Yes	Yes	8.5	
986	24	HACKBERRY	*Celtis occidentalis*	Yes	Yes	12	
987	15	HACKBERRY	*Celtis occidentalis*	Yes	Yes	7.5	
988	17	HACKBERRY	*Celtis occidentalis*	Yes	Yes	8.5	
989	11	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.5	
990	15.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	7.75	
991	13	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6.5	
992	10	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	10	
993	6	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	6	
994	13	AMERICAN ELM	*Ulmus americana*	Yes	Yes	13	
995	30	HACKBERRY	*Celtis occidentalis*	Yes	Yes	15	
996	13.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6.75	
997	12.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6.25	
998	11.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	5.75	
999	12.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6.25	
1000	15	HACKBERRY	*Celtis occidentalis*	Yes	Yes	7.5	
				MITIGATION INCHES:		1200.5	

OWNER/DEVELOPER
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Lot 1, Block A
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in the
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE CHART - CENTRAL

REGISTERED LANDSCAPE ARCHITECT
RON A. STEWART
STATE OF TEXAS
3/13/2019

Drawn By: VC
Date: 02/23/2018
Scale: ######
Revisions:
04/23/2018
07/16/2018
09/06/2018
01/28/2019
02/11/2019
03/11/2019 Signed

17191

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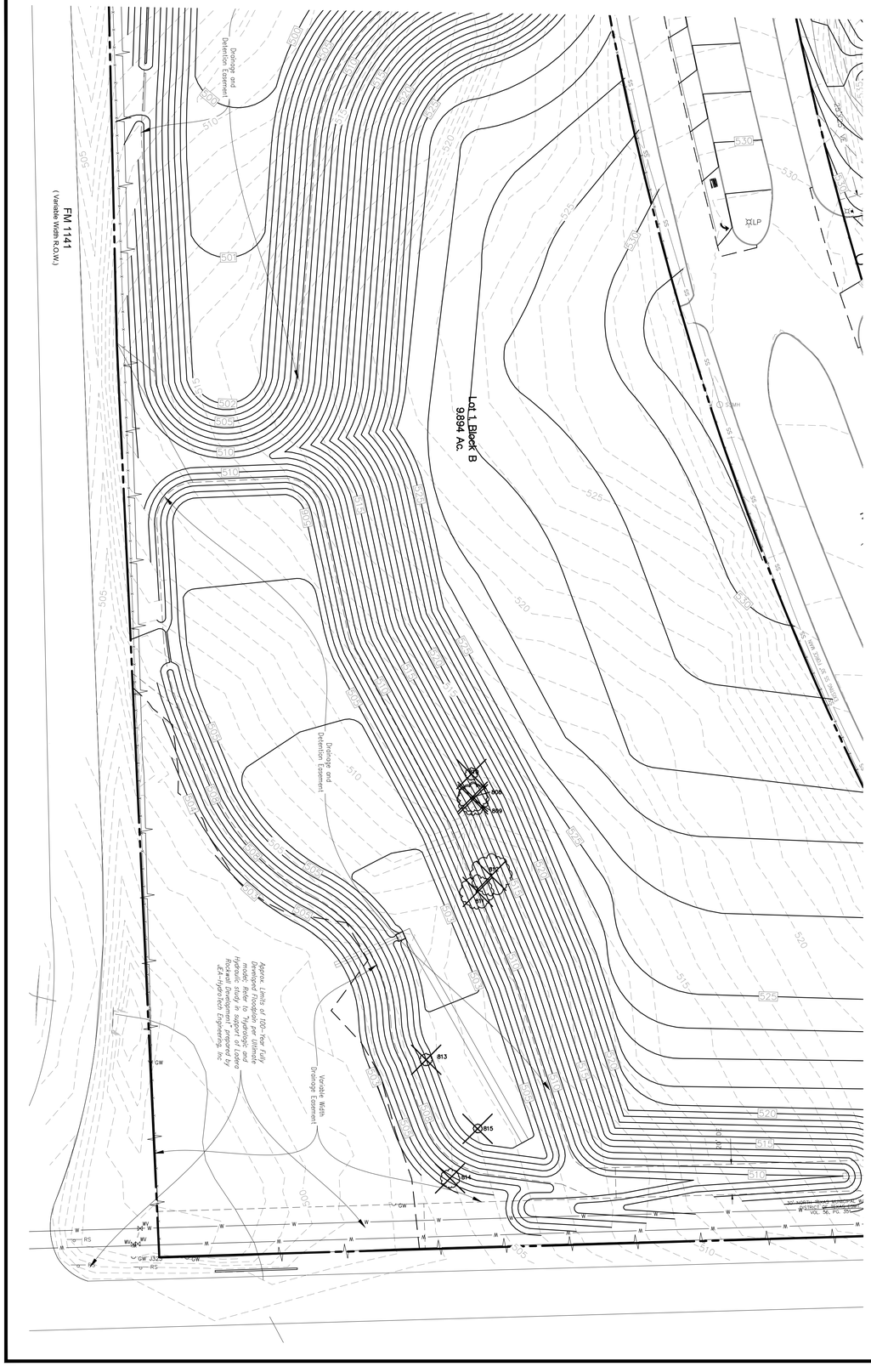
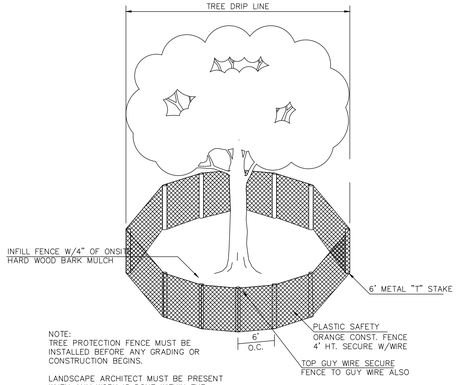


LEGEND

- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED
- TREE PROTECTION FENCING (TPF)



NOTE:
TREE PROTECTION FENCE MUST BE INSTALLED BEFORE ANY GRADING OR CONSTRUCTION BEGINS.

LANDSCAPE ARCHITECT MUST BE PRESENT WHEN ANY WORK IS DONE WITHIN THE TREE PROTECTION FENCE.

TREE PROTECTION

NORTH

40 0 40 80 120 Feet

SCALE: 1"=40'

TREE CHART

TREE #	CALIPER (")	COMMON NAME	*BOTANICAL NAME*	PROTECTED	REMOVED	MITIGATION
811	15	HACKBERRY	*Celtis occidentalis*	Yes	Yes	7.5
812	18.5	HACKBERRY	*Celtis occidentalis*	Yes	Yes	9.25
809	14	HACKBERRY	*Celtis occidentalis*	Yes	Yes	7
808	13	HACKBERRY	*Celtis occidentalis*	Yes	Yes	6.5
810	5.5	TEXAS ASH	*Fraxinus texensis*	Yes	Yes	5.5
813	5.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	5.5
815	4	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	4
814	8.5	CEDAR ELM	*Ulmus crassifolia*	Yes	Yes	8.5
					MITIGATION INCHES:	53.75

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

A. QUALITY ASSURANCE
1) Comply with applicable Federal, state, county and local regulations governing landscape work.
2) employ only experienced personnel. Provide adequate supervision by qualified foreman.

B. JOB CONDITIONS
1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures

C. PRODUCTS
1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.

D. DEFINITIONS
1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the the number of inches of trunk diameter.
2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.

E. PRE-CONSTRUCTION TREE PRUNING
1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
2) All trees within the project area shall be pruned to:
(i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
(ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
(iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
(iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
4) No more than 20 percent of live foliage shall be removed from any tree.
5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.

F. TREE REMOVAL
1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.

G. TREE PROTECTION
1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlines.
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9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified

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www.mcadams.com

McADAMS

LADERA ROCKWALL PHASE 1

LADERA ROCKWALL PHASE 1
LADERA ROCKWALL
Lot 1, Block A
47.694 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY - SOUTHWEST

REGISTERED LANDSCAPE ARCHITECT
RON A. STEWART
STATE OF TEXAS
3/13/2019

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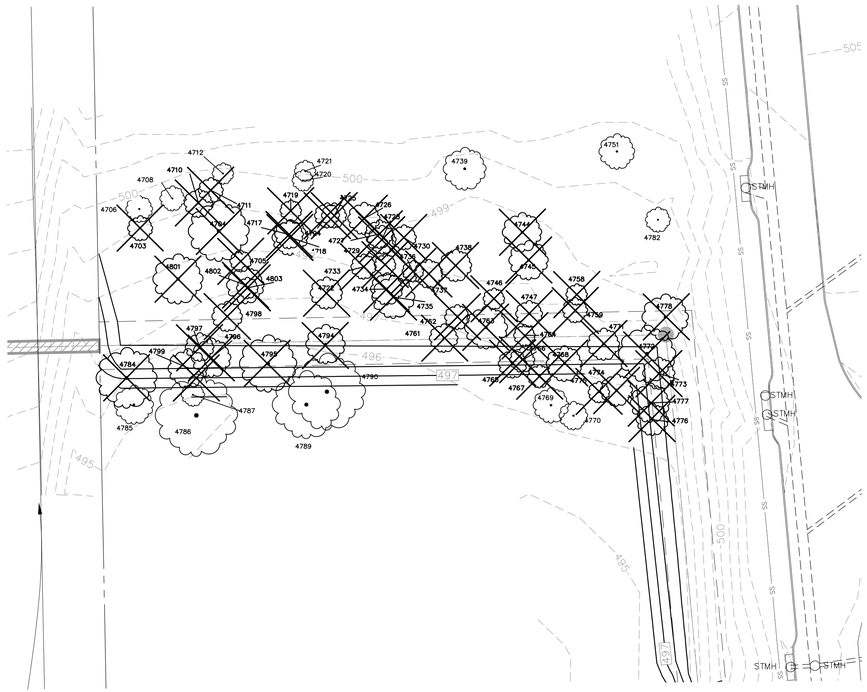

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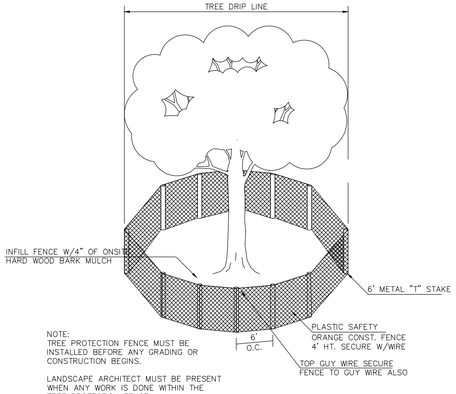
TREE CHART

TREE #	CALIPER (")	COMMON NAME	*BOTANICAL NAME*	PROTECTED	REMOVED	MITIGATION	REMARKS
4703	7	CEDAR ELM	*Ulmus crassifolia*	YES	YES	7	
4704	17	CEDAR ELM	*Ulmus crassifolia*	YES	YES	17	
4705	6	CEDAR ELM	*Ulmus crassifolia*	YES	YES	6	
4706	7.5	CEDAR ELM	*Ulmus crassifolia*	YES	NO		
4708	7	CEDAR ELM	*Ulmus crassifolia*	YES	NO		
4710	8	CEDAR ELM	*Ulmus crassifolia*	YES	YES	8	
4711	7	AMERICAN ELM	*Ulmus americana*	YES	YES	7	
4712	6	CEDAR ELM	*Ulmus crassifolia*	YES	NO		
4717	8	CEDAR ELM	*Ulmus crassifolia*	YES	YES	8	
4718	10	CEDAR ELM	*Ulmus crassifolia*	YES	YES	10	
4719	6	CEDAR ELM	*Ulmus crassifolia*	YES	YES	6	
4720	6	CEDAR ELM	*Ulmus crassifolia*	YES	NO		
4721	6	CEDAR ELM	*Ulmus crassifolia*	YES	NO		
4722	9	CEDAR ELM	*Ulmus crassifolia*	YES	YES	9	
4724	7	CEDAR ELM	*Ulmus crassifolia*	YES	YES	7	
4725	7	CEDAR ELM	*Ulmus crassifolia*	YES	YES	7	
4726	9	CEDAR ELM	*Ulmus crassifolia*	YES	YES	9	
4727	9	CEDAR ELM	*Ulmus crassifolia*	YES	YES	9	
4728	8	CEDAR ELM	*Ulmus crassifolia*	YES	YES	8	
4729	6	CEDAR ELM	*Ulmus crassifolia*	YES	YES	6	
4730	7	CEDAR ELM	*Ulmus crassifolia*	YES	YES	7	
4733	7	CEDAR ELM	*Ulmus crassifolia*	YES	YES	7	
4734	9	CEDAR ELM	*Ulmus crassifolia*	YES	YES	9	
4735	12	RED CEDAR	*Juniperus virginiana*	YES	YES	6	
4736	6	CEDAR ELM	*Ulmus crassifolia*	YES	YES	6	
4737	8	CEDAR ELM	*Ulmus crassifolia*	YES	YES	8	
4738	9	CEDAR ELM	*Ulmus crassifolia*	YES	YES	9	
4739	12	RED CEDAR	*Juniperus virginiana*	YES	NO		
4744	11	RED CEDAR	*Juniperus virginiana*	YES	YES	5.5	
4745	11	RED CEDAR	*Juniperus virginiana*	YES	YES	5.5	
4746	6	CEDAR ELM	*Ulmus crassifolia*	YES	YES	6	
4747	7.5	CEDAR ELM	*Ulmus crassifolia*	YES	YES	7.5	SS ESMT
4751	10	AMERICAN ELM	*Ulmus americana*	YES	NO		
4758	6	CEDAR ELM	*Ulmus crassifolia*	YES	YES	6	
4759	7	AMERICAN ELM	*Ulmus americana*	YES	YES	7	
4761	8	CEDAR ELM	*Ulmus crassifolia*	YES	YES	8	SS ESMT
4762	7	CEDAR ELM	*Ulmus crassifolia*	YES	YES	7	SS ESMT
4763	12	CEDAR ELM	*Ulmus crassifolia*	YES	YES	12	SS ESMT
4764	6	CEDAR ELM	*Ulmus crassifolia*	YES	YES	6	SS ESMT
4765	8	HICKORY	*Carya texana*	YES	YES	8	
4766	7	HICKORY	*Carya texana*	YES	YES	7	SS ESMT
4767	6.5	HICKORY	*Carya texana*	YES	YES	6.5	
4768	10	CEDAR ELM	*Ulmus crassifolia*	YES	YES	10	
4769	10,10	HICKORY	*Carya texana*	YES	NO		
4770	8	HICKORY	*Carya texana*	YES	NO		
4771	9	CEDAR ELM	*Ulmus crassifolia*	YES	YES	9	SS ESMT
4772	16	HICKORY	*Carya texana*	YES	YES	16	SS ESMT
4773	9	AMERICAN ELM	*Ulmus crassifolia*	YES	YES	9	SS ESMT
4774	9	AMERICAN ELM	*Ulmus crassifolia*	YES	YES	9	
4775	6	AMERICAN ELM	*Ulmus americana*	YES	YES	6	
4776	9	HICKORY	*Carya texana*	YES	YES	9	SS ESMT
4777	11	HICKORY	*Carya texana*	YES	YES	11	SS ESMT
4778	13	AMERICAN ELM	*Ulmus americana*	YES	YES	13	SS ESMT
4782	7	AMERICAN ELM	*Ulmus americana*	YES	NO		
4784	17	CEDAR ELM	*Ulmus crassifolia*	YES	YES	17	
4785	11	AMERICAN ELM	*Ulmus americana*	YES	NO		
4786	23	CEDAR ELM	*Ulmus crassifolia*	YES	NO		
4787	6.5	CEDAR ELM	*Ulmus crassifolia*	YES	NO		
4789	19	CEDAR ELM	*Ulmus crassifolia*	YES	NO		
4790	21.5	CEDAR ELM	*Ulmus crassifolia*	YES	NO		
4794	11	CEDAR ELM	*Ulmus crassifolia*	YES	YES	11	SS ESMT
4795	16	CEDAR ELM	*Ulmus crassifolia*	YES	YES	16	SS ESMT
4796	11	CEDAR ELM	*Ulmus crassifolia*	YES	YES	11	SS ESMT
4797	8	CEDAR ELM	*Ulmus crassifolia*	YES	YES	8	SS ESMT
4798	8.5	CEDAR ELM	*Ulmus crassifolia*	YES	YES	8	
4799	11	CEDAR ELM	*Ulmus crassifolia*	YES	YES	11	SS ESMT
4801	14	CEDAR ELM	*Ulmus crassifolia*	YES	YES	14	
4802	10.5	CEDAR ELM	*Ulmus crassifolia*	YES	YES	10.5	
4803	6	CEDAR ELM	*Ulmus crassifolia*	YES	YES	6	
				MITIGATION INCHES:		472.5	

NORTH

30 0 30 60 90 Feet

SCALE: 1"=30'



TREE PROTECTION

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

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LADERA ROCKWALL PHASE 1

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Lot 1, Block A
47.694 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
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TREE SURVEY - NORTHWEST

REGISTERED LANDSCAPE ARCHITECT
TROY A. STEWART
STATE OF TEXAS

3/13/2019

Drawn By:	VC
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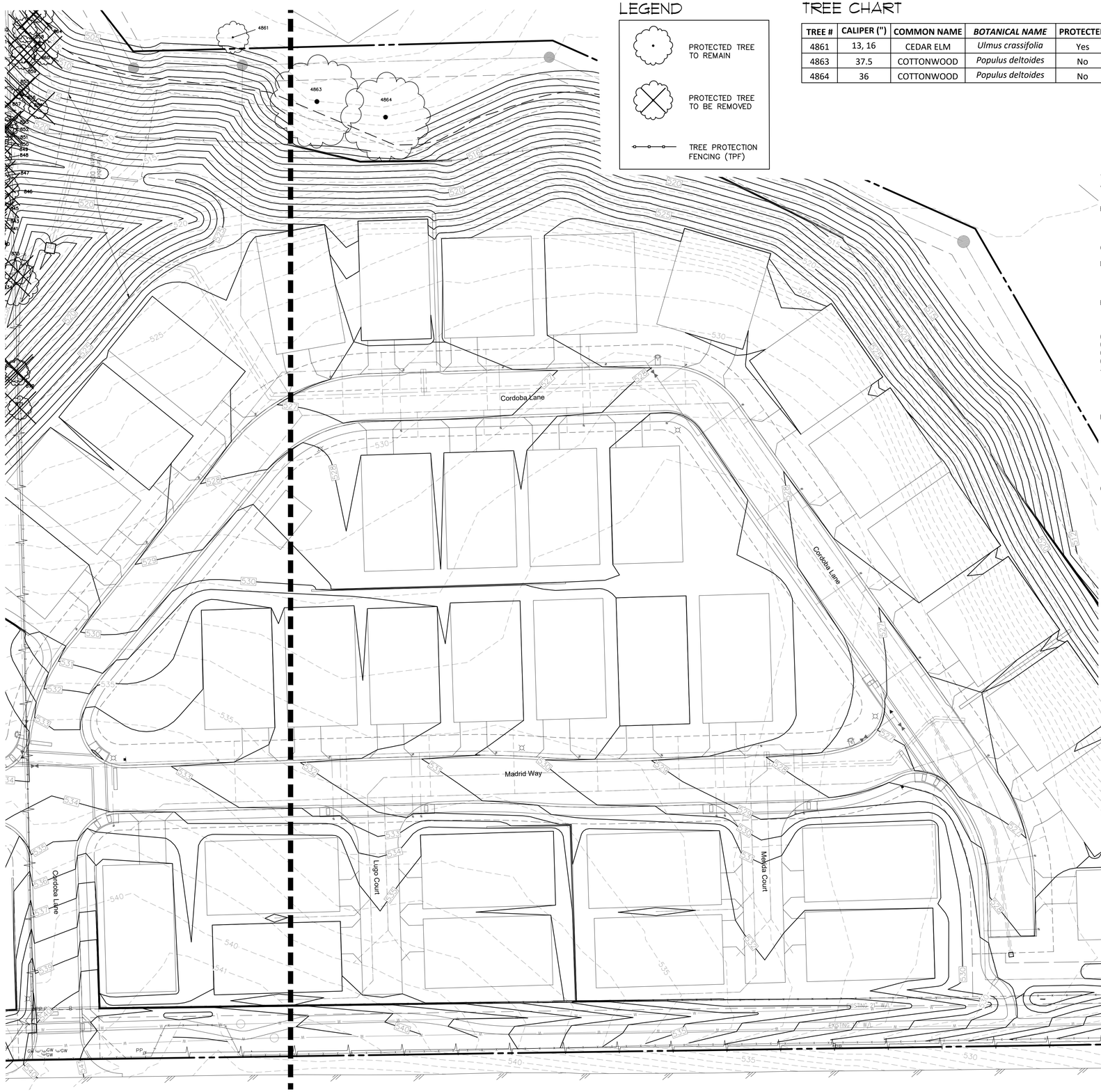

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PROTECTED TREE TO REMAIN

PROTECTED TREE TO BE REMOVED

TREE PROTECTION FENCING (TPF)

TREE CHART

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4861	13, 16	CEDAR ELM	*Ulmus crassifolia*	Yes	No
4863	37.5	COTTONWOOD	*Populus deltoides*	No	No
4864	36	COTTONWOOD	*Populus deltoides*	No	Yes

NORTH

30 0 30 60 90 Feet

SCALE: 1"=30'

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7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
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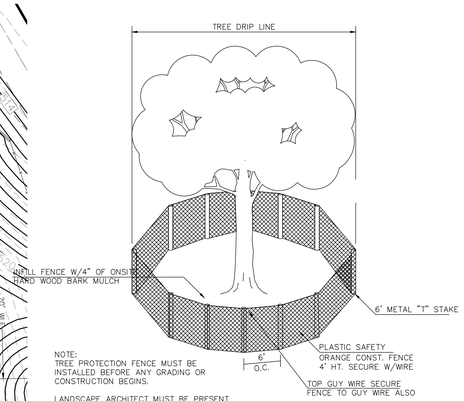
9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



NOTE:
TREE PROTECTION FENCE MUST BE INSTALLED BEFORE ANY GRADING OR CONSTRUCTION BEGINS.

LANDSCAPE ARCHITECT MUST BE PRESENT WHEN ANY WORK IS DONE WITHIN THE TREE PROTECTION FENCE.

TREE PROTECTION

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

The John R. McAdams Company, Inc.
(DBA: G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19702 TBPLS: 10194440
www.gacom.com
www.mcadams.com

LADERA ROCKWALL PHASE 1

LADERA ROCKWALL PHASE 1
LADERA ROCKWALL
Lot 1, Block A
47.694 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY - SOUTHEAST

REGISTERED LANDSCAPE ARCHITECT
RON A. STEWART
STATE OF TEXAS
3/13/2019

Drawn By: VC
Date: 02/23/2018
Scale: 1"=30'
Revisions:
04/23/2018
07/16/2018
09/06/2018
01/28/2019
02/11/2019
03/11/2019 Signed

17191

T1.4

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LANDSCAPE ORDINANCE
CITY OF ROCKWALL

Final landscape plan will meet all City of Rockwall development ordinances.
All landscape will be maintained according to city standards.
All required landscape will be 100% watered by an underground irrigation system.

SITE LANDSCAPE

REQUIRED: All canopy/Shade trees planted within this development shall be a minimum of 3 caliper inches in size and all Accent/Ornamental trees shall be a minimum of 4 feet in total height.

PROVIDED: All canopy trees are at least 3 caliper inches

REQUIRED: A minimum of 20% (5.6 acres) open space. Floodplain acreage my comay count for up to 50% of the 20% open space requirement.

PROVIDED: 10% Floodplain + 16.5% Landscaped area = 26.5% Open Space

BUFFER LANDSCAPE

REQUIRED: A minimum 20' landscape street buffer shall be required along Hwy 66 street frontage and a 50' landscape street buffer shall be required along John King Blvd. street frontage.

PROVIDED: 20' landscape buffer along Hwy 66 and 50' landscape buffer along John King Blvd.

REQUIRED: Two (2) large shade trees and four (4) small ornamental trees shall be required per 100 linear feet of street buffer frontage.

John King Blvd. : 1,231 l.f. of street frontage / 100 l.f. = 12.31
12.31 x 2 = 25 large shade trees
12.31 x 4 = 50 small ornamental trees

PROVIDED: 25 shade trees + 50 ornamental trees

Hwy 66: 3' berm with enhanced landscape planting.

PROVIDED: 3' berm with enhanced landscape planting.

LANDSCAPE TREES SHALL NOT BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITIES.

REFERENCE L1.3-L1.6 FOR DETAILED PLANTING PLANS

NORTH

40 0 40 80 120 Feet
SCALE: 1"=40'

LEGEND

- (LO) LIVE OAK — Quercus virginiana
- (RO) RED OAK — Quercus shumardii
- (LE) LACEBARK ELM — Ulmus parvifolia
- (CE) CEDAR ELM — Ulmus crassifolia
- (BC) BALD CYPRESS — Taxodium districhum
- (MO) MONTERREY OAK — Quercus polymorpha
- (PEC) PECAN — Carya illinoinensis
- (TA) TEXAS ASH — Fraxinus texana
- (RB) RED BUD — Cercis canadensis
- (CM) CRAPEMYRTLE — Lagerstroemia indica
- (CT) CHASTETREE — Vitex agnus-castus
- (NRS) NELLIE R. STEVENS HOLLY — Ilex x 'Nellie R. Stevens'
- ENHANCED LANDSCAPE (REF. L1.3–L1.6)
- BERMUDA SOD

Approx. Limits of 100-Year Fully Developed Floodplain per Ultimate model; Refer to "Hydrologic and Hydraulic study in support of Ladera Rockwall Development" prepared by JEA-HydroTech Engineering, Inc.

Variable Width Drainage Easement

6' ORNAMENTAL METAL FENCE
(4) LE
(5) CE
(5) RO
(3) LE
(3) RO
(3) CT
(3) NRS
(5) LE (5" CAL.)
(3) RB
L1.3 ENHANCED LANDSCAPE
(3) CM
50' LANDSCAPE BUFFER
(3) LO (5" CAL.)
(3) CT
(6) RB
(6) RO
(3) CT
(3) LE (5" CAL.)
(3) CT
(5) CM
L1.2 / 8 6' ORNAMENTAL METAL FENCE WITH COLUMNS
(4) LO (5" CAL.)
(5) CM
(9) RO (4" CAL.)
(2) LO
Encanto Trail
(3) LE (4" CAL.)
(3) LE (4" CAL.)
(2) LO (4" CAL.)
(6) LO (4" CAL.)
(3) LE
(3) RB
(1) LE (4" CAL.)
Bella Terra
FUTURE AMENITY AREA
REFERENCE AMENITY AREA CONSTRUCTION PLANS
(9) CE (4" CAL.)
(5) PEC (4" CAL.)
(3) CT
(4) LE
(5) PEC (4" CAL.)
6' ORNAMENTAL METAL FENCE
(3) RO
(3) CM
(5) PEC (4" CAL.)
(5) LE
(3) CT
(3) LO
MATCHLINE L1.0
MATCHLINE L1.1

OWNER/DEVELOPER
RW LADERA, LLC.
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McADAMS

LADERA ROCKWALL PHASE 1

LADERA ROCKWALL PHASE 1
LADERA ROCKWALL
Lot 1, Block A
47.694 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
ROM A. STEWART
STATE OF TEXAS
3/13/2019

Drawn By: VC
Date: 02/23/2018
Scale: 1"=40'
Revisions:
04/23/2018
07/16/2018
09/06/2018
01/28/2019
02/11/2019
03/11/2019 Signed

17191

L1.0

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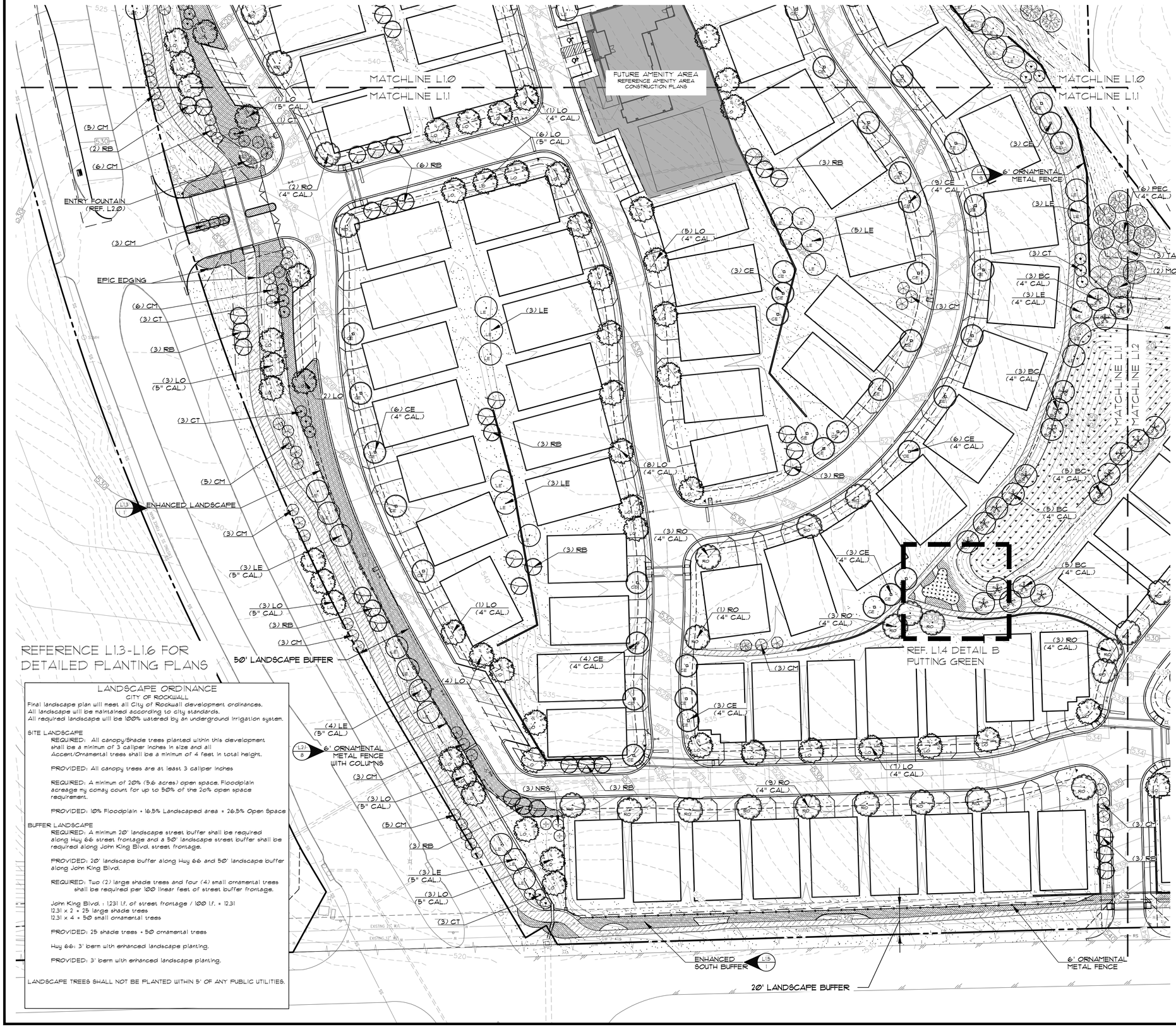

LANDSCAPE ORDINANCE
CITY OF ROCKWALL

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NORTH

40 0 40 80 120 Feet
SCALE: 1"=40'

LEGEND

- (LO) LIVE OAK — Quercus virginiana
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- (NRS) NELLIE R. STEVENS HOLLY — Ilex x 'Nellie R. Stevens'
- ENHANCED LANDSCAPE (REF. L1.3-L1.6)
- BERMUDA SOD
- NATIVE AMERICAN SEED COMPANY DRAINFIELD SEED MIX

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
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TBPE: 19762 TBPLS: 10194440
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LADERA ROCKWALL PHASE 1

LADERA ROCKWALL PHASE 1
LADERA ROCKWALL
Lot 1, Block A
47.694 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT — TOM A. STEWART — STATE OF TEXAS
3/13/2019

Drawn By:	VC
Date:	02/23/2018
Scale:	1"=40'
Revisions:	
	04/23/2018
	07/16/2018
	09/06/2018
	01/28/2019
	02/11/2019
	03/11/2019 Signed

17191

L1.1

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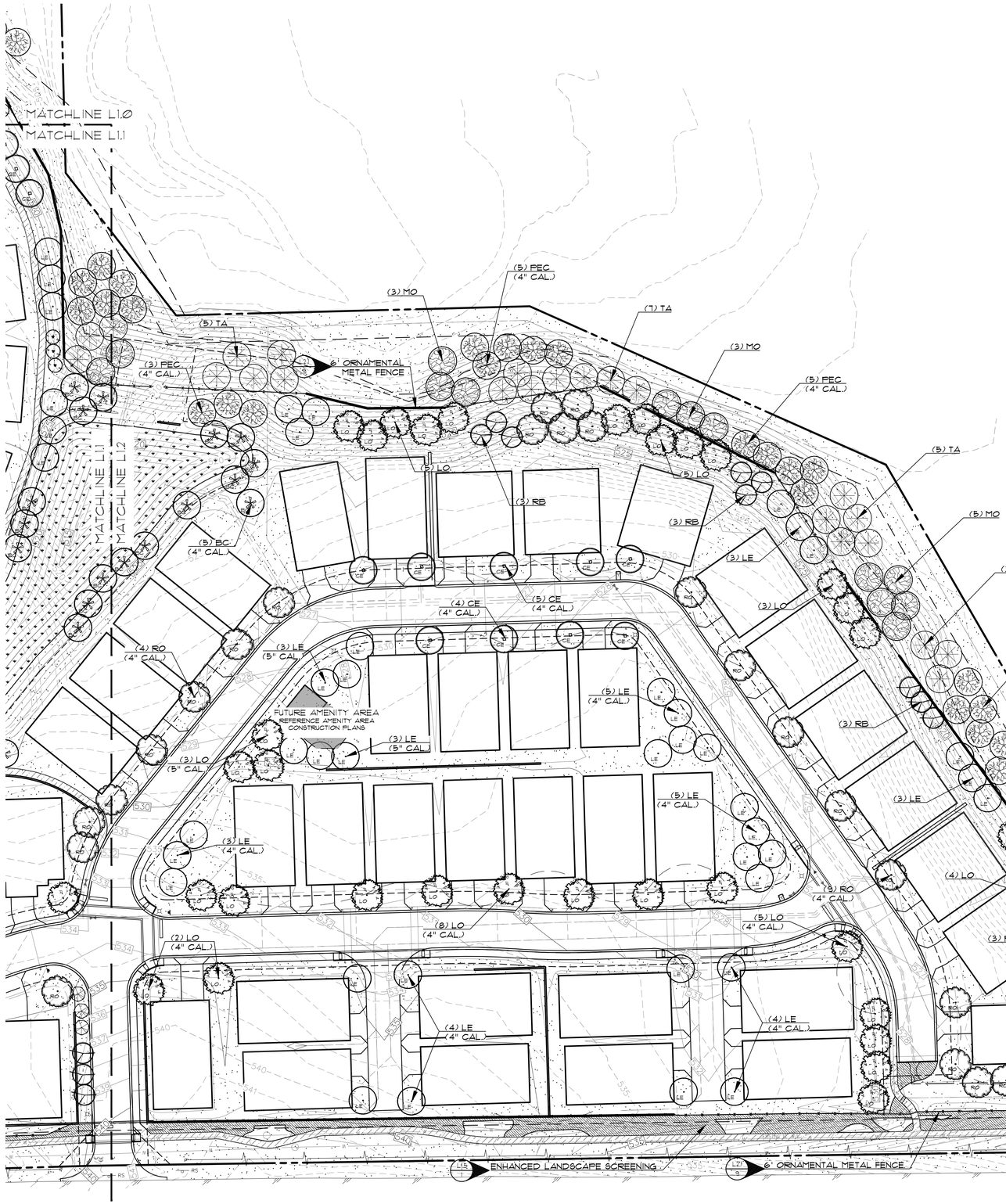



40 0 40 80 120 Feet

SCALE: 1"=40'

LANDSCAPE ORDINANCE

CITY OF ROCKWALL

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REFERENCE L1.3-L1.6 FOR DETAILED PLANTING PLANS

LEGEND

- (LO) LIVE OAK — Quercus virginiana
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- (CE) CEDAR ELM — Ulmus crassifolia
- (BC) BALD CYPRESS — Taxodium districhum
- (MO) MONTERREY OAK — Quercus polymorpha
- (PEC) PECAN — Carya illinoinensis
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- (CT) CHASTETREE — Vitex agnus-castus
- (NRS) NELLIE R. STEVENS HOLLY — Ilex x 'Nellie R. Stevens'
- ENHANCED LANDSCAPE (REF. L1.3–L1.6)
- BERMUDA SOD
- NATIVE AMERICAN SEED COMPANY DRAINFIELD SEED MIX

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

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Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacom.com
www.mcadams.com

McADAMS

LADERA ROCKWALL PHASE 1

LADERA ROCKWALL PHASE 1
Lot 1, Block A
47.694 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT — RON A. STEWART — STATE OF TEXAS

3/13/2019

Drawn By:	VC
Date:	02/23/2018
Scale:	1"=40
Revisions:	
04/23/2018	
07/16/2018	
09/06/2018	
01/28/2019	
02/11/2019	
03/11/2019	Signed

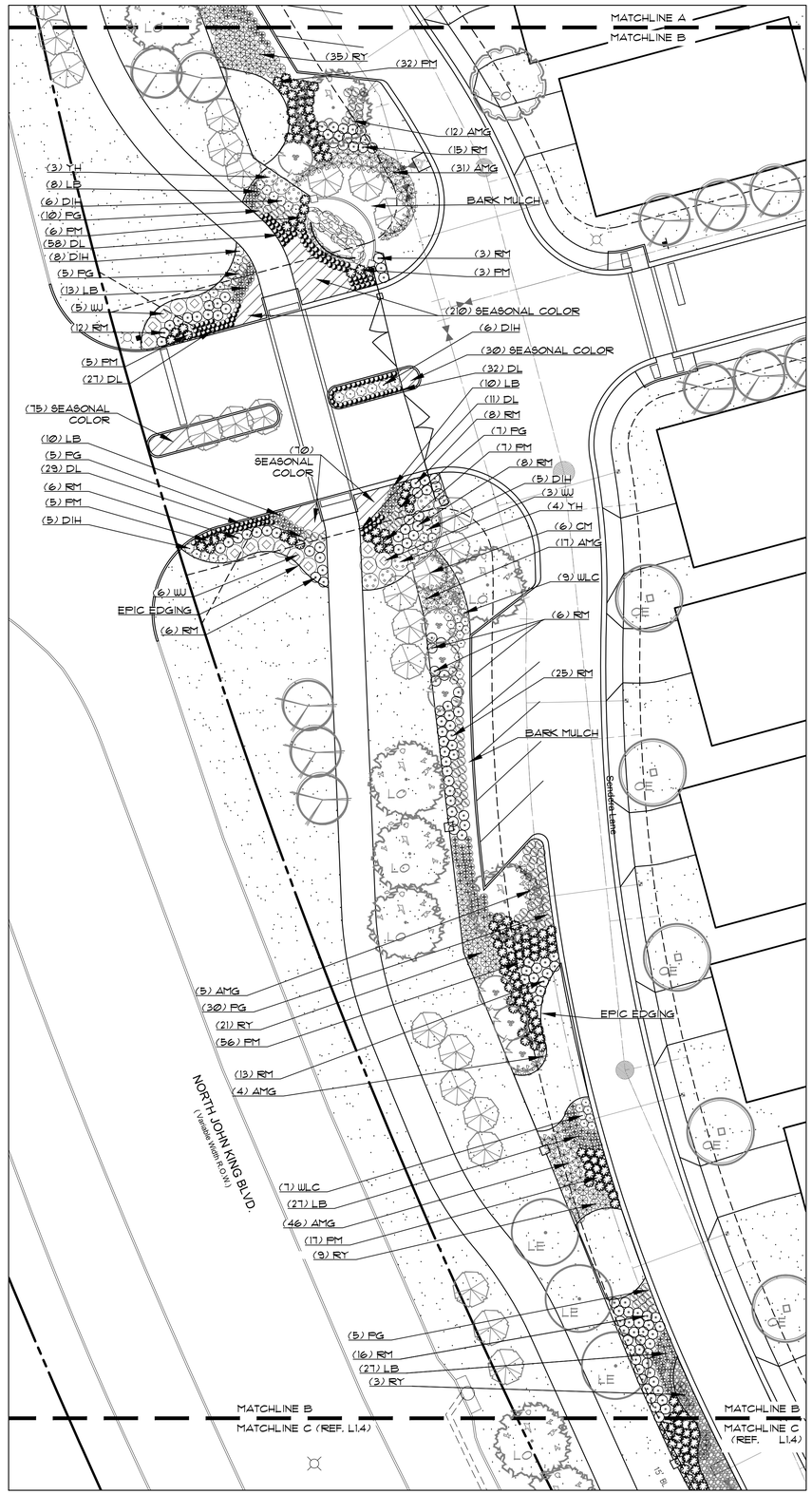
17191

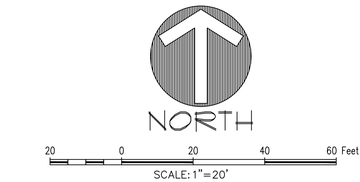
L1.2

File: J:\2017\17191\Drawings\SP & Civil Plan\Sheets\17191 LS
Plotted: 3/13/2019 8:52 AM by Verity Cox Saved: 3/13/2019 8:48 AM by verity



1. DETAIL A
SCALE: 1"=20'





LEGEND

- (YH) YAUPON HOLLY — Ilex vomitoria
- (WJ) WINTER JASMINE — Jasminum nudiflorum
- (RM) ROSEMARY — Rosmarinus officinalis
- (DIH) DWARF INDIAN HAWTHORN — Rhaphiolepis indica
- (AMG) ADAGIO MAIDEN GRASS — Miscanthus sinensis 'Adagio'
- (PM) PINK MUHLY — Muhlenbergi capillaris
- (RY) RED YUCCA — Hesperaloe parvifolia
- (WLC) WALKER'S LOW CATMINT — Nepeta x faassenii 'Walker's Low'
- (PG) PINK GAURA — Gaura lindheimeri 'Siskiyou Pink'
- (LB) LITTLE BLUESTEM — Schizachyrium scoparium 'Prairie Blues'
- (DL) DAYLILLY — Hemerocalis sp.
- SEASONAL COLOR
- BERMUDA SOD
- RIVER ROCK MULCH

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

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TBPE: 19702 TBPLS: 10194440
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LADERA ROCKWALL PHASE 1

LADERA ROCKWALL PHASE 1
LADERA ROCKWALL
Lot 1, Block A
47.694 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
RON A. STEWART
STATE OF TEXAS
3/13/2019

Drawn By:	VC
Date:	02/23/2018
Scale:	
Revisions:	
04/23/2018	
07/16/2018	
09/06/2018	
01/28/2019	
02/11/2019	
03/11/2019	Signed

17191

L1.3

File: J:\2017\17191\Drawings\CP & Const Plans\Sheets\17191 LS DETAILS
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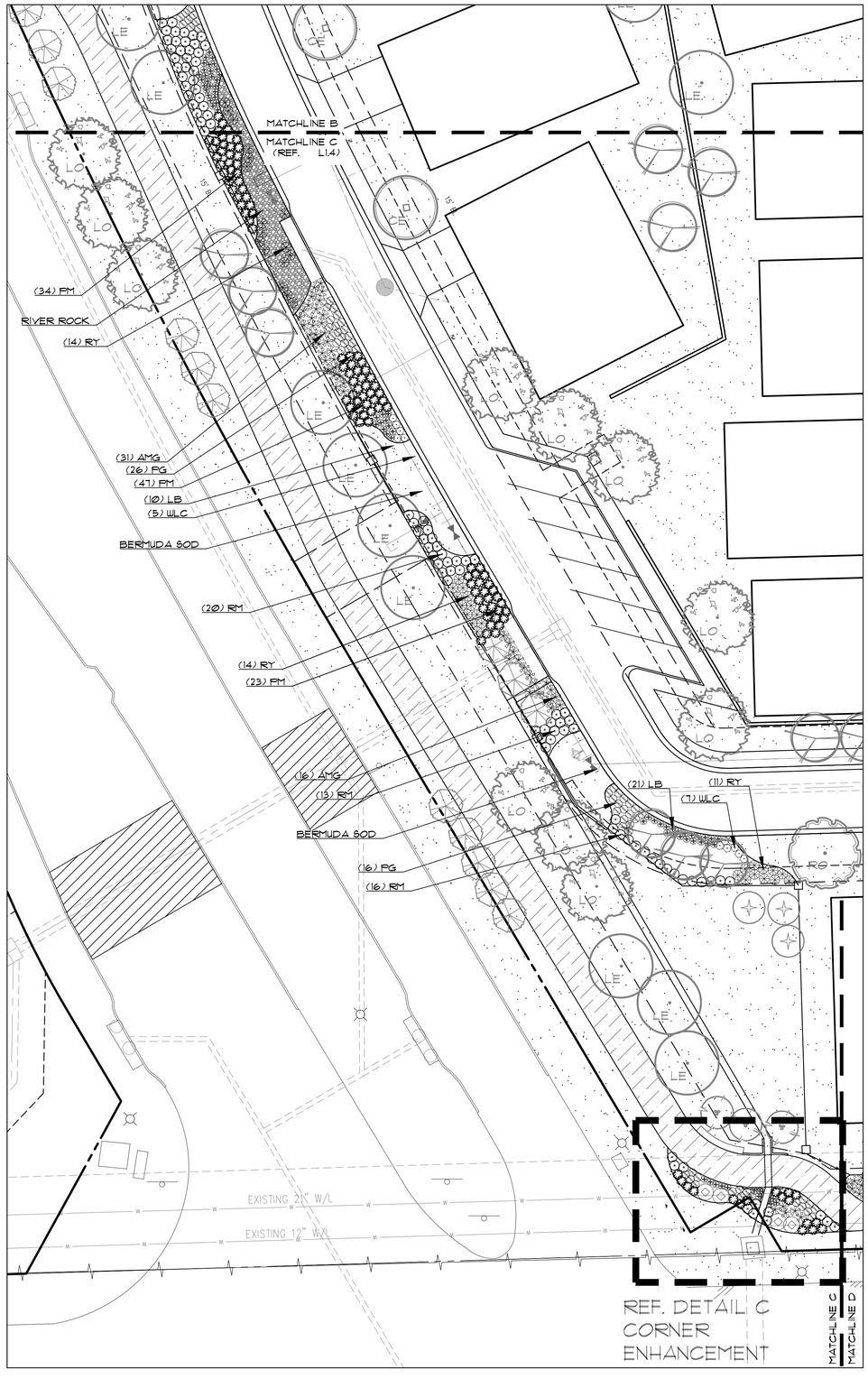
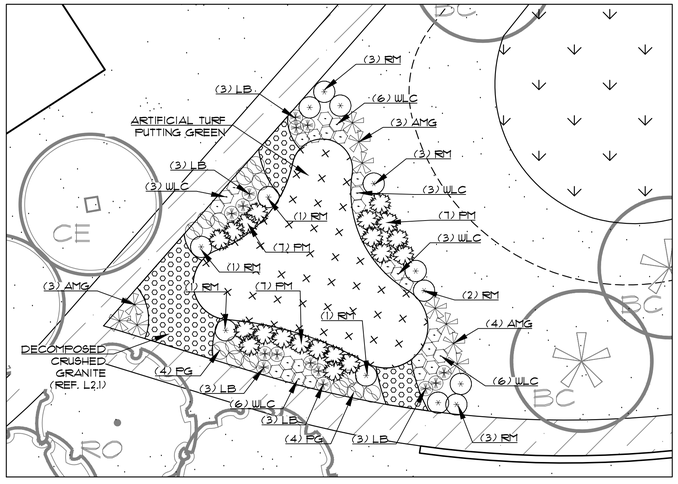


1. DETAIL A
SCALE: 1"=20'



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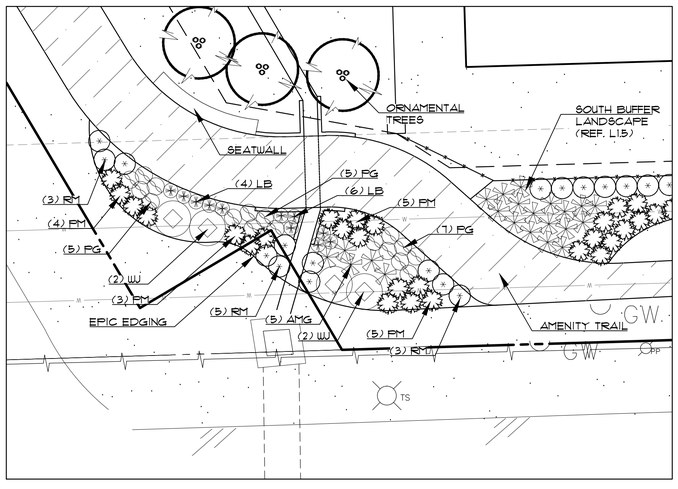
SCALE: 1"=10'



3. DETAIL C CORNER ENHANCEMENT
SCALE: 1"=10'

NORTH

LEGEND

- (YH) YAUPON HOLLY — Ilex vomitoria
- (WJ) WINTER JASMINE — Jasminum nudiflorum
- (RM) ROSEMARY — Rosmarinus officinalis
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- (LB) LITTLE BLUESTEM — Schizachyrium scoparium 'Prairie Blues'
- (DL) DAYLILLY — Hemerocalis sp.
- SEASONAL COLOR
- BERMUDA SOD
- RIVER ROCK MULCH
- DECOMPOSED CRUSHED GRANITE
- ARTIFICIAL TURF

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LADERA ROCKWALL PHASE 1

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LADERA ROCKWALL
Lot 1, Block A
47.694 Acres
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE DETAILS

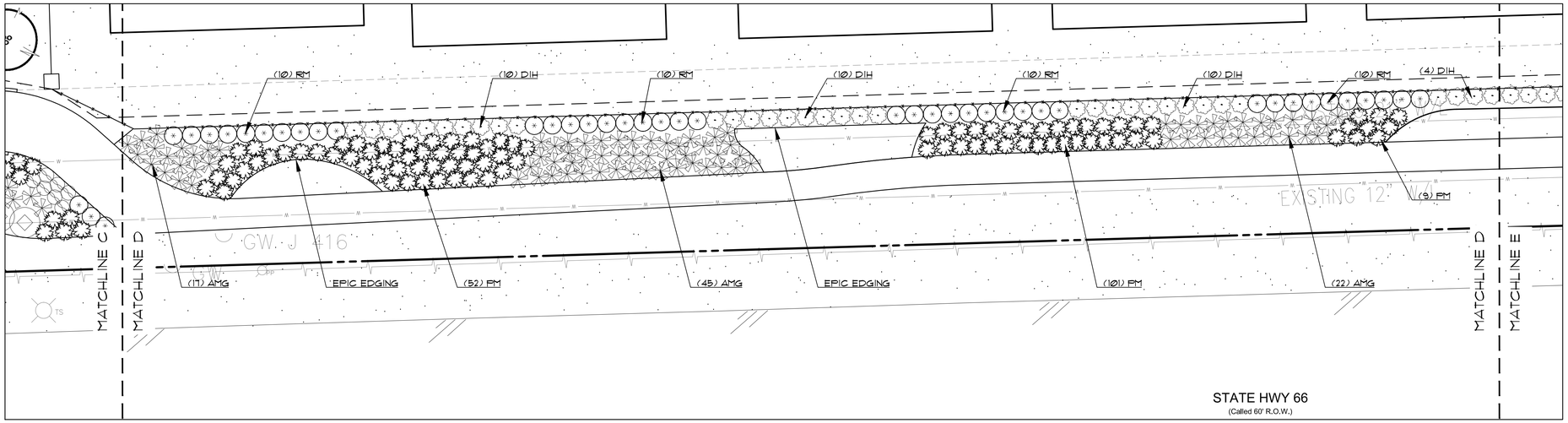
REGISTERED LANDSCAPE ARCHITECT
RON A. STEWART
STATE OF TEXAS
3/13/2019

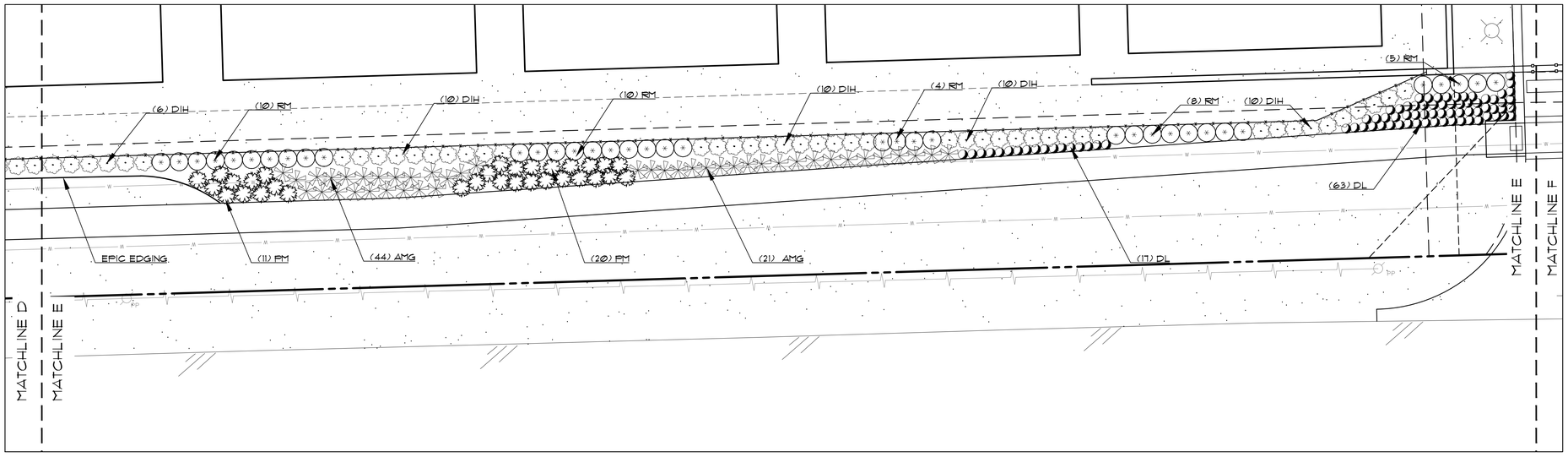
Drawn By: VC
Date: 02/23/2018
Scale:
Revisions:
04/23/2018
07/16/2018
09/06/2018
01/28/2019
02/11/2019
03/11/2019 Signed

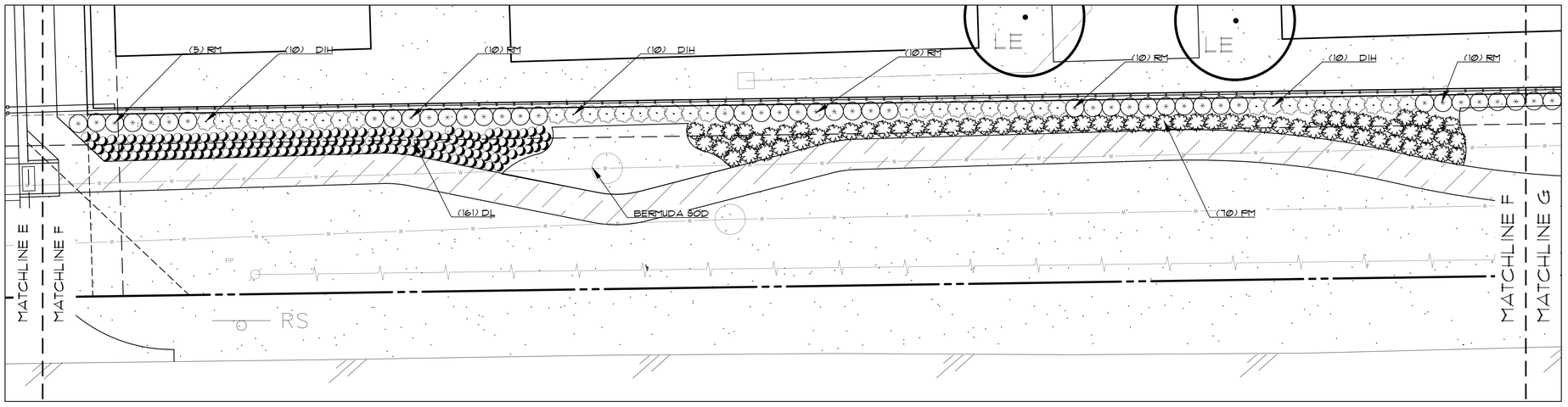
17191

L1.4

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin







LEGEND

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- (DL) DAYLILLY — Hemerocalis sp.
- SEASONAL COLOR
- BERMUDA SOD
- RIVER ROCK MULCH

NORTH

10 0 10 20 30 Feet

SCALE: 1"=10'

1. DETAIL C
SCALE: 1"=10'

OWNER/DEVELOPER
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940. 240. 1012

TBPE: 19762 TBPLS: 10194440
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LADERA ROCKWALL PHASE 1

LADERA ROCKWALL PHASE 1
LADERA ROCKWALL
Lot 1, Block A
47.694 Acres
in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LANDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
RON A. STEWART
STATE OF TEXAS
3/13/2019

Drawn By:	VC
Date:	02/23/2018
Scale:	1"=10'
Revisions:	
04/23/2018	
07/16/2018	
09/06/2018	
01/28/2019	
02/11/2019	
03/11/2019	Signed

17191

L1.5

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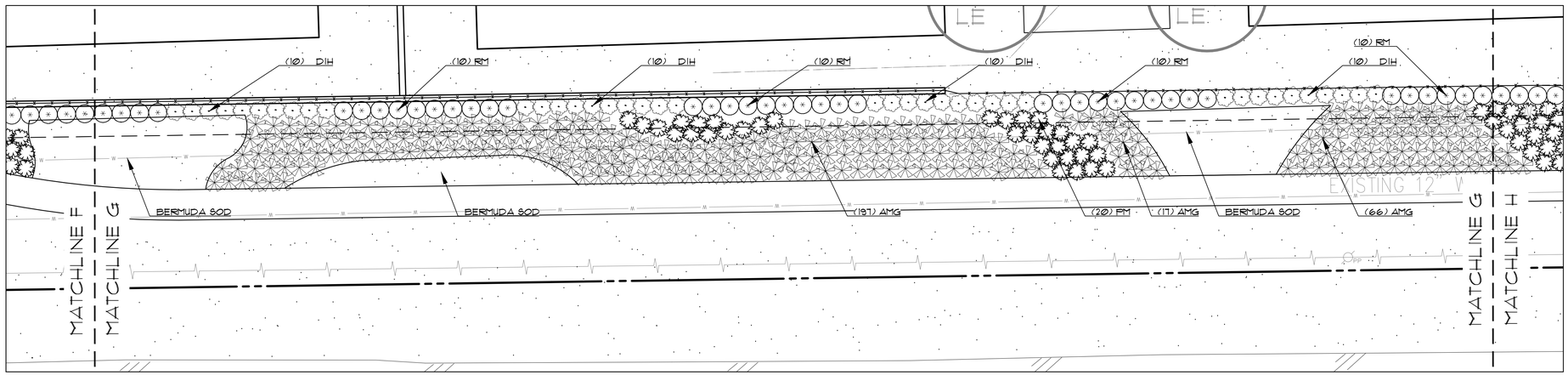

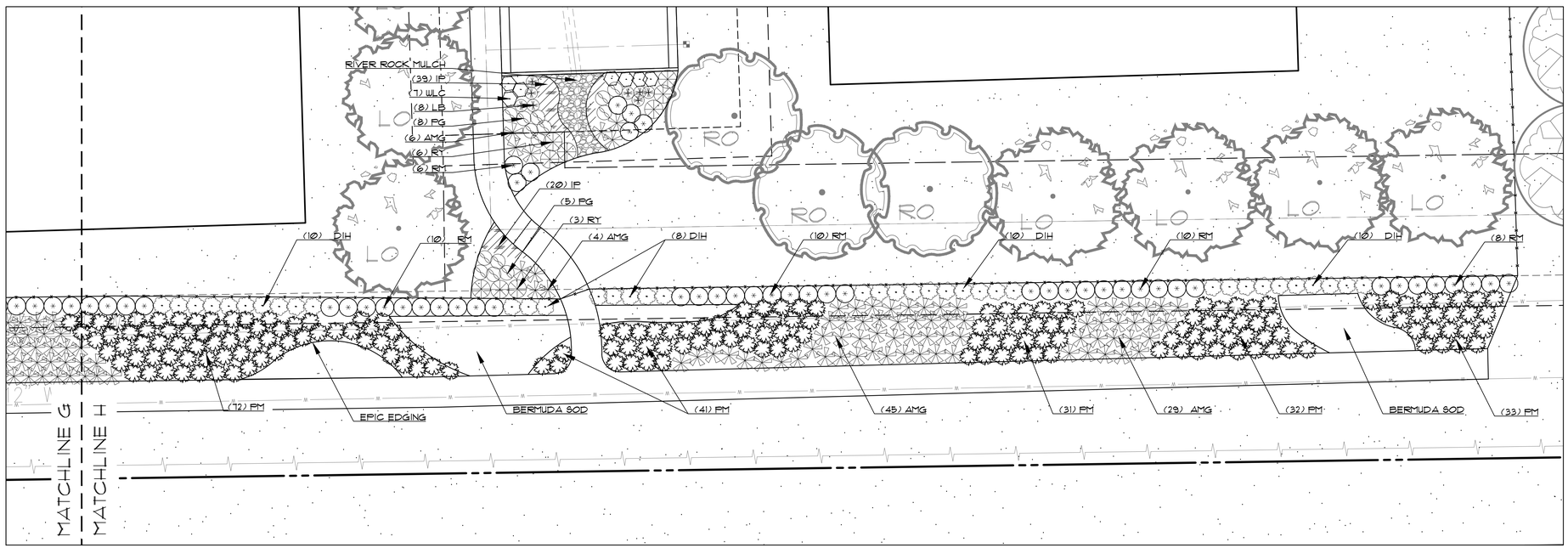

1. DETAIL C
SCALE: 1"=10'

LEGEND

- (YH) YAUPON HOLLY — Ilex vomitoria
- (WJ) WINTER JASMINE — Jasminum nudiflorum
- (RM) ROSEMARY — Rosmarinus officinalis
- (DIH) DWARF INDIAN HAWTHORN — Rhaphiolepis indica
- (AMG) ADAGIO MAIDEN GRASS — Miscanthus sinensis 'Adagio'
- (PM) PINK MUHLY — Muhlenbergi capillaris
- (RY) RED YUCCA — Hesperaloe parvifolia
- (WLC) WALKER'S LOW CATMINT — Nepeta x faassenii 'Walker's Low'
- (PG) PINK GAURA — Gaura lindheimeri 'Siskiyou Pink'
- (LB) LITTLE BLUESTEM — Schizachyrium scoparium 'Prairie Blues'
- (DL) DAYLILLY — Hemerocalis sp.
- SEASONAL COLOR
- BERMUDA SOD
- RIVER ROCK MULCH

NORTH

10 0 10 20 30 Feet
SCALE: 1"=10'

OWNER/DEVELOPER
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ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

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McADAMS

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Plotted: 3/13/2019 8:55 AM, by Verity Cox Saved: 3/13/2019 8:48 AM, by verity

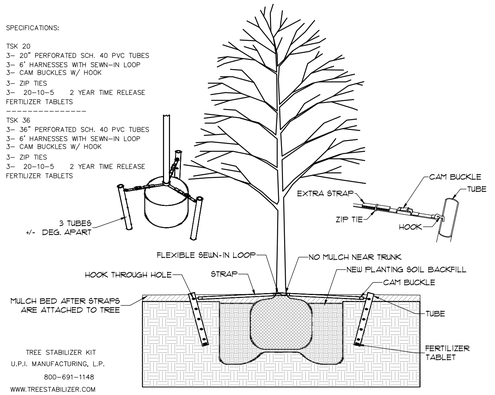
PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
31	LIVE OAK	Quercus virginiana	5" cal.	10'-12'	Per Plan	Single Trunk
24	LACEBARK ELM	Ulmus parvifolia	5" cal.	10'-12'	Per Plan	Single Trunk
45	LIVE OAK	Quercus virginiana	4" cal.	10'-12'	Per Plan	Single Trunk
48	RED OAK	Quercus shumardii	4" cal.	10'-12'	Per Plan	Single Trunk
34	LACEBARK ELM	Ulmus parvifolia	4" cal.	10'-12'	Per Plan	Single Trunk
45	CEDAR ELM	Ulmus crassifolia	4" cal.	10'-12'	Per Plan	Single Trunk
27	BALD CYPRESS	Taxodium distichum	4" cal.	10'-12'	Per Plan	Single Trunk
44	PECAN	Carya illinoinensis	4" cal.	10'-12'	Per Plan	Single Trunk
31	LIVE OAK	Quercus virginiana	3" cal.	10'-12'	Per Plan	Single Trunk
17	RED OAK	Quercus shumardii	3" cal.	10'-12'	Per Plan	Single Trunk
39	LACEBARK ELM	Ulmus parvifolia	3" cal.	10'-12'	Per Plan	Single Trunk
14	CEDAR ELM	Ulmus crassifolia	3" cal.	10'-12'	Per Plan	Single Trunk
21	MONTERREY OAK	Quercus polymorpha	3" cal.	10'-12'	Per Plan	Single Trunk
33	TEXAS ASH	Fraxinus texana	3" cal.	10'-12'	Per Plan	Single Trunk
62	RED BUD	Cercis canadensis	30gal.	7'-8'	Per Plan	Single Trunk
69	CRAPEMYRTLE	Lagerstroemia indica	30gal.	7'-8'	Per Plan	Multitrunk
33	CHASTE TREE	Vitex agnus-castus	30gal.	7'-8'	Per Plan	Multitrunk
6	NELLIE R. STEVENS HOLLY	Ilex x 'Nellie R. Stevens'	30gal.	5'-6'	Per Plan	Full
7	YAUPON HOLLY	Ilex vomitoria	30gal.	7'-8'	Per Plan	Full
18	WINTER JASMINE	Jasminium nudiflorum	5gal.	24"	5'-Ø"	Full
446	ROSEMARY	Rosmarinus officinalis	3gal.	24"	3'-Ø"	Full
236	DWARF INDIAN HAWTHORN	Rhaphiolepis indica	3gal.	24"	3'-Ø"	Full
660	ADAGIO MAIDEN GRASS	Miscanthus sinensis 'Adagio'	3gal.	36"	3'-Ø"	Full
738	PINK MUHLY	Muhlenbergia capillaris	3gal.	24"	3'-Ø"	Full
144	RED YUCCA	Hesperaloe parvifolia	3gal.	24"	3'-Ø"	Full
107	WALKER'S LOW CATMINT	Nepeta x faassenii	1 gal.	12"	3'-Ø"	Full
269	PINK GAURA	Gaura lindheimeri 'Siskiyou Pink'	1 gal.	12"	2'-6"	Full
377	LITTLE BLUESTEM	Schizachyrium scoparium 'Prairie Blues'	1 gal.	12"	2'-Ø"	Full
337	DAYLILY	Hemerocallis	1 gal.	12"	12"	Evergreen
525	SEASONAL COLOR		4" pot		12"	Full
92 lbs	DRAINFIELD SEED MIX					

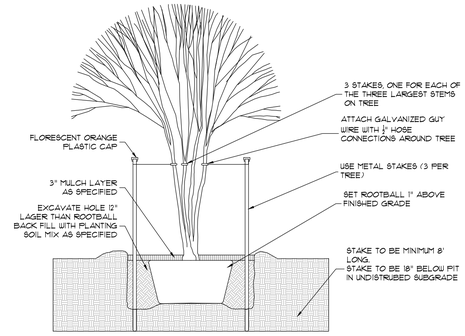
Total Mitigation Required*: 1726.75 in
Total Mitigation Provided: 1727 in
*Ref. T1.0 TREE SURVEY

LANDSCAPE NOTES:

1) Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
2) Contractor is responsible for verifying location of all underground utilities prior to construction.
3) It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
4) All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
5) Landscape edging shall be located as noted on plan.
6) Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
7) Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
8) A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
9) All plant material shall be maintained in a healthy and growing condition,and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
10) Landscape areas shall be kept free of trash, litter and weeds.
11) An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
12) Irrigation Controller to have a Rain and Freeze Stat.
13) All landscape is to be greater than 8 feet from all underground utilities.
14) All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

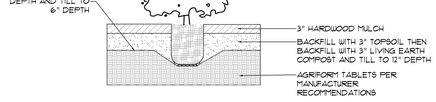


2. TREE STAKING
NOT TO SCALE

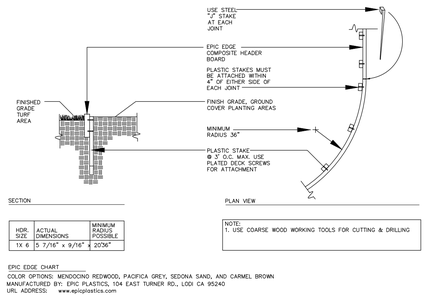


NOTE: ALL THORNLESS MESQUITE TREES TO BE STAKED AS ORNAMENTAL OR MULTI TRUNK TREES.

3. ORNAMENTAL TREE STAKING
NOT TO SCALE



4. SHRUB DETAIL
NOT TO SCALE



HDR. SIZE	ACTUAL DIMENSIONS	MINIMUM RADIUS POSSIBLE
1X 6	5 7/16" x 9/16"	20'6"

NOTE:
1. USE COARSE WOOD WORKING TOOLS FOR CUTTING & DRILLING

EPIC EDGE CHART
COLOR OPTIONS: MENDOCINO REDWOOD, PACIFICA GREY, SEDONA SAND, AND CARMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 EAST TURNER RD., LODI CA 95240
URL ADDRESS: www.epicplastics.com

5. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210
NOT TO SCALE

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Delin

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ROM A. STEWART
STATE OF TEXAS
3/13/2019

Drawn By: VC
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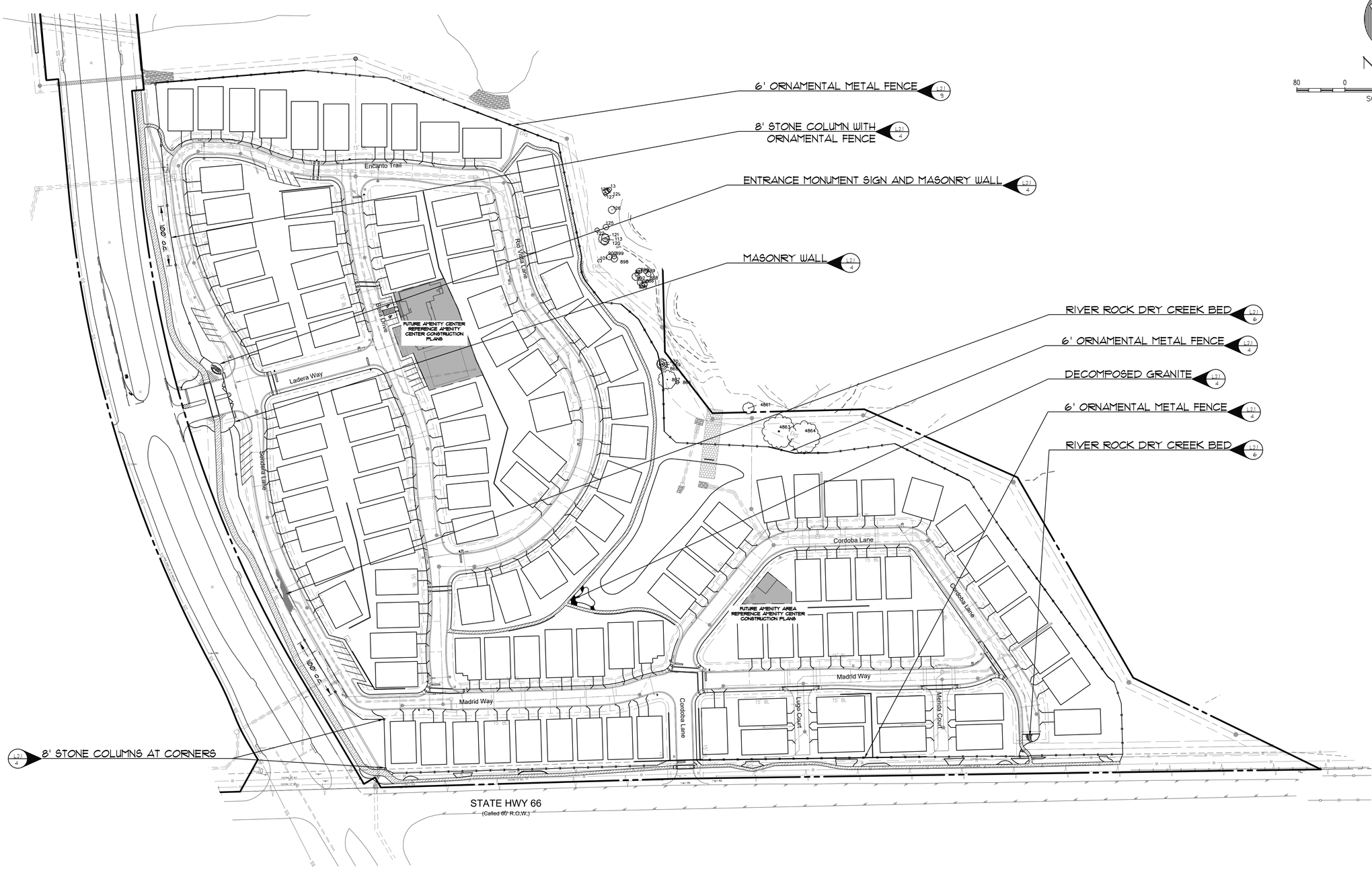

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HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
RON A. STEWART
STATE OF TEXAS
3/13/2019

Drawn By: VC
Date: 02/23/2018
Scale: 1"=80'
Revisions:
04/23/2018
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03/11/2019 Signed

17191

L2.0

OWNER/DEVELOPER
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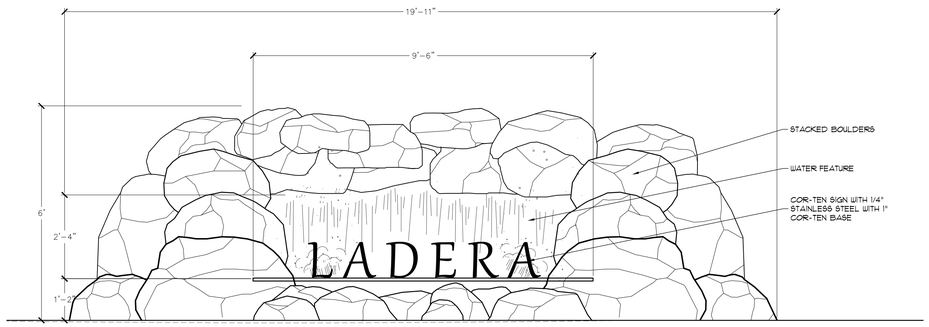
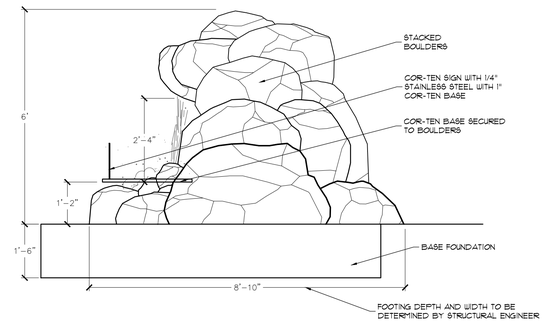
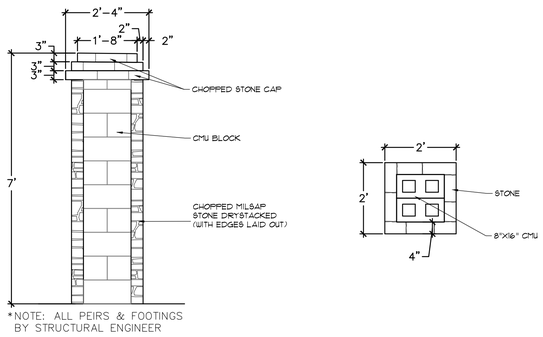
1. ENTRY FOUNTAIN
1"=10'



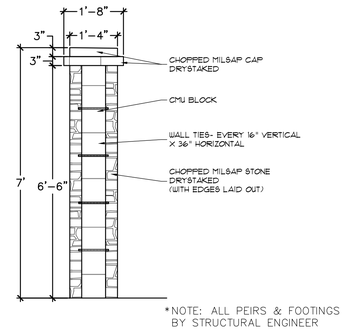
2. ENTRY FOUNTAIN DETAIL A
1/2"=1'



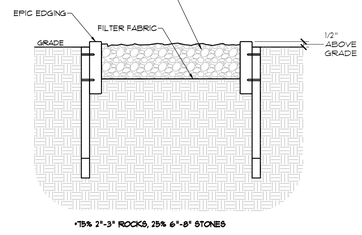
3. ENTRY FOUNTAIN DETAIL B
1/2"=1'



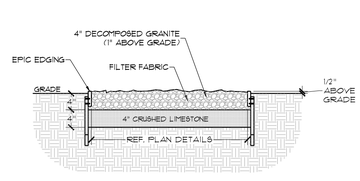
4. STONE COLUMN DETAIL
1/2"=1'



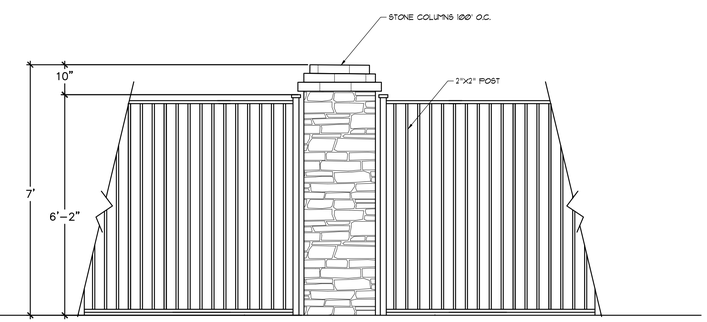
5. STONE WALL DETAIL
1/2"=1'



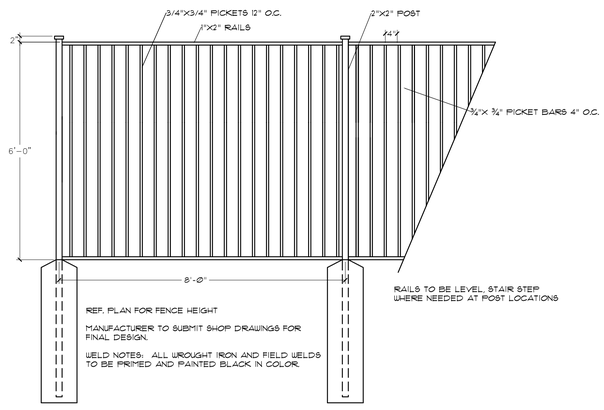
6. RIVER ROCK DRY CREEK
NTS



7. DECOMP. GRANITE PATHWAY
3/4"=1'



8. STONE COLUMN & 6' ORNAMENTAL METAL FENCE - ELEVATION
1/2"=1'



9. 6' ORNAMENTAL METAL FENCE
1/2"=1'

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 9, 2019
APPLICANT:	Kevin Patel; *Triangle Engineering*
CASE NUMBER:	P2019-016; *Lot 2, Cain Properties No. 1 Addition*

SUMMARY

Consider a request by Kevin Patel of Triangle Engineering, LLC for the approval of a replat for Lot 2 of the Cain Properties #1 Addition being a 1.233-acre parcel of land identified as a portion of Lot 1 and Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [*SH-205*] and Storrs Street, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting to replat a 1.233-acre parcel of land (*i.e. Lot 1-R, Cain Properties No. 1 Addition*) located within the SH-66 Overlay (SH-66 OV) District. The purpose of the replat is to establish the necessary easements (*i.e. 24-foot firelane, public access, and utility easements*) in order to develop the lot as Lot 2, Cain Properties No. 1 Addition.

☑ On August 20, 2018, the City Council approved S-194 [*Ordinance No. 18-34*] allowing a *Craft Brewery* on the subject property.

☑ On December 11, 2018, the Planning and Zoning Commission approved a site plan [*Case No. SP2018-038*] for the purpose of constructing an approximately 11,931 SF Craft Brewery (*i.e. Siren Rock Brewery*) on the subject property.

☑ That portion of property belonging to the State of Texas (*i.e. TxDOT right-of-way*) and depicted as being within the boundary of the subject property is required to be purchased. This has been included as a condition of approval of the plat.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 2, Cain Properties No. 1 Addition,* staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) The portion of the property that currently exists as Texas Department of Transportation (TXDOT) right-of-way will need to be purchased prior to filing of the final plat for the subject property. A copy of the deed will be required to be submitted once the sales transaction has been completed; and,

(3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Project Number	P2019-016	**Owner**	CAIN, FAMILY PARTNERSHIP LTD	**Applied**	3/28/2019 LM
Project Name	Siren Rock Brewery	**Applicant**	KEVIN PATEL	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
310 S GOLIAD ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CAIN PROPERTIES PH 1 (REPLAT)	1R		1R	3200-0000-001R-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/28/2019	4/4/2019	3/29/2019	1	APPROVED	
ENGINEERING	Sarah Hager	3/28/2019	4/4/2019	4/3/2019	6	COMMENTS	
(4/3/2019 10:50 AM SH) No trees within 5' of utilities. Treescape plan will need to be revised. Plat is disapproved until the purchase of the TXDOT property is complete. Engineering plans can't be released until this time as well.							
FIRE	Ariana Hargrove	3/28/2019	4/4/2019	4/2/2019	5	APPROVED	
GIS	Lance Singleton	3/28/2019	4/4/2019				
PLANNING	David Gonzales	3/28/2019	4/4/2019	4/1/2019	4	COMMENTS	See comments

Comments on Next Page

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

PLANNING COMMENTS - DAVID GONZALES - 04.01.2019

The following staff comments are to be addressed and resubmitted no later than Tuesday April 16, 2019. Please provide two large copies [FOLDED 18" X 24"] and one PDF version for a subsequent/final review by staff:

1. The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), the staff comments provided by the Planning, Engineering, Building Inspection, and Fire Departments as indicated in this Project Plan Review document.
2. Provide a label indicating "Case No. P2019-016" on the lower right corner on all pages of the revised final plat submittal.
3. Correct Title Block to read as follows:
Final Plat
Lot 2 Cain, Properties No. 1
beng a replat of Lot 1- R, Cain Properties No. 1
An Addition to the City of Rockwall, Rockwall County, Texas
B.F. Boydstun Survey Abstract No. 14

4. The access is public. Relabel firelane as "24-ft Firelane, Public Access, & Utility Easement."
5. Will there be any right-of-way dedication? If so, indicate the amount in acres on the plat and hatch the area to better delineate
6. Did you purchase that portion of the property from TxDOT where required for development? The portion of the property that currently exists in Texas Department of Transportation(TXDOT) right-of-way will need to be purchased prior to filing of the final plat.
7. Indicate and label the proper alignment for both N. Alamo & Goliad Street.
8. Notary Certificate not necessay for a surveyor if stamped by the surveyor.

Landscape Plan:
1. OK as submitted

Irrigation Plan:
1. Not Reviewed. Submit with building permit for review.

**As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved(by staff) prior to plat submittal on mylar for filing purposes. **

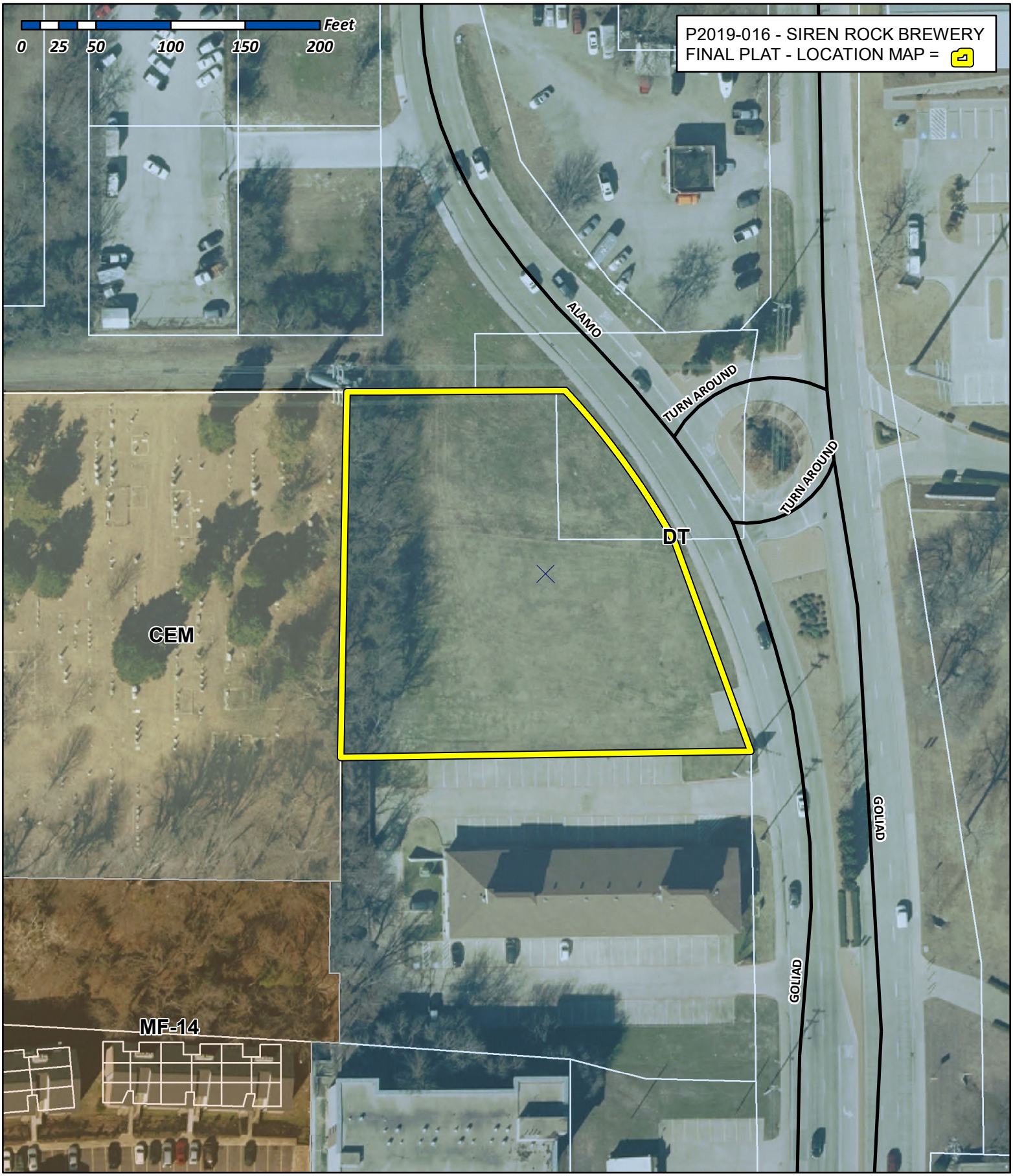
Although this case is scheduled for consent, staff recommends thata representative be present for the meetings as listed below. If you have any questions regarding this case, please feelfree to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Scheduled Meeting Dates to Attend:

Planning - Consent Agenda: April 9, 2019 (Tuesday at 6:00p.m.)

City Council - Consent Agenda: April 15, 2019 (Monday at 6:00 p.m.)

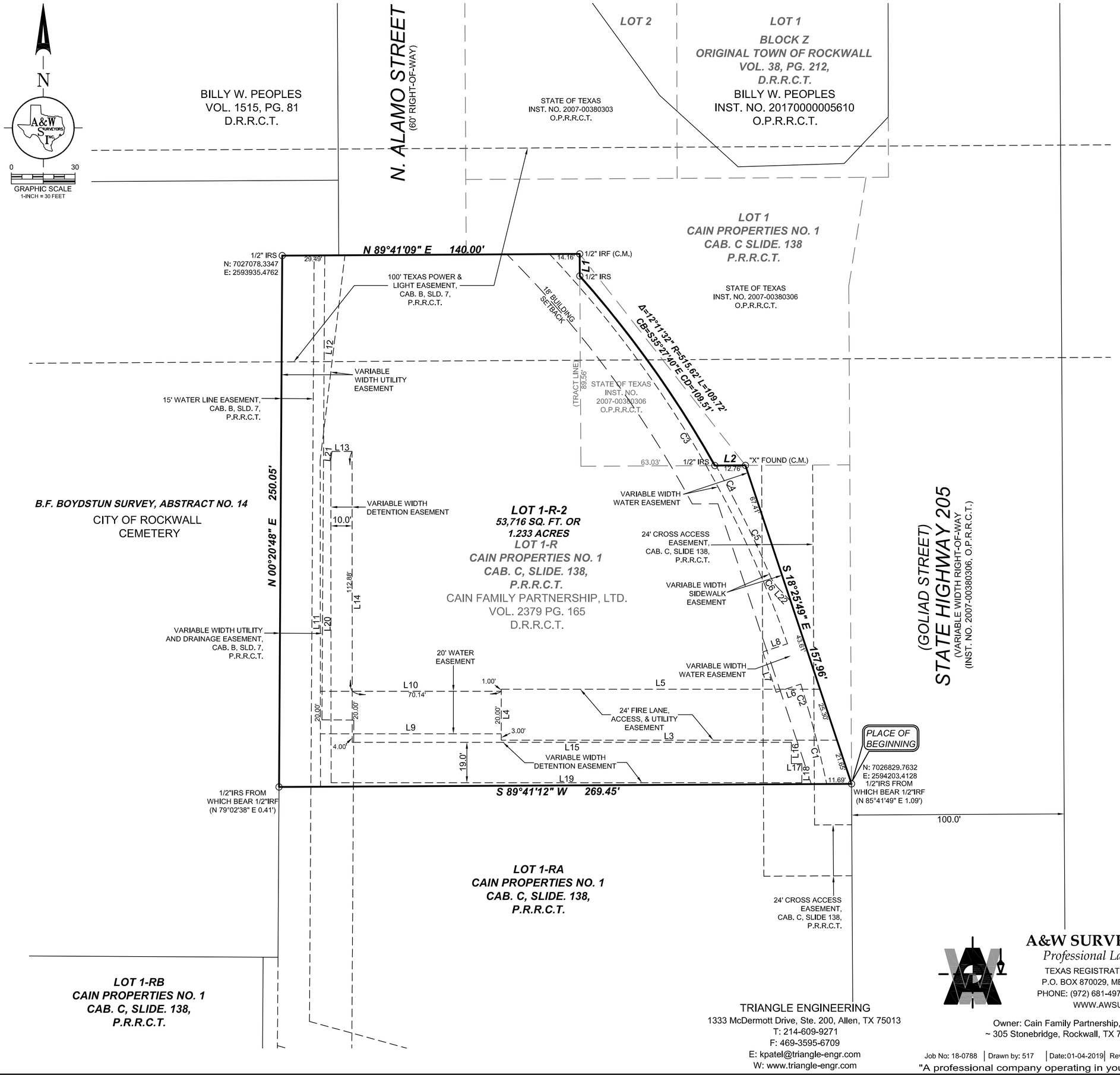
PLANNING	David Gonzales	4/5/2019	4/12/2019	4/5/2019			COMMENTS

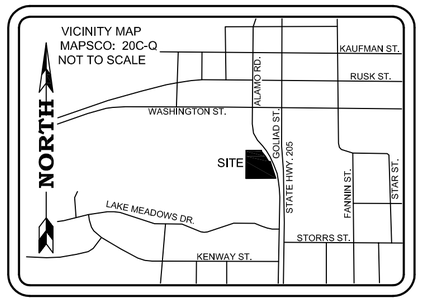


City of Rockwall

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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4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection

5) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
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T: 214-609-9271
F: 469-3595-6709
E: kpatel@triangle-engr.com
W: www.triangle-engr.com

A&W SURVEYORS, INC.
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TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Owner: Cain Family Partnership, LTD.
~ 305 Stonebridge, Rockwall, TX 75089 ~

Job No: 18-0788 | Drawn by: 517 | Date:01-04-2019 | Revised:

"A professional company operating in your best interest"

REPLAT
LOT 1-R-2
CAIN PROPERTIES NO. 1

1.223 ACRES OF LAND
BEING A PLAT OF LOT 1-R,
CAIN PROPERTIES NO. 1
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
B.F. BOYDSTUN SURVEY ABSTRACT NO. 14
CASE FILE NO. _____

OWNER'S CERTIFICATE

WHEREAS Cain Family Partnership, LTD.is the sole owner of a tract of land located in the N.F. BOYDSTUN SURVEY, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being a portion of Lot 1-R, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Cain Family Partnership, LTD., recorded in Volume 2379, Page 165, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the West line of State Highway No. 205, (Goliad Street), a variable width right-of-way, at the Northeast corner of Lot 1-RA, of said Replat of Cain Properties No. 1;

Thence South 89°41'12" West, a distance of 269.45' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA;

Thence North 00°20'48" East, along said East line, a distance of 250.05' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the interior 'ell' corner of said City of Rockwall Cemetery, same being the Northeast corner of Lot 1-R;

Thence North 89°41'09" East, a distance of 140.00' to a 1/2" iron rod found at the interior 'ell' corner of a tract of land described in deed to the State of Texas, recorded in Instrument No. 2007-00380306, Official Public Records, Rockwall County, Texas;

Thence South 00°19'31" East, a distance of 10.36' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a non-tangent curve to the right, having a central angle of 12°11'32", a radius of 515.62', and a chord bearing and distance of South 35°27'40" East, 109.51';

Thence Southeasterly, along said curve to the right, an arc distance of 109.72' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°40'29" East, a distance of 14.40' to an "X" found at the Southwest interior corner of said State of Texas tract;

Thence South 18°25'49" East, along said present right-of-way, a distance of 157.96' to the PLACE OF BEGINNING and containing 53,716 square feet or 1.233 acres of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 20__.

_____
John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

That, Cain Family Partnership, LTD., acting herein by and through its duly authorized officer, does hereby certify and adopt this Replat designating the herein above described property as ***LOT 1-R-2, CAIN PROPERTIES NO. 1*** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (*we*) further certify that all other parties who have a mortgage or lien interest in the Cain Family Partnership, LTD. have been notified and signed this plat.
I (*we*) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

_____
Name:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 20__.

_____
Notary Public in and for The State of Texas

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission *Date*

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20___.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.
WITNESS OUR HANDS, this _____ day of _____, _____.

_____ _____ _____ _____
Mayor, City of Rockwall *City Secretary* *City Engineer*

A&W SURVEYORS, INC.
Professional Land Surveyors
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P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
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Owner: Cain Family Partnership, LTD.
~ 305 Stonebridge, Rockwall, TX 75089 ~

Job No: 18-0788 | Drawn by: 517 | Date:01-04-2019 | Revised:

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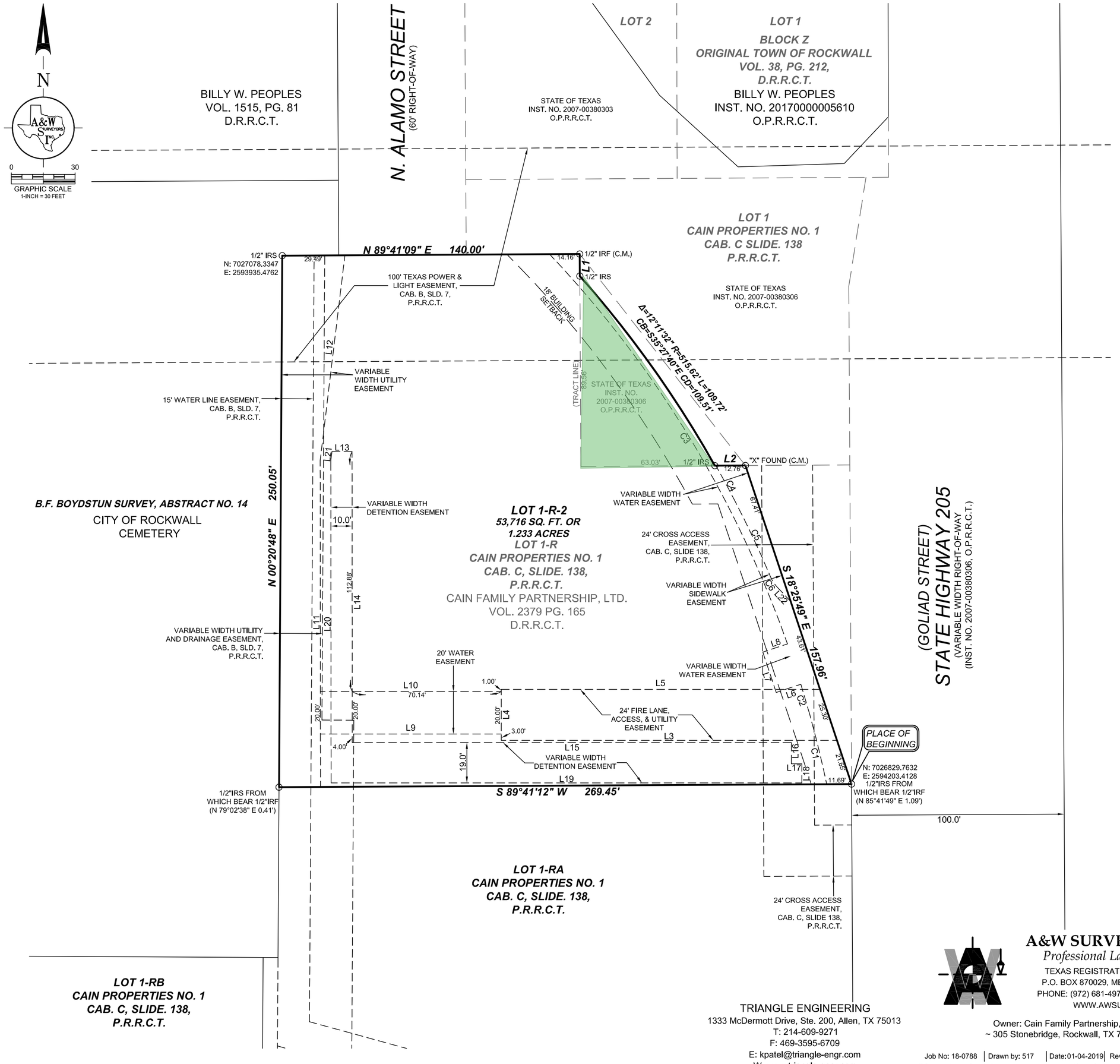

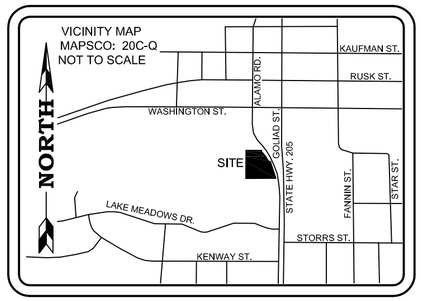

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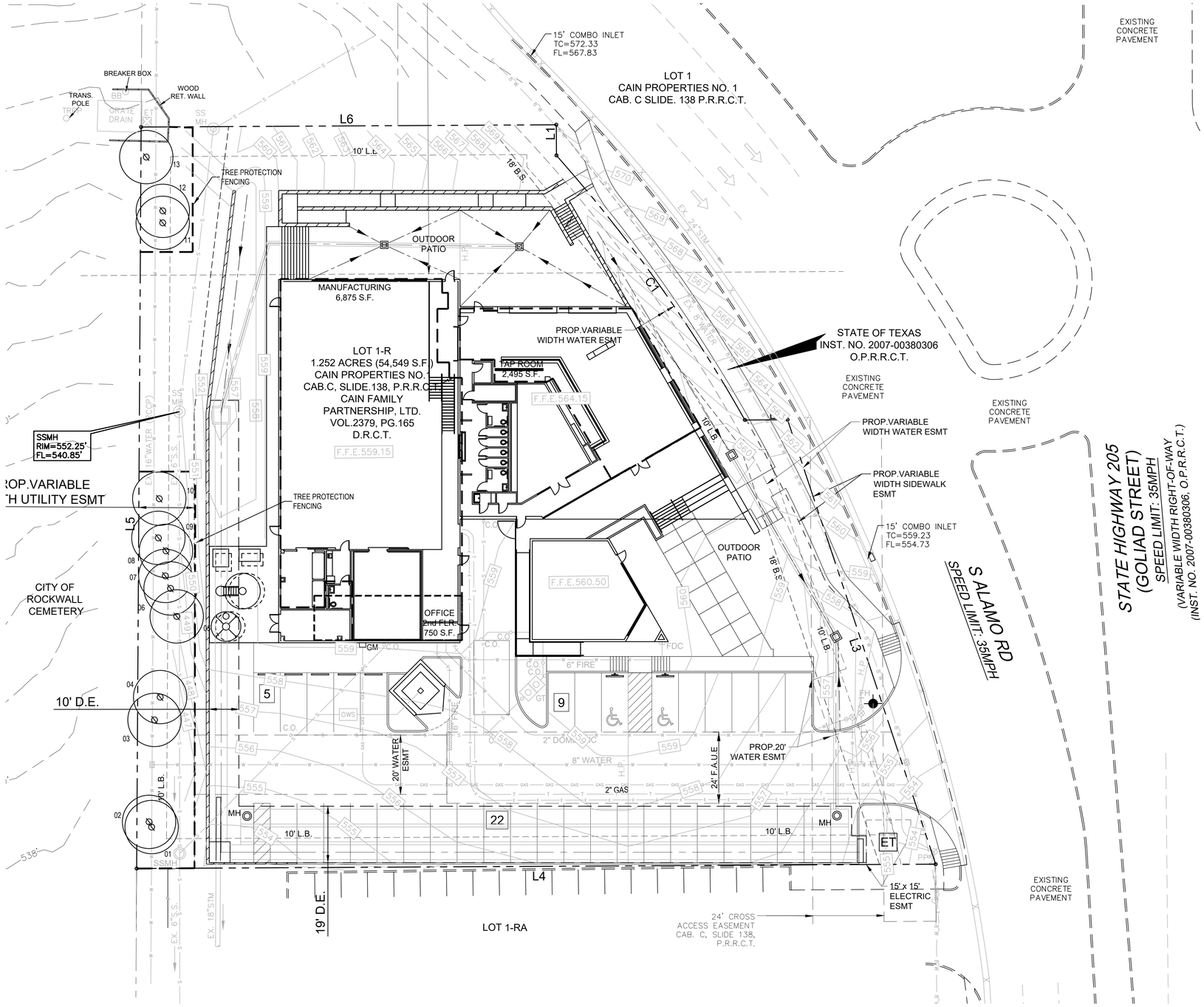


EXISTING TREE NOTES

1. Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline canopy of tree.
2. If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
3. No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 50% of the drip line and root zone shall be preserved at natural grade.
4. Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
5. Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
6. Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This could include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
7. Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
8. Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
9. Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
10. Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
11. Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape 3" width wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 48 hour notice to schedule on-site meeting.
12. Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing shall be located as indicated on the Tree Protection Detail(s).
13. Barrier Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
14. Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

TREE SURVEY FIELD DATA

NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS
1	18	ELM	TO REMAIN
2	14	ELM	TO REMAIN
3	14	HACKBERRY	TO REMAIN
4	18	ELM	TO REMAIN
5	14	HACKBERRY	TO REMAIN
6	16	HACKBERRY	TO REMAIN
7	6	HACKBERRY	TO REMAIN
8	12	ELM	TO REMAIN
9	12	HACKBERRY	TO REMAIN
10	12	ELM	TO REMAIN
11	14	HACKBERRY	TO REMAIN
12	6	HACKBERRY	TO REMAIN
13	6	HACKBERRY	TO REMAIN

NO TREES TO BE REMOVED FROM THE SITE

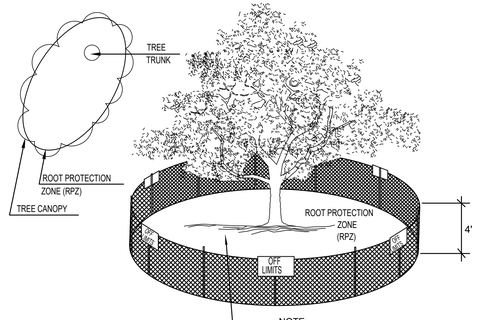
EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 1/L1.1

EXISTING TREE PROTECTION FENCE DETAIL



NOTE:
FENCING SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY

01 TREE PROTECTION FENCE A
NOT TO SCALE

1 EXISTING TREE PROTECTION PLAN
SCALE 1" = 20'-0"
0 10 20 40

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT
CHRIS TRONCALIANO
2042
STATE OF TEXAS

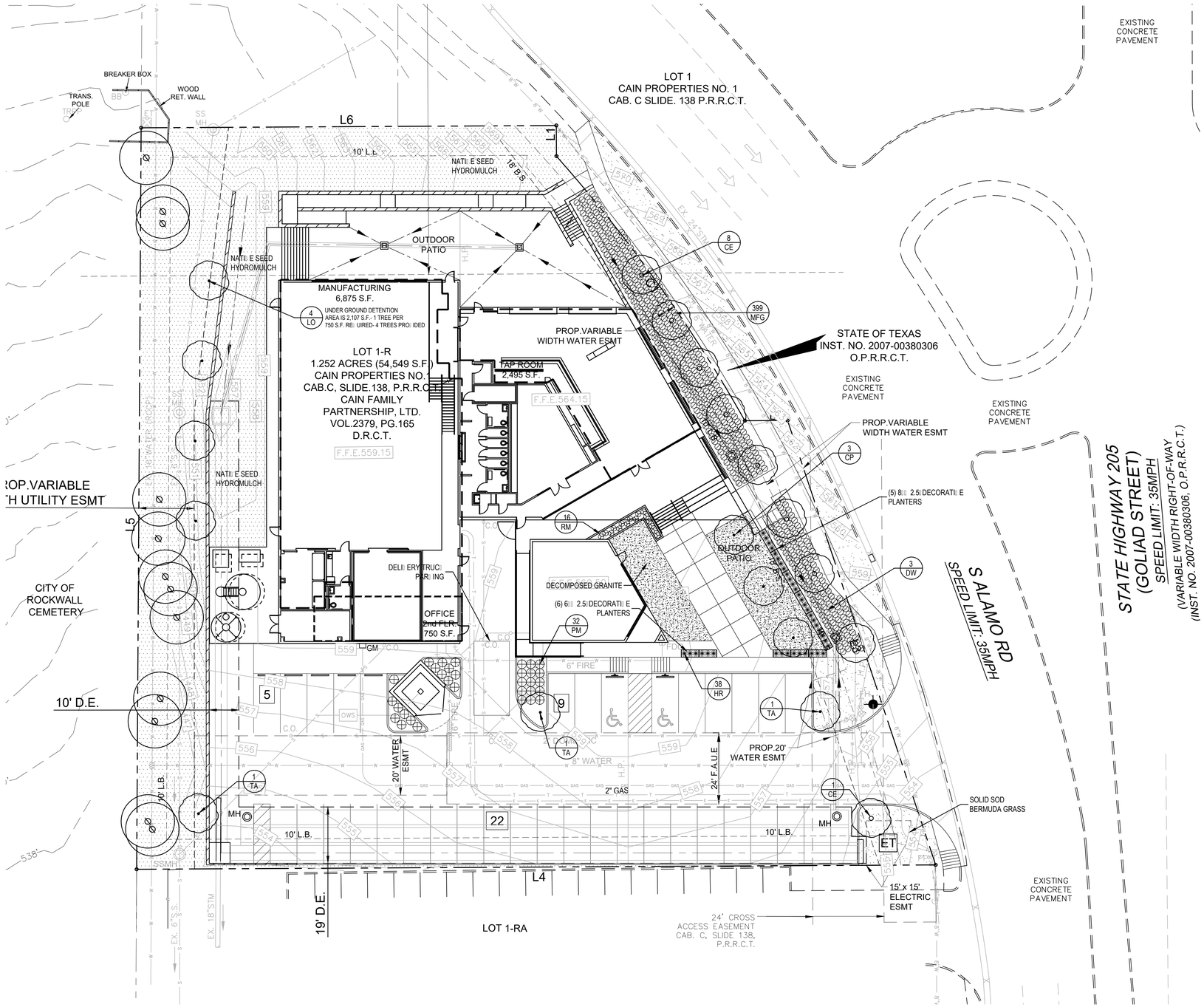
03.26.2019

FOR APPROVAL	01.09.2019
CITY COMMENTS	02.12.2019

03.26.2019

TREE PRESERVATION PLAN

L.1



GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

PLANT MATERIAL SCHEDULE

TREES

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	9	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
CP	3	Chinese Pistache	*Chinese pistache*	5" cal.	B&B. 15' ht., 6' spread, 6' clear trunk
DW	3	Desert Willow	*Chilopsis linearis*	8' ht.	container 3 or 5 trunks, tree form
LO	4	Live Oak	*Quercus virginiana*	3" cal.	container, 12' ht., 4' spread, 5' clear straight trunk
TA	3	Texas Ash	*Fraxinus albicans*	3" cal.	container, 12' ht., 4' spread, 5' clear straight trunk

SHRUBS

TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
HR	38	Horestail Reed	*Equisetum hyemale*	3 gal.	container full, well rooted
MFG	399	Mexican Feather Grass	*Nassella tenuissima*	3 gal.	container full, well rooted
PM	32	Pink Muhly Grass	*Muhlenbergia capillaris*	3 gal.	container full, well rooted
RM	16	Prostrate Rosemary	*Rosmarinus officinalis 'Prostratus'*	3 gal.	container, 12" ht., 18" spread

GROUNDCOVER

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	*Cynodon dactylon '419'*		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

SEE SHEET L2.1 FOR IRRIGATION PLAN
SEE SHEET L2.2 FOR PLANTING DETAILS

1 LANDSCAPE PLAN
SCALE 1" = 20'-0"
0 10 20 40

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
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SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT
CHRIS TROMBLEY
2042
STATE OF TEXAS
03.26.2019

REVISIONS
FOR APPROVAL 01.09.2019
CITY COMMENTS 02.13.2019
CITY COMMENTS 03.26.2019

ISSUE DATE
03.26.2019

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material

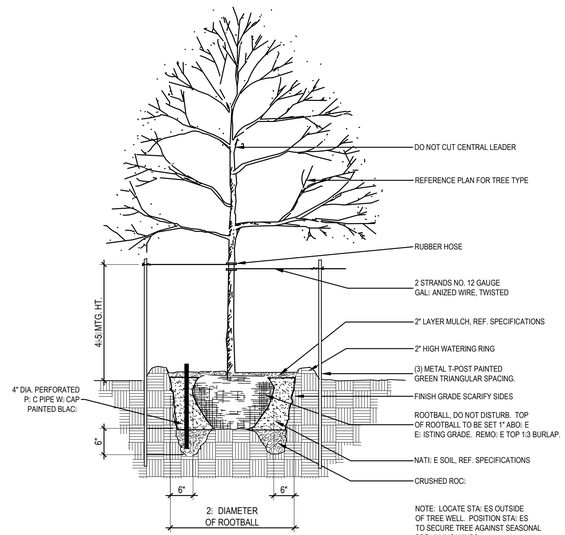
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

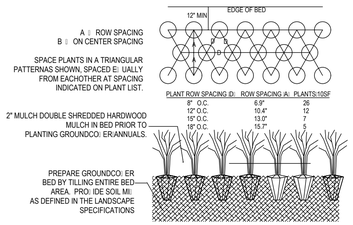
3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

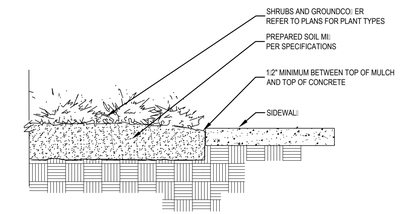
END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE



02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
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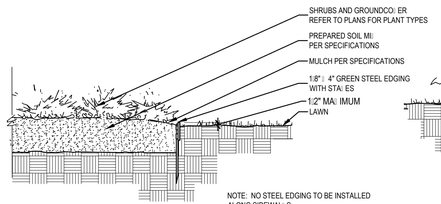
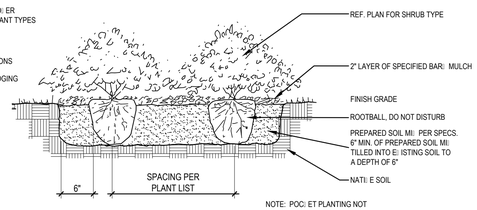


04 STEEL EDGING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
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REGISTERED LANDSCAPE ARCHITECT
CHRIS TROWLAND
2042
STATE OF TEXAS
03.26.2019

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 9, 2019
APPLICANT:	Dean Cathey; *Dean Cathey Custom Homes, Inc.*
CASE NUMBER:	P2019-013; *Lots 3, 4, & 5, Block A, Richard Harris Subdivision No. 3 Addition*

SUMMARY

Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes, Inc. for the approval of a replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition being a 0.57-acre tract of land identified as Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 705 & 707 Hartman Street, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting to replat two (2) parcels of land (*i.e. Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition*) into three (3) parcels of land (*i.e. Lots 3, 4, & 5, Block A, Richard Harris Subdivision No. 3 Addition*) in order to construct a single-family home on Lot 5.

☑ On April 2, 2019, the Parks and Recreation Board reviewed the proposed *replat* and made the following recommendations:

1) The developer shall pay pro-rata equipment fees for Park District No. 21 in the amount of $516.00 for Lot 5. This will need to be paid at time of final plat; and

2) The developer shall pay cash-in-lieu of land fees for Park District No. 21 in the amount of $499.00 for Lot 5 to be paid at the time of final plat.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

NOTIFICATIONS

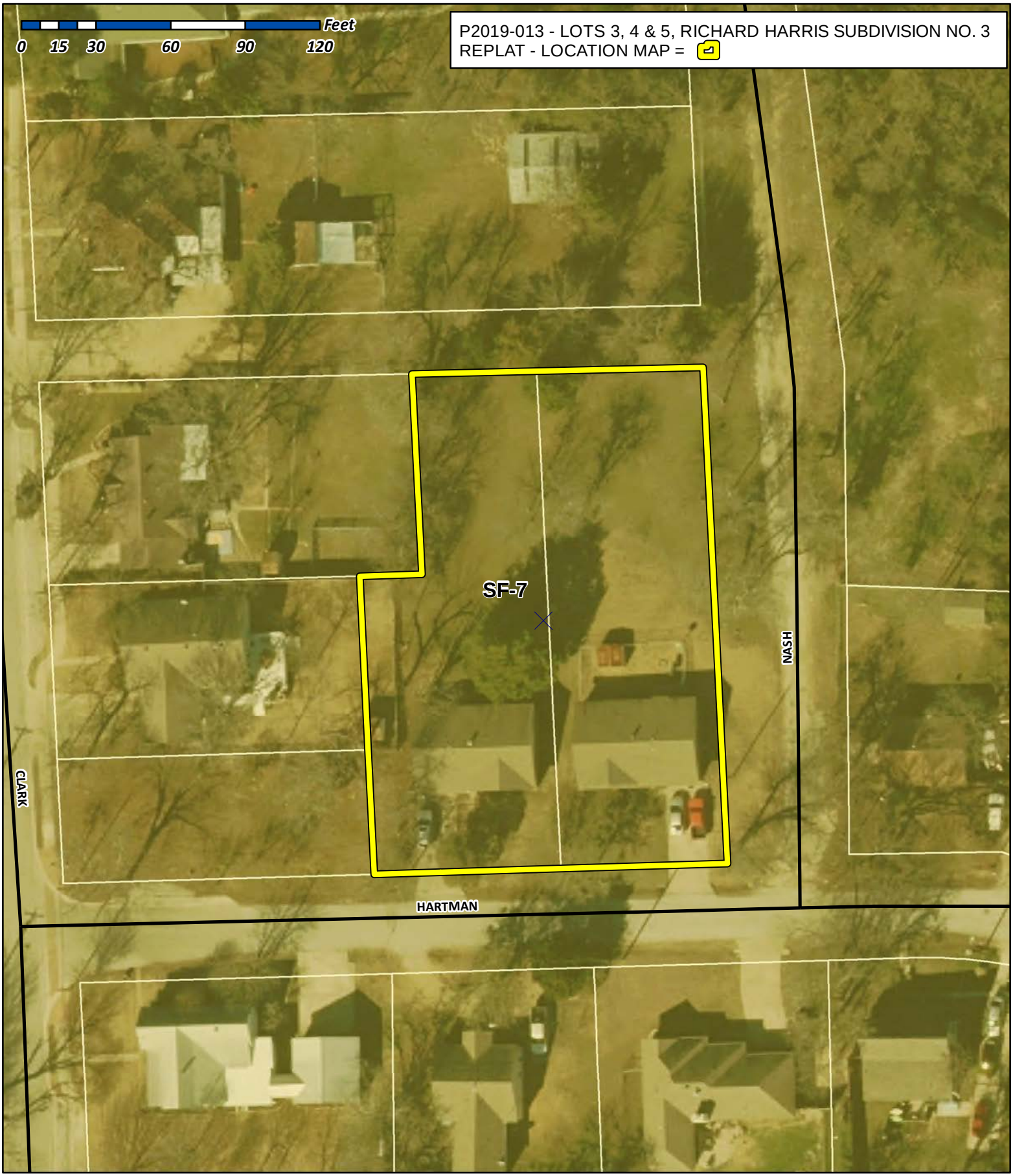
On March 25, 2019, staff mailed 29 notices to property owners/residents within 200-feet of the subject property in accordance with the requirements stipulated by the Texas Local Government Code for residential replats. At the time this report was written, staff had not received any notices concerning this case.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lots 3, 4, & 5, Block A, Richard Harris Subdivision No. 3 Addition*, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



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.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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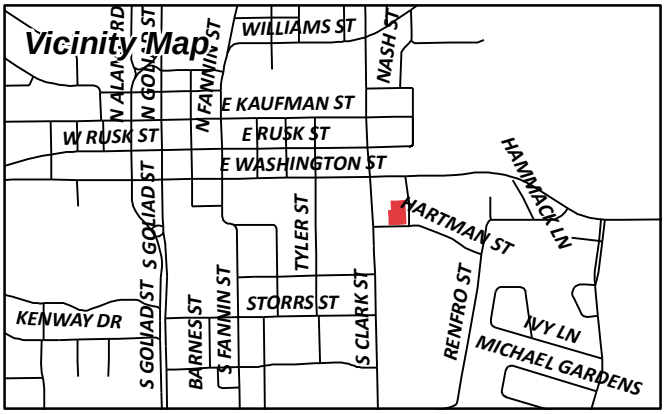
Case Number: P2019-013
Case Name: Lots 3,4 & 5, Block A, Richard Harris Subdivision Addition No. 3
Case Type: Replat
Zoning: Single Family 7 (SF-7) District
Case Address: 705 & 707 Hartman Street

Date Created: *3/18/2019*
For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
201 S CLARK ST
ROCKWALL, TX 75087

HENRY AMANDA A
205 S CLARK
ROCKWALL, TX 75087

CURRENT RESIDENT
206 S CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
207 S NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
208 S CLARK ST
ROCKWALL, TX 75087

LEFERE KEVIN M AND
AMANDA HENRY
209 S CLARK ST
ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP, A TEXAS LTD
PARTNERSHIP
210 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
210 S CLARK ST
ROCKWALL, TX 75087

WILKINSON LYNN L & CHAD DAVID
211 S CLARK ST
ROCKWALL, TX 75087

ZAKEM KYNSIE JO
212 S CLARK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
213 S CLARK ST
ROCKWALL, TX 75087

SIMPSON MELISSA HUFFAKER
214 S CLARK ST
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

BURGESS JULIA ANN
302 S CLARK ST
ROCKWALL, TX 75087

KOCH JEAN
3720 MEDITERRANEAN
ROCKWALL, TX 75087

CHERRY J DALE AND TEDDI
508 HIGHVIEW
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
608 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
705 HARTMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
706 HARTMAN ST
ROCKWALL, TX 75087

SHELTON HEATHER
708 HARTMAN ST
ROCKWALL, TX 75087

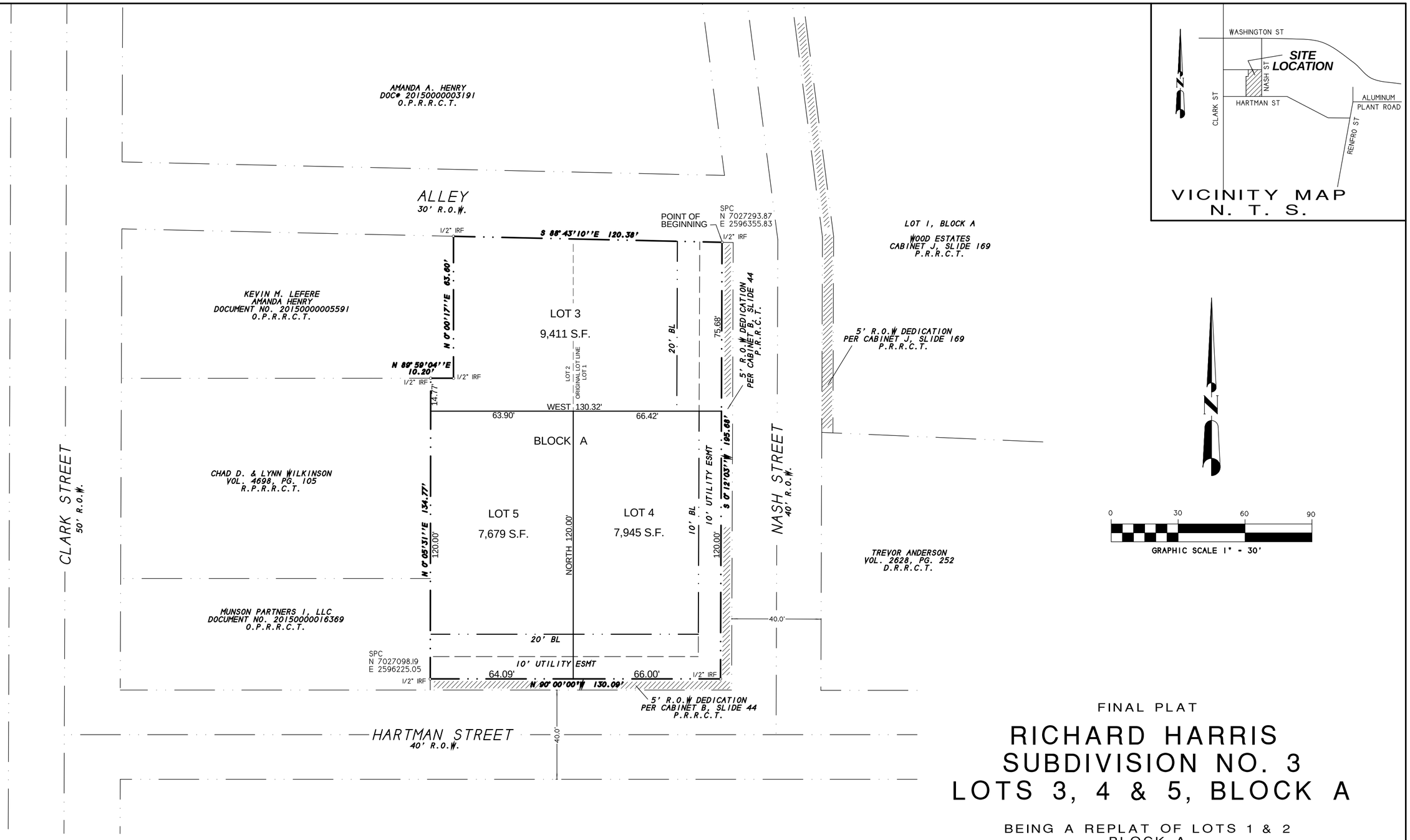
CURRENT RESIDENT
709-711 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

ANDERSON TREVOR
711 HARTMAN ST
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN ST
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE
8718 CLEARLAKE DR
ROWLETT, TX 75088



FINAL PLAT

RICHARD HARRIS SUBDIVISION NO. 3 LOTS 3, 4 & 5, BLOCK A

BEING A REPLAT OF LOTS 1 & 2
BLOCK A
RICHARD HARRIS SUBDIVISION NO. 3
0.57 ACRES OR 25,036 S.F.
(3 LOTS)
B.F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

OWNER:
RIJU LTD PARTNERSHIP
210 GLENN AVENUE
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE MARCH 14, 2019
SCALE 1" = 30' FILE # 20190075RP
CLIENT RIJU, LTD

CITY CASE NO P2019-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, RIJU LTD PARTNERSHIP, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of Lots 1 & 2, Block A, Richard Harris Subdivision, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 44 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west right-of-way of Nash Street, a variable width right-of-way, and in the south right-of-way line of a 30 foot alley and being at the northeast corner of Lot 1, Block A;

THENCE S. 00 deg. 12 min. 03 sec. W. along the west right-of-way line of Nash Street, a distance of 195.68 feet to 1/2" iron rod found for corner in the north right-of-way line of Hartman Street;

THENCE N. 90 deg. 00 min. 00 sec. W. along the north right-of-way line of Hartman Street, a distance of 130.09 feet to 1/2" iron rod found for corner at the southwest corner of Lot 2, Block A;

THENCE N. 00 deg. 05 min. 31 sec. W. along the west line of said Lot 2, a distance of 134.77 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 59 min. 04 sec. E. a distance of 10.20 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 00 min. 17 sec. E. a distance of 63.60 feet to a 1/2" iron rod found for corner in the south right-of-way line of a 30 foot alley;

THENCE S. 88 deg. 43 min. 10 sec. E. a distance of 120.38 feet to the POINT OF BEGINNING and containing 25,036 square feet or 0.57 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as RICHARD HARRIS SUBDIVISION NO. 3, LOTS 3, 4 & 5, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties whohave a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
RICHARD HARRIS
FOR RIJU LTD PARTNERSHIP

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared RICHARD HARRIS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of RICHARD HARRIS SUBDIVISION NO. 3, LOTS 3, 4 & 5, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

RICHARD HARRIS SUBDIVISION NO. 3 LOTS 3, 4 & 5, BLOCK A

BEING A REPLAT OF LOTS 1 & 2
BLOCK A
RICHARD HARRIS SUBDIVISION NO. 3
0.57 ACRES OR 25,036 S.F.
(3 LOTS)
B.F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR. COND. UNIT	PROPANE TANK

SURVEY DATE MARCH 14, 2019
SCALE 1" = 30' FILE # 20190075RP
CLIENT RIJU, LTD

OWNER:
RIJU LTD PARTNERSHIP
210 GLENN AVENUE
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2019-

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Korey Brooks, *Senior Planner*
CC:	Ryan Miller, *Director of Planning and Zoning*
DATE:	April 9, 2019
SUBJECT:	Z2019-004; *SUP for Guest Quarters*

The applicant has provided staff with a letter requesting to withdraw *Case No. Z2019-004*. The applicant has made proposed revisions to the guest quarters that include incorporating the guest quarters with the main structure and cladding the structure with the same materials as the primary structure (*i.e. hardie board and stone*). With that being said, the revised request does not require a Specific Use Permit (SUP). Staff should note that the Planning and Zoning Commission has discretion on whether to accept or deny the applicant's request to withdraw the zoning case. Section 5, *Application Withdrawal*, of the Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), states that any case that has been published in the paper and notifications of a public hearing sent out must be placed on the public hearing agenda and acted upon by the applicable body. Should the Planning and Zoning Commission have any questions staff will be available at the meeting.

From: Sandie Wood
To: Brooks, Korey
Subject: Withdraw the SUP
Date: Friday, April 05, 2019 4:05:57 PM

Hi Korey,
I am requesting to withdraw this case because I am modifying the plans…"

I would still like you to send me all the emails that were sent to you regarding the SUP.

Thanks,
Sandie Wood
04.05.19

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 9, 2019
APPLICANT:	Kent Donahue, *Donahue Development Corporation*
CASE NUMBER:	Z2019-005; *Zoning Change (AG to PD) for Heritage Park*

SUMMARY

Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [*50.0-acres*], 17-14 [*26.452-acres*], 17-15 [*134.33-acres*], 17-16 [*43.6-acres*], & 40-8 [*8.79-acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (*S. Goliad Street*) south of the intersection of SH-205 and FM-549, and take any action necessary.

BACKGROUND

The subject property is a 264.51-acre tract of land that was annexed into the City on November 4, 2010 by *Ordinance No. 10-27*. At the time of annexation, the subject property was zoned as an Agricultural (AG) District, and no changes to this designation have been approved since its adoption. According to the Rockwall Central Appraisal District (RCAD), there is an existing 8,567 SF single-family home, a 1,568 SF mobile home, an ~61,200 SF metal building, and various other commercial buildings currently situated on the property. The subject property is currently being operated as a residence and equestrian center.

PURPOSE

On March 15, 2019, the applicant -- *Kent Donahue of Donahue Development Corporation* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses. Specifically, the applicant was proposing to entitle the subject property for a 545-lot residential subdivision that will incorporate lots that range in size from 60' x 120' (*i.e. 7,200 SF minimum*) to 70' x 130' (*i.e. 9,100 SF minimum*), and have approximately 94.00-acres of open space and public parkland. The Planned Development District would be subject to Single-Family 7 (SF-7) District land uses and development standards (*unless specifically indicated in the Planned Development District ordinance*). In conjunction with this zoning request, the applicant has also submitted a petition for a Public Improvement District (PID), which the City Council will hold a public hearing for on *April 15, 2019* prior to the public hearing for this zoning case.

ADJACENT LAND USES AND ACCESS

The subject property is generally located between FM-549, SH-205 (*S. Goliad Street*), Travis Lane, and Wylie Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is FM-549, which is identified as a TXDOT4D (*Texas Department of Transportation [TXDOT] roadway, four [4] lane, divided roadway*) on the Master Thoroughfare Plan. Beyond this thoroughfare is the Oaks of Buffalo Way and Willowcrest

Estates Subdivisions, which consist of 91 single-family residential lots. These subdivisions are zoned Single Family Estate 1.5 (SFE-1.5) District and Planned Development District 51 (PD-51) for single-family estate land uses.

South: Directly south of the subject property are the corporate limits of the City of Rockwall, and the corporate limits of the City of McLendon-Chisholm. Beyond this are two (2) vacant tracts of land situated within the City of McLendon-Chisolm and its Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property is SH-205 (*S. Goliad Street*), which is identified as a TXDOT4D (*Texas Department of Transportation [TXDOT] roadway, four [4] lane, divided roadway*) on the Master Thoroughfare Plan. Beyond this roadway are the corporate limits of the City of Rockwall, followed by a single-family subdivision situated within McLendon-Chisholm's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property is Travis Lane, which is identified as an R2U (*residential, two [2] lane, undivided roadways*) on the City's Master Thoroughfare Plan. Beyond this are several residential properties zoned Agricultural (AG) District.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 264.51-acre subject property will consist of 545 single-family residential lots that will be broken down into two (2) lot types (*i.e. 60' x 120' & 70' x 130'*). Specifically, the development will incorporate 323, 60' x 120' (*i.e. 7,200 SF*) lots and 222, 70' x 130' (*i.e. 9,100 SF*) lots, and have an overall average lot size of 7,973.94 SF. The proposed minimum area of each dwelling unit (*i.e. air-conditioned space*) will vary based on the lot size and range from a minimum of 2,000 SF to 2,300 SF. The proposed housing product will exceed the City's minimum masonry and anti-monotony requirements, and will allow both *traditional swing* (*i.e. j-swing*) and *front entry* garages (*i.e. setback a minimum of ten [10] feet from the front façade of the primary structure*). The overall proposed density for the development will be *2.10* dwelling units per acre.

In addition to the 545 residential lots, the concept plan also depicts the incorporation of a ~94.00-acre public park with trails. Approximately 39.00-acres of this area will be situated within the floodplain. Located within the remaining ~55.00-acres of parkland (*i.e. the area outside of the floodplain*) is a pond that is shaped like the State of Texas. The applicant is proposing to create a unique amenity around that pond that will break down the area adjacent to the pond into small areas representing the various ecoregions for the State of Texas (*i.e. Hills & Highlands, Prairies & Plains, Costal Waters, and Woods & Streams*). The ecoregions will incorporate hardscape and landscape features that are reflective of these areas, and integrate amenities and play structures (*e.g. kayak launch, playground equipment, pavilions, etc.*) into each small area plan to increase the utility of the public park. It should also be noted that the applicant will incorporate parking areas to support the regional park.

Another proposal by the applicant was to construct *Gateway Monumentation Signage* adjacent to the City's corporate boundaries on SH-205 (*S. Goliad Street*). In response to this proposal staff has included images of the monumentation signage that was approved for the SH-66 entryway (*approved with Case No. SP2018-001*), and included the statement that "(t)he proposed signage shall be similar to or better than the City's existing gateway monumentation signage …" This will be reviewed by the Architectural Review Board for recommendation to the Planning and Zoning Commission as part of the PD Site Plan; however, the City Council shall have the final approval authority for the proposed signage. Based on the applicant's request for a Public Improvement District (PID) staff has required that if the applicant's request is approved the park/trail system and gateway monumentation signage shall be constructed with the first phase of the development.

The proposed Planned Development District will be subject to the land uses and requirements stipulated for the Single Family 7 (SF-7) District unless specifically called out in the Planned

Development District ordinance. A summary of the proposed development standards for each lot type is as follows:

Lot Type (see Concept Plan) ►	***A***	***B***
Minimum Lot Width [1]	60'	70'
Minimum Lot Depth	120'	130'
Minimum Lot Area	7,200 SF	9,100 SF
Minimum Front Yard Setback [2] & [5]	20'	20'
Minimum Side Yard Setback	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	10'	10'
Minimum Length of Driveway Pavement	20'	20'
Maximum Height [3]	36'	36'
Minimum Rear Yard Setback [4]	20'	20'
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	2,000 SF	2,300 SF
Maximum Lot Coverage	65%	65%

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: As measured from the rear yard property line.

[5]: Porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*.

INFRASTRUCTURE

Based on the applicant's concept plan and proposed density, the following infrastructure is required to be constructed to provide adequate public services to the proposed development:

Water Improvements: The Water Distribution Master Plan indicates that a 12-inch waterline will need to be constructed along S. Goliad Street (*SH-205*), Wylie Lane, and connect to the existing eight (8) inch water line located along Travis Lane.

Wastewater Improvements: The Wastewater Collection System Master Plan shows that the applicant will be responsible for the construction of the Long Branch lift station (*location on the subject property to be determined at the time of civil engineering*), which will be located south of the subject property. This will require full upgrades -- *including appurtenances* -- to the ultimate capacity of lift stations *#1 & #2* along FM-3097. In addition, the applicant will be required to pay a $432.74 per acre pro-rata fee for the wastewater improvements that were previously installed.

Roadways: According to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, Cullins Road is required to be a *Minor Collector*, which requires a 60-foot right-of-way with a 41-foot *back-to-back* street. The applicant only has a small adjacency to the roadway and has the option of [*1*] constructing 24-feet of the roadway or [*2*] escrowing their required portion of the roadway at 115%. In addition, a 30-foot right-of-way dedication -- *as measured from the centerline* -- will be required for Travis Lane and Cullins Road, and additional future right-of-way for FM-549 may be required to be reserved at the time of final plat. All residential streets are required to be in a 50-foot right-of-way with a 29-foot *back-to-back* street, and all roadways adjacent to the proposed park will be required to be a 41-foot *back-to-back* street.

In addition, the applicant will be required to perform a Traffic Impact Analysis (TIA) for the Texas Department of Transportation (TXDOT), a wetlands study for the existing ponds, and a FEMA flood study.

CONFORMANCE WITH THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction* Manual in the following ways:

- ☑ The Engineering Department's *Standards of Design and Construction* Manual stipulates that, "(A)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete …"; however, the code does grant the City Council the ability to "… waive the residential alley requirement, if it is in the best interest of the City." (*Section 2.11; Page 14*)

- ☑ The Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages, unless it is a *J-Swing* [*or traditional swing*] garage where the garage door is perpendicular to the street."

In lieu of alleyways, the applicant is proposing to allow both *traditional swing* and *recessed front entry* garages. All *recessed front entry* garages shall be required to be setback a minimum of ten (10) feet from the front façade of the primary structure. As a compensatory measure for not meeting the required 20-foot setback stipulated by the UDC for *recessed front entry garages*, the applicant is requiring that all garage doors be required to incorporate upgraded finishes (*e.g. divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative*) and all driveways be constructed with ornamental stamped concrete and/or brick pavers. Staff has incorporated this language into the draft ordinance. By approving the proposed case, the City Council would be waiving these requirements.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Southwest Residential District* and is designated for *Low Density Residential* land uses. The plan defines *Low Density Residential* land uses as "… residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses …" In addition, the Comprehensive Plan defines increased amenity as, "… developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In this case the applicant is proposing a total density of 2.10 units per acre, and is proposing to build an ~55.00-acre regional park with an additional ~39.00-acres of public trails and open space. The proposed amenities do appear to justify the requested density; however, the density in this case remains a discretionary decision for the City Council.

Additionally, staff has reviewed the plan against the policies and guidelines contained in the OURHometown Vision 2040 Comprehensive Plan, and has made the following recommendations to the applicant concerning how the *Concept Plan* could be changed to better conform with the Comprehensive Plan:

(1) Increase the size of the lots adjacent to FM-549 and SH-205. According to the Comprehensive Plan, neighborhoods should be designed, "utilizing the Housing Tree Model (*i.e. a method of laying out single family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision*)." (*CH. 8; Sec. 2.03; 1-5 | Page 8-3*)
(2) Locate the 60' x 120' lot product adjacent to the park land and open spaces in lieu of constructing the 70' x 130' lot product adjacent to these areas. According to the Comprehensive Plan,

"(r)esidential developments should be designed so that smaller residential lots/units are located in the closest proximity to a park and/or open space. This will maximize the value of these lots/units, and allow the open spaces to off-set smaller lot/unit sizes." (*CH. 8; Sec. 2.02; 1-4 | Page 8-2*)

(3) Mix the 60' x 120' and 70' x 130' lot product as opposed to creating homogenous pods or cluster of one (1) lot type. According to the Comprehensive Plan, "(d)evelopment should be encourage to provide a mixture of lot sizes throughout each phase to ensure that the maximum value accrues for all properties. This is particularly important in developments that propose clusters of smaller lots." (*CH. 8; Sec. 2.02; 1-5 | Page 8-2*)

(4) Change the side-yard setbacks for all lots from five (5) feet to six (6) feet. According to the Comprehensive Plan, residential lots should incorporate "… a larger separation between homes to make neighborhoods feel more spacious. This separation should be no less than 12-feet (*i.e. six [6] foot side yard building setback*) and should be scaled to the height of the home." (*CH. 8; Sec. 2.03; 3-4 | Page 8-4*)

The applicant has stated that based on his research, he does not feel that adhering to the above recommendations will add value to the project, and has chosen to leave the concept plan as originally submitted. The approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses remains a discretionary decision for the City Council.

NOTIFICATIONS

On March 25, 2019, staff mailed 32 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Oaks of Buffalo Way Homeowner's Associations (HOA), which is the only HOA/Neighborhood Organization that is within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following opposition to this case:

(1) Nine (9) notices or emails from eight (8) property owners that are City of Rockwall residents inside the notification area.
(2) Five (5) emails from City of Rockwall residents outside of the notification area.
(3) Four (4) emails from Rockwall County residents in the City of Rockwall's Extraterritorial Jurisdiction (ETJ).
(4) Nine (9) emails from residents in Rockwall County in McLendon-Chisholm's Extraterritorial Jurisdiction (ETJ).
(5) Two (2) emails from residents of the City of Heath.
(6) One (1) email from a resident in Rockwall County in the City of Wylie.
(7) One (1) email from a resident in Garland.

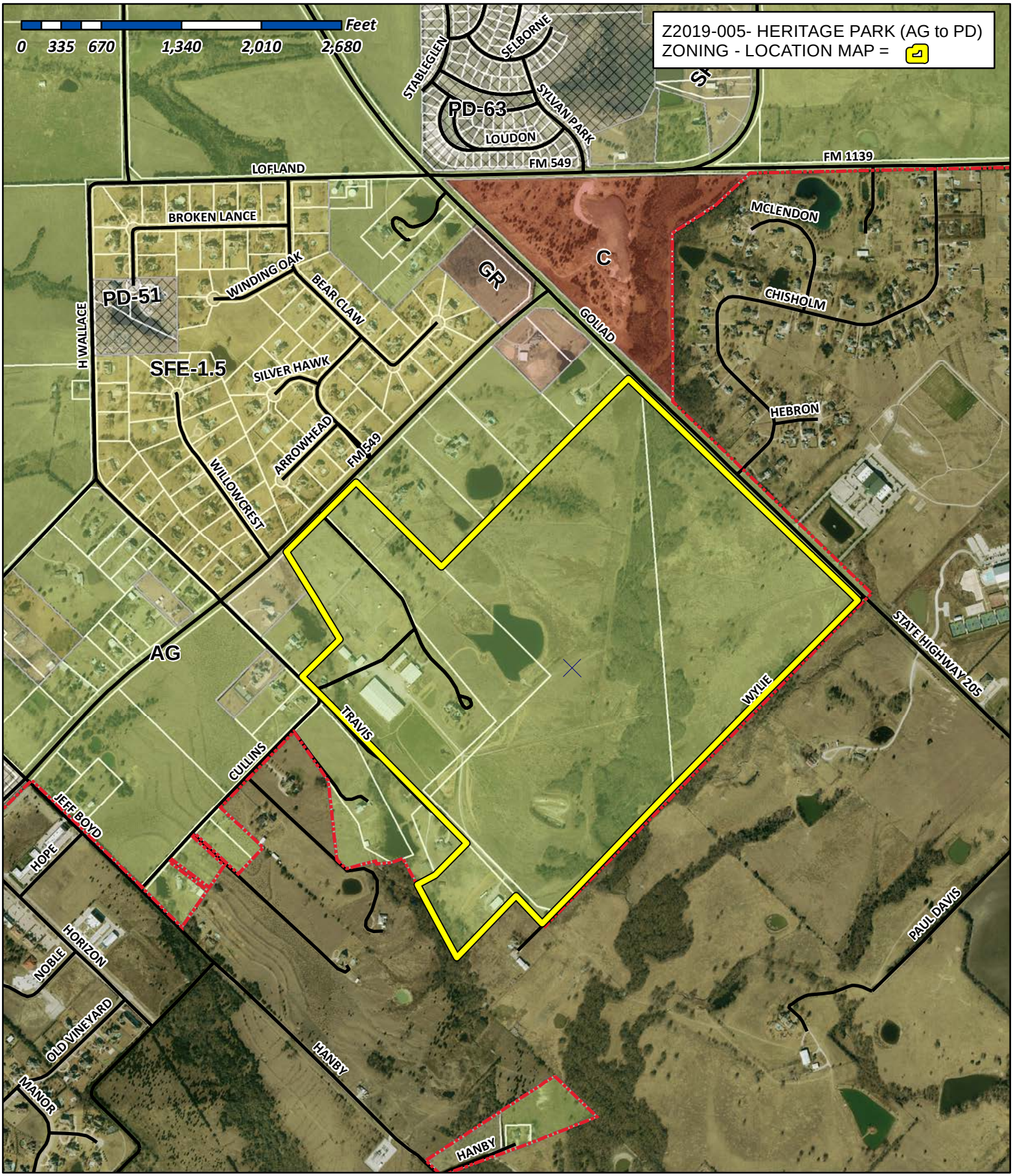
Despite the opposition -- *and the Planning and Zoning Commission's pending recommendation for this case* --, the City Council will be required to have ¾-majority vote to approve the case due to a minimum 20% of the land area within 200-feet of the subject property being in opposition to the applicant's request. According to Section 8.4, *Protest of Proposed Change in Zoning*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), "(w)henever such written protest is signed by the owners of 20 percent or more of the area of the lots or land included in such zoning change, or of the lots or land immediately adjoining the same and within the above mentioned 200-foot radius … such change in zoning shall require a favorable vote of three-fourths of all eligible members of the City Council." Staff has included a *For & Against Map* in the attached packet for the Planning and Zoning Commission's review.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

(2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



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.

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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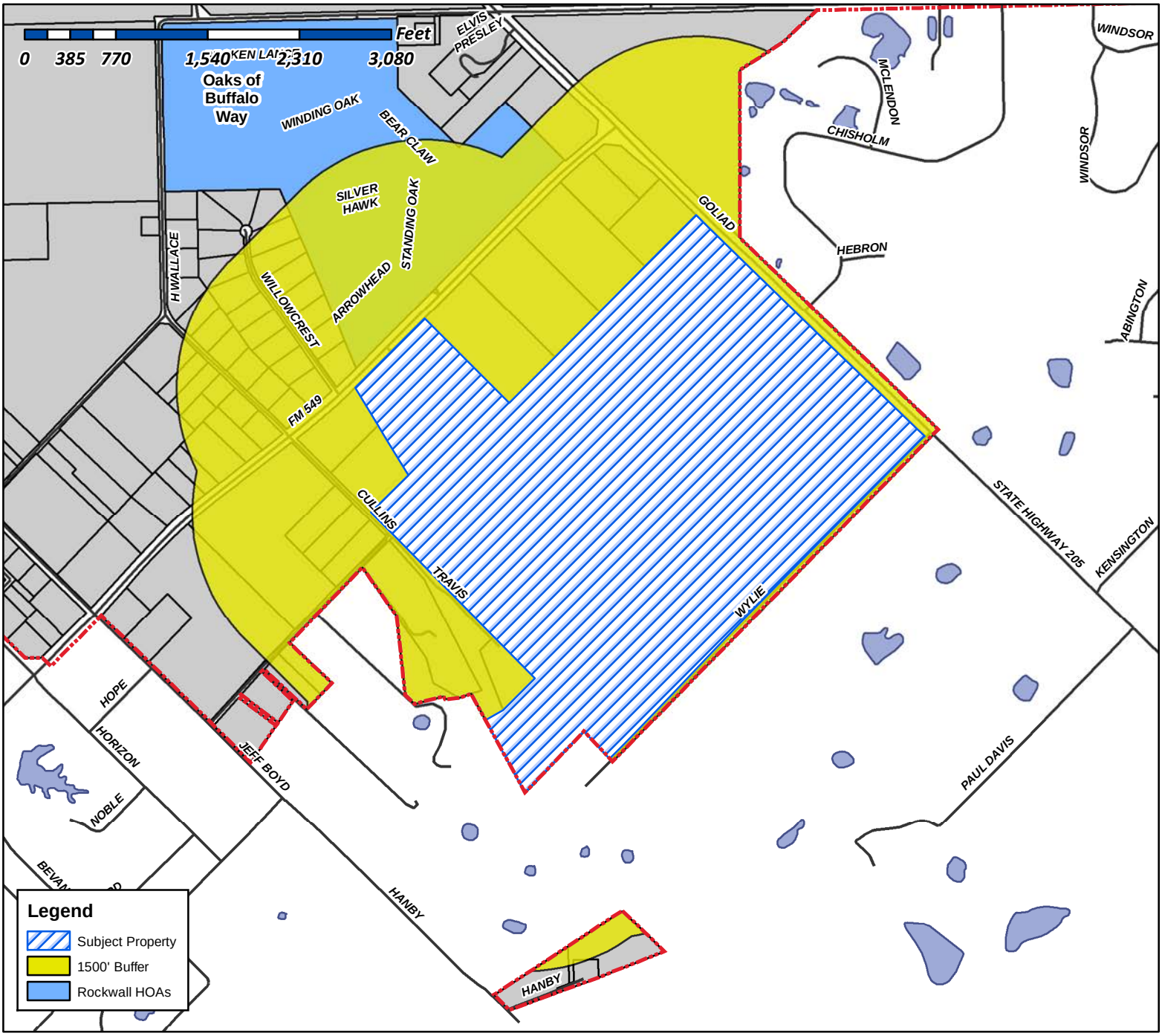
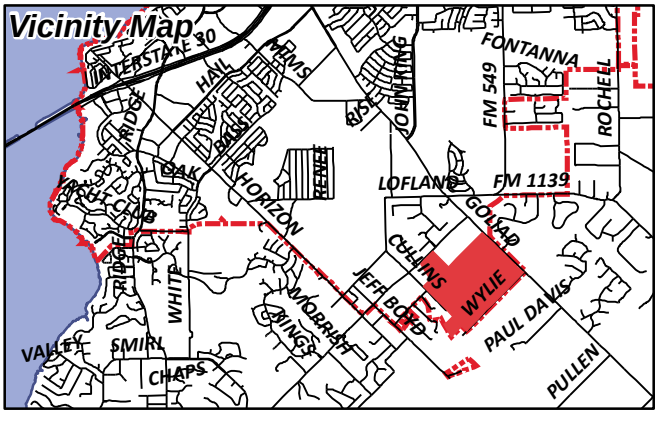


Case Number: Z2019-005
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SWC of FM-549 & SH-205

Date Created: ***3/15/2019***
For Questions on this Case Call (972) 771-7745



From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Noification Program: Notice of zoning request
Date: Friday, March 22, 2019 2:17:00 PM
Attachments: PUBLIC NOTICE.PDF
HOA Notification Map (03.15.2019).pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***March 22, 2019***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 4/9/2019 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday 4/15/2019 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2019-005- Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [*50.0-acres*], 17-14 [*26.452-acres*], 17-15 [*134.33-acres*], 17-16 [*43.6-acres*], & 40-8 [*8.79-acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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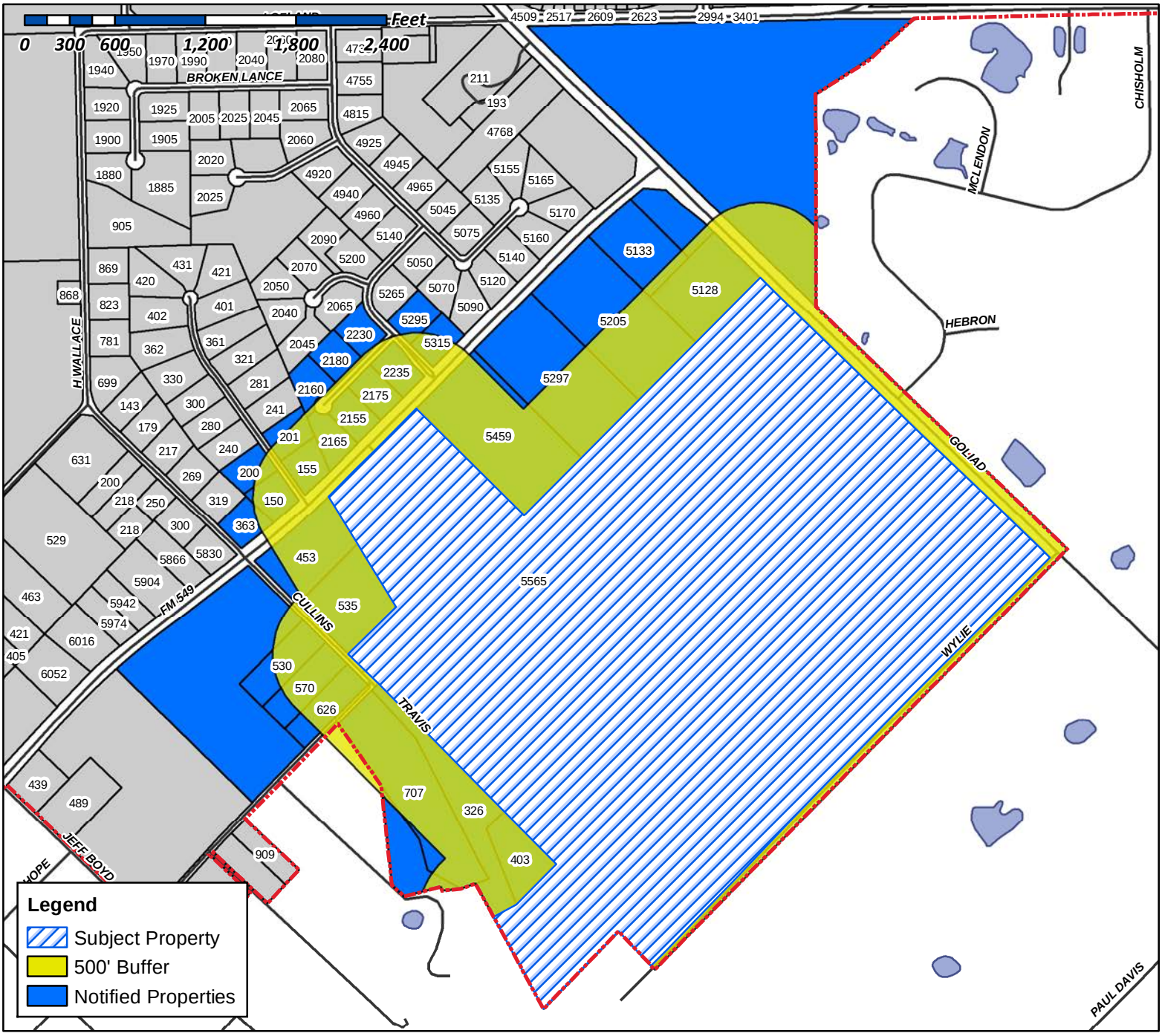

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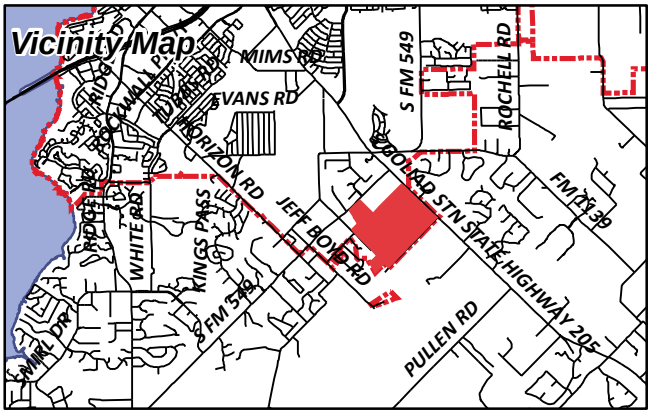


Date Created: *3/15/2019*

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

ROCKWALL HIGHGATE LTD
C/O SCOTT ASBURY
13155 NOEL RD # 900
DALLAS, TX 75240

RANEY GARY T
150 WILLOWCREST DRIVE
ROCKWALL, TX 75032

HADDOCK HOWARD J & JOAN W TRUSTEES
HADDOCK FAMILY LIVING TRUST
155 WILLOWCREST
ROCKWALL, TX 75032

CONFIDENTIAL
200 WILLOWCREST
ROCKWALL, TX 75032

MUELLER JOHN HERMAN AND MELANIE KAY
ANN BEAR-MUELLER
201 WILLOWCREST LN
ROCKWALL, TX 75032

RUCKER ROY LYDELL AND MONIFA
2155 ARROWHEAD CT
ROCKWALL, TX 75032

GRAHAM M TODD AND SHANNA R
2160 ARROWHEAD COURT
ROCKWALL, TX 75032

FLEMING KATHI
2165 ARROWHEAD CT
ROCKWALL, TX 75032

BURZAIR EDWARD C & MARCIA Y
2175 ARROWHEAD CT
ROCKWALL, TX 75032

GREEN JACKIE & TAMI
2180 ARROWHEAD CT
ROCKWALL, TX 75032

RUMMEL STEVEN DAVID AND JANET L
2230 ARROWHEAD CT
ROCKWALL, TX 75032

JOHNSON BILLY RAY & JENNIFER REINHARDT
2235 ARROWHEAD CT
ROCKWALL, TX 75032

ROCKWALL 205 INVESTORS LLC
2701 SUNSET RIDGE SUITE 607
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

CURRENT RESIDENT
326 CULLINS RD
ROCKWALL, TX 75032

LEE SHERRIE
363 CULLINS RD
ROCKWALL, TX 75032

TRAVIS ALAN D
403 TRAVIS LN
ROCKWALL, TX 75032

TRAVIS ALAN D
403 TRAVIS LN
ROCKWALL, TX 75032

PRICE BOBBY DALE & BRETTA JEAN
453 CULLINS RD
ROCKWALL, TX 75032

ZEB MOHIUDIN DR &
NASREEN ZEB
5128 S STATE HIGHWAY 205
ROCKWALL, TX 75032

CURRENT RESIDENT
5133 S FM549
ROCKWALL, TX 75032

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75032

HEAGNEY SCOTT AND LISA
5295 STANDING OAK LN
ROCKWALL, TX 75032

KESSLER JAMES AND ANGELA
5297 SOUTH FM 549
ROCKWALL, TX 75032

HOPE LESLIE AND DARYL
530 CULLINS RD
ROCKWALL, TX 75032

RENTA LARRY J & VICKI
5315 STANDING OAK LN
ROCKWALL, TX 75032

WILSON BRET A & LESLIE
535 CULLINS RD
ROCKWALL, TX 75032

BARRICK CODY ANDREW
5459 S. FM 549
ROCKWALL, TX 75032

CURRENT RESIDENT
5565 S FM549
ROCKWALL, TX 75032

WESTRUP CAROLE LYNN
570 CULLINS RD
ROCKWALL, TX 75032

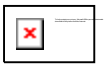
POPE TONY W & KARREN L
626 E CULLINS ROAD
ROCKWALL, TX 75032

BYRD GARY ETUX
707 CULLINS RD
ROCKWALL, TX 75032

Miller, Ryan

From: hjhaddock@classicnet.net
Sent: Monday, April 1, 2019 11:06 AM
To: Miller, Ryan
Subject: Heritage Park Rezoning Request
Attachments: Zoning Commission - April , 2019.docx; Planning Commission Statement.doc

Ryan: As we discussed this morning, I have included a list of questions that I have developed after reviewing the documents submitted by the applicant. Those questions do not imply in any way my endorsement of this request but are only for consideration by the Board.
I have also attached additional comments that I would like to present to the Board on April 6.
This project is unacceptable as proposed for our neighborhood. Thanks for your consideration. Please confirm your receipt of this e-mail,
Howard and Joan Haddock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Planning and Zoning Presentation
Highgate LTD
Case Z2019-005
Rezoning Request for Heritage Park
April, 2019

My name is Howard Haddock.
My wife Joan and I live at 155 Willowcrest which is directly across HWY - 549 from the proposed development.
It has been almost 8 years ago to the day that we stood before this board in response to a similar request for developing this property by changing the zoning from Agriculture to Planned Development
The current proposal is almost identical to that submitted in 2011.
After retiring, we looked for over two years to find a suitable location so that we could be closer to some of our grandchildren.
Our criteria for finding a new home were narrowed down to our present location based on the neighborhood, the quality of the homes and the large single dwelling homes on spacious lots in a rural setting.
Part of that decision was the fact that we felt that City and County Government were proactive, forward thinking and fully aware of the special place that was Rockwall.
Further we saw a Planning Board that was willing to protect Rockwall residences and the future for our area. It is a bright future as long as we maintain our standards.
We have looked at the change request, the details of this proposal and are very disappointed, in fact stunned that we again need to come before this board to raise our objection to this plan. Attached to this statement is a specific list of questions and concerns that should be considered by this board before rendering its decision.
We recognize and support growth and economic opportunities for Rockwall and encourage others to join our community. However, that welcome should be consistent with our existing community standards and neighborhood values already in place.
As you look at the fact that we will be adding 545 homes on postage stamp lots of 60 and 70 feet with depth of 120 or 130 feet and homes in the 2000 to 2300 square foot range that is clearly not consistent with current standards or expectations. Placing 2.1 homes/acre is a far cry from existing conditions in the area.
Furthermore looking at the roads and access to these homes creates a massive traffic situation as we project adding close to 1000 cars to the area. One of those entry/exit points is on the just completed upgrade to SH-549 directly across from our location.
If you look at the current traffic on SH- 549 and SH-205 during the morning and dinner time hours you will find traffic backed up at the intersection by

between ¼ mile and ½ miles on both roads. It is unacceptable now! Can you imagine the conditions when this project is completed? Add to that the significantly increased travel of school busses throughout the day as students travel between Heath high schools and the newly opened Academy and you will find the traffic conditions totally unsatisfactory.

However above and beyond the obvious issues of traffic, schools, property values and safety, the overriding issue to be considered must be the future of Rockwall and Rockwall County. What type of City do we want to be as we compete here in North Texas. So far, we are a destination location because of our standards, values and our quality of life. That would dramatically change were this project to go forward.

We urge the board to reject this project as proposed. While doing so we recognize that Rockwall will grow and if this property is to be developed, it should meet the current standards in lot size, home square footages a real estate value. Certainly the current residence and the city should welcome growth consistent with our core values.

If this property is to be developed lets do so with the values that are consistent with current standards. This proposal is clearly not!

Howard and Joan Haddock
155 Willowcrest
Rockwall, Texas.

Specific Questions
Heritage Park
April, 2019

- Has there been a traffic study done to determine the impact on our roads and highway safety?
- Looking at the types of homes existing in the area, how could such a proposal even be considered?
- Do you consider frontal garages to be consistent with the area?
- Home orientation on these lots including setbacks should be consistent with the current area standards. Are they?
- Fencing regulations being proposed do not appear to be well enough defined to meet area expectations. Need more specifics.
- What would be the configuration on those houses immediately adjacent to SH-549. Will the set back from the highway be enough to meet current area standards?
- What landscaping enhancements are being considered so as to not detract from the current area?
- City services like sewer will be required. Do you plan to provide those services to existing neighborhoods?
- Has there been any consideration to installing a full line of trees to shield the neighborhood from the street?
- The parks and trial concept masquerades (or allows) for the tract home concept. Is that a proper standard to circumvent the zoning regulations.
- Are non brick homes acceptable in the area?

Miller, Ryan

From: Planning
Sent: Wednesday, April 3, 2019 1:59 PM
To: Miller, Ryan
Subject: FW: Case No. Z2019-005: Heritage Park

From: bret@wilsoninvestmentservices.com [mailto:bret@wilsoninvestmentservices.com]
Sent: Wednesday, April 3, 2019 12:23 PM
To: Planning
Subject: Case No. Z2019-005: Heritage Park

We are Bret and Leslie Wilson and we live at 535 Cullins Road. As one of the homeowners that is adjacent to this property, my wife and I oppose this zoning change.

The immediate area surrounding Highgate Ranch was developed before the City of Rockwall annexed it into the city limits, so the houses were built on a minimum of 1.5 acre and up to 10 acre lot sizes. This includes all the homes that border the ranch, the homes on FM 549 from Hwy 205 to Horizon Road, The Oaks of Buffalo Way, Willowcrest, Long Branch, and the houses along Cullins Road. The SF-7 designation does not conform to the already existing lot sizes in the immediate area. This does not promote the welfare of the community in the immediate vicinity of the ranch, nor is it a compatible use of the land (with 60 to 70 foot lots) when compared to all of its neighbors.

I recognize that eventually this property will be developed. We are simply asking that it be developed in a way that is compatible with its neighbors. The current plan that the developer is proposing shows a lack of respect for the already existing homeowners in this area. Please vote no on this zoning change proposal.

Thank you.

Bret A Wilson

WILSON INVESTMENT SERVICES, LLC
A Registered Investment Advisory Firm

www.wilsoninvestmentservices.com

Office Address:
535 Cullins Road
Rockwall, TX 75032
Mailing Address:
3021 Ridge Road Ste. A37
Rockwall, TX 75032
972-772-9599

Miller, Ryan

From: Planning
Sent: Thursday, April 4, 2019 11:11 AM
To: Miller, Ryan
Subject: FW: Case 22019-005: Heritage Park

From: Bretta Price [mailto:bprice@keatax.com]
Sent: Thursday, April 4, 2019 11:01 AM
To: Planning
Subject: Case 22019-005: Heritage Park

Dear Mr. Miller,

I would like to relay my opposition to the zoning request for Case 22019-005: Heritage Park. We are located at 453 Cullins Road, Rockwall TX 75032. Our property is 5.5 acres and backs up to the current equestrian facility.

We need to keep the integrity of the houses that are already established in the area. The Oaks of Buffalo Way and Willowcrest have 1.5 to 3 Acre lots per house. I propose we stay with something in that range.

If you have further questions or would like to discuss, please contact me at 214-476-4745.

Sincerely,

Bretta Price
453 Cullins Rd.
Rockwall TX 75032

BRETTA PRICE
KE Andrews

469.298.1594
469.298.1595
bprice@keatax.com
www.keatax.com

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2019-005: Heritage Park

Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-4 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 4/9/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 4/15/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **4/15/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2019-005: Heritage Park

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

My husband and I are opposed to this request as it does not use the land in conformity with the City's original plan for this area. We live on 3 acres. Our neighbors across the street both have 10 acres. Neighbor along 549 are on 12 acres. Putting cookie cutter homes in 60'-70' lots will ruin this area.

Name: Leslie + Daryl Hope

Address: 530 Cullins Rd.

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Miller, Ryan

From: Planning
Sent: Thursday, April 4, 2019 11:09 AM
To: Miller, Ryan
Subject: FW: Case No. Z2019-005: Heritage Park

From: Leslie Wilson [mailto:leslieporterwilson@gmail.com]
Sent: Thursday, April 4, 2019 10:38 AM
To: Planning
Cc: Leslie Wilson
Subject: Re: Case No. Z2019-005: Heritage Park

I'm Leslie Wilson. I've lived at 535 Cullins Road for 22 years. We back up to Highgate Ranch, the area proposed for a zoning change to SF7 as part of Case No. Z2019-005: Heritage Park.

I am OPPOSED to the zoning change request because of the density of the homes.

The other homes/subdivisions in the area—The Oaks of Buffalo Way, Willowcrest Estates, Cullins Road (north and south of FM 549), Jeff Boyd Circle, Longbranch, Wallace Road, etc. are all much larger lots and homes. We realize this property is more likely than not going to be developed (even though we've enjoyed it as AG for two decades), but we think it should be more in keeping with the other development in the area, which is not small homes on small lots, as projected in the SF7 proposed designation.

Additional reasons:

- There's not enough infrastructure (particularly in terms of roads—SH 205 and FM 549) for this many homes and the resulting traffic.
- There's not enough room at Pullen and Springer (and Cain and RHHS) for students to attend school without increases to already-crowded classroom size.
- I also don't think the City of Rockwall should work with Kent Donahue, Donahue Development Corporation. He did such a poor job with the Bayview Project in Rowlett, and I don't think he bring integrity or the best interest of Rockwall.

Thanks for letting me voice my opposition. I definitely plan to attend the P & Z meeting on Tuesday night.

Kind regards,
Leslie Wilson

Miller, Ryan

From: Planning
Sent: Thursday, April 4, 2019 1:31 PM
To: Miller, Ryan
Subject: FW: Opose Z2019-005 Heritage Park

From: Ward Fam [mailto:jprrj@charter.net]
Sent: Thursday, April 4, 2019 12:43 PM
To: Planning
Subject: Opose Z2019-005 Heritage Park

I oppose Z2019-005 Heritage Park. There is no way the current roads can handle this much traffic. I live in the Oaks Of Buffalo Way and it takes me sometimes 20 minutes to get into my neighborhood from sitting at the light on 205 with miles of traffic. Try driving down 205 in the mornings or in the afternoons. It is ridiculous how many lights I sit at due to traffic. Some days it backs up to Hacienda Car Wash.

I heard that this is the same company that left Rowlett in such a big mess and now is in a lawsuit with the city of Rowlett. Now Rowlett is paying for those tacky apartments that will be falling apart in a matter of years. Not a very good business decision for Rockwall. If you want more growth get some good builders in here and build another Kings Bridge . We want big houses on these lots not small ones that will bring down our home values.

Thank you,
Pam Ward
4920 Bear Claw Lane
Rockwall, TX 75032

ROCKWALL COUNTY (MCLENDON-CHISHOLM'S ETJ)

Miller, Ryan

From: Planning
Sent: Thursday, April 4, 2019 11:10 AM
To: Miller, Ryan
Subject: FW: New neighborhood

-----Original Message-----
From: Ron Twedell [mailto:txlawn@charter.net]
Sent: Thursday, April 4, 2019 10:50 AM
To: Planning <planning@rockwall.com>
Subject: New neighborhood

We would like to state that we are totally against the proposed neighborhood south of 549 & west of 205 This message is from Ron Twedell. I'm sending this to represent the Oaks of Buffalo Way Beighborhood Which is 53 home owners

Sent from my iPhone

Miller, Ryan

From: Planning
Sent: Thursday, April 4, 2019 3:05 PM
To: Miller, Ryan
Subject: FW: Case no. Z2019-005: Heritage Park

From: Carole Westrup [mailto:clwestrup@gmail.com]
Sent: Thursday, April 4, 2019 3:04 PM
To: Planning
Subject: Case no. Z2019-005: Heritage Park

Dear Ryan Miller,

My name is Carole Westrup and I own the property at 570 Cullins Rd, Rockwall, TX 75032. I received the notice regarding the request to re-zone the property located off of 549 that extends from Cullins/Travis to Goliad/205.

I strongly OPPOSE the request to re-zone this property from agricultural use to planned development.

The area surrounding the target property is still one of the few areas of Rockwall that maintains a semblance of country atmosphere and space. As you are probably aware, the current homes and neighborhoods within the buffer area are mostly 3,000 sqft homes with lot sizes that start at 1.5 acres. A planned development of homes with any lot size less than 1.5 acres would negatively impact the value and marketability of all of the homes in the buffer area and destroy the equine country atmosphere we currently enjoy.

Lastly, is this the same developer that was responsible for the "Cabo-inspired lagoon" and destination type of development promised to our neighbors in Rowlett? I think we know what is happening with that project.... This is not the right time, developer or proposal for this property or our community.

Please feel free to contact me by phone or email if you have any questions.

Sincerely,
Carole Westrup

clwestrup@gmail.com
972-365-0181

CITY OF WYLIE

Miller, Ryan

From: Jami Scoggins Smith <jscoggins1977@gmail.com>
Sent: Thursday, April 4, 2019 3:38 PM
To: Miller, Ryan
Subject: Kent Donahue/ Highgate Ranch rezone

I am writing in hopes that this email will suffice as a strong "PLEASE DON'T!!!" from a resident of Rockwall County when considering to approve this home development. The roads are overcrowded already and Rockwall county is becoming an traffic MESS with dangerous roadways. Please do not approve this, please.

Thanks you,
Jami Scoggins
214-497-4441

MCLENDON-CHISHOLM

Miller, Ryan

From: Planning
Sent: Thursday, April 4, 2019 4:33 PM
To: Miller, Ryan
Subject: FW: Rezoning

-----Original Message-----
From: THOMAS HRITZ [mailto:hritzy@yahoo.com]
Sent: Thursday, April 4, 2019 3:53 PM
To: Planning <planning@rockwall.com>
Subject: Rezoning

I am sending this email to strongly protest the imminent rezoning. The infrastructure(roads) is totally inadequate for a development of this size. Anyone who lives south of this rezoning will be impacted mightily by the increased traffic. Keep the size of the lots closer to one acre like most other homes in the area. I am. It trying to stop progress but to protest the bottleneck that would occur on the 205 if this rezoning for small lots is allowed.

Thomas Hritz
Tom@hritzy.com

Sent from my iPad

ROCKWALL COUNTY

Miller, Ryan

From: Aaron Bruning <aaron.bruning@aon.com>
Sent: Thursday, April 4, 2019 8:41 PM
To: Planning
Subject: Reference Case No. Z2019-005: Heritage Park. OPPOSITION

Mr. Ryan Miller,

I am a homeowner per my address and information below. I am located directly adjacent to this proposed development on the Hwy 205 side.

I am OPPOSED to this development as the homes are too tiny which will devalue our property values and because there is insufficient roadways aka Hwy 205 to handle more traffic. Hwy 205 is in terrible condition and cannot keep up with the growth feeding traffic into it. Our traffic backs up for over a mile now at traffic lights during peak times. This roadway over congestion and roadway which is only a two lane roadway without drive-able shoulders creates a significant emergency response risk for getting fire, EMT and other emergency services access to us in the time of emergencies. We have already been experiencing these delays with the increases in traffic accidents and fatalities as one example. There are other large developments in the immediate vicinity and region feeding our roads an ever growing traffic load already hence our access from emergency services is of an utmost concern from this development and a heavy concentration of homes and highway traffic it will add.

Please DO NOT allow this development to proceed. Thank you.

Sincerely,

Aaron Bruning
2002 Chisholm Trail (Longbranch subdivision)
Rockwall, TX 75032
214-675-7229 mobile phone

Miller, Ryan

From: Cris T <ozzie2400@gmail.com>
Sent: Thursday, April 4, 2019 9:53 PM
To: Planning
Subject: Heritage Park

Aztlan Torres
1470 Madison Dr.
Rockwall, Texas 75032

Case number z2019-005: Heritage Park
I am opposed to the request. It will make an already poor traffic situation much worse on 205 and even I30. Rockwall is known for beautiful neighborhoods, not fast tracked housing developments with homes on top of one another. Leave that for Frisco and Fate. I moved here for a more quiet, small town feel.
Sincerely,
Aztlan Torres

CITY OF HEATH

Miller, Ryan

From: Bruce Wilder <bdwilder@sbcglobal.net>
Sent: Thursday, April 4, 2019 9:12 PM
To: Miller, Ryan
Subject: Heritage Park z2019-005

I am opposed to the sale and rezoning of the property. All homes should be like others in the area on 1-3 acres. In addition, the developer is Kent Donahue, the dishonest developer from the waterfront development on I-30 and Dalrock in Rowlett!!!

Brenda Wilder
2 Cove Creek Court
Heath, TX 75032
Sent from my iPhone

Miller, Ryan

From: Cody Barrick <barrickca@gmail.com>
Sent: Thursday, April 4, 2019 9:16 PM
To: Planning
Subject: z2019-005 Heritage Park

Mr. Ryan Miller,

My name is Cody Barrick. My wife, Amy Barrick, and I reside at:

5459 S. FM 549
Rockwall, TX 75032

We would like to register our OPPOSITION to the Z2019-005 Heritage Park proposal.

The proposed density of the homes and lot sizes is wholly inconsistent with the area. The area currently has homes with 2-5 acre lots. Heritage Parks proposal will decrease home values in the area and wholly changes the aesthetic of the immediate community. The density will overburden the two lane roads on 205 and FM549. The traffic at the light at 205 and 549 already backs up terribly in all directions during the mornings and afternoons.

The proposal impacts my property very directly and very negatively. While we can concede that the property may be developed one day, it should be done so in a manner that is consistent with the area - custom to semi-custom homes on multi-acre lots. The recent developments along 549 towards Heath are a good example.

It is also my understanding that the developer is the same developer that is being sued by the city of Rowlett for the Bayside fiasco.

I pray that the concerns of the community directly impacted by this proposal will be heeded.

Thank you,
Cody Barrick

Sent from my iPhone

Miller, Ryan

From: David Schoen <david.l.schoen@gmail.com>
Sent: Friday, April 5, 2019 7:27 AM
To: Miller, Ryan
Subject: Z2019-005

Mr Miller,

I'm writing this email to formally express opposition to this zoning request.

As a Rockwallian who lives off of 205 (2844 Deer ridge drive - Hickory Ridge) this development will add to the daily traffic tomfoolery that occurs on south 205 when the road goes from 3 lanes into one. Traffic is already bad, only to get worse with this development.

I know 205 is not a city problem, but a Txdot problem. This does not alleviate the issue but the road **must** be widened first.

I plan on attending the planning & zoning meeting on 4-9 to verbally express my opposition.

Just FYI, there is a considerable opposition to this development and expect to have a decently full meeting to discuss this matter.

Looking forward to the meeting.

Best regards,

David

David Schoen
817-913-0036

Miller, Ryan

From: Guy White <whiteguysf@hotmail.com>
Sent: Thursday, April 4, 2019 8:54 PM
To: Planning
Subject: Case Number - Z2019-005 Heritage Park

Mr. Miller,

My name is Guy White, I reside at 5711 Yacht Club Dr at Chandlers Landing in Rockwall.
I'm sending this email because of my concern over the recent proposed zoning plan (ref Z2019-005).
My overall concern is that I purchased my house in this area for the explicit purpose of avoiding overpopulated areas (such as the Dallas proper area) as well as benefitting from better school districts and not fighting increased traffic.
This proposal is contradictory to everything that I moved to Rockwall for.
Allow me to explain my position.

1) By creating a housing development which accommodates over 500 houses equals an increase in total population.
This can be looked at as a great thing since it brings more tax dollars and revenue to an area; however, what this also equals is overpopulated schools, roads and facilities/amenities in the local area as well. The housing itself, depending on prices, will encourage a certain type of resident. I'm not saying that anyone has to be at a certain social status to live in Rockwall, but we would see an increase in the commuter population which will equal an increase in the transient population which could lead to increases in crime, accidents and strain on public services.

2) By creating this housing development, you are encroaching on natural resources of which Rockwall has only certain amounts.
When I was stationed in Hawaii there was one simple truth about land...they weren't making anymore of it. This does not necessarily hold true for the great state of Texas but it does hold true for Rockwall county. As I'm sure you are aware, Rockwall county is the smallest county in the state and therefore contains only limited amounts of land. This development is in total contradiction to land conservation within the county.

I get it, this development equals jobs and equals money for the investors involved. Heres a better idea, if you want to invest in the Rockwall area, there are many local businesses and companies that could benefit from investors. Have you considered land in or around Forney?
I've never been a person to stop the flow of progress but in this case I feel it is my place to speak my peace on this matter.
Rockwall is a very up and coming city but in the opinion of this citizen, I don't believe that it would benefit from a housing development with over 500 homes living on top of one another.

Please take these thoughts into consideration and please feel free to contact me with any questions regarding this email.

Thank you,

Guy White

ROCKWALL COUNTY (MCLENDON-CHISHOLM'S ETJ)

Miller, Ryan

From: hollyco812 <hollyco812@aol.com>
Sent: Thursday, April 4, 2019 9:44 PM
To: Planning
Subject: C/O Ryan Miller

I am 100% opposed to the proposed development on 205 and 549. Reference number Z2019-005.

The road infrastructure isnt ready for added construction traffic. And it will not be ready in the near future for the ridiculous amount of homes wanting to be shoved in there.

What happened to the 1 acre homes? There is a desire for that kind of living. The old say, "if you build it, they will come", still rings true. Please stop allowing cookie cutter homes being crammed into this beautiful town. Space, large green yards, beautiful homes, MORE BUSINESS; that is what is needed.

Thank you for your time.

-Holly Belt
10 Windsor Drive
Rockwall 75032

Sent via the Samsung Galaxy S8, an AT&T 4G LTE smartphone

ROCKWALL COUNTY (MCLENDON-CHISHOLM'S ETJ)

Miller, Ryan

From: Ray Newcomb <borborigmi@yahoo.com>
Sent: Thursday, April 4, 2019 9:05 PM
To: Planning; Miller, Ryan
Subject: Case Z2019-005: Heritage Park

Mr Miller,

Please note our opposition to this request.

Current traffic on 205 into Rockwall in the morning rush hour is almost a nightmare. I'm unsure of infrastructure requirements, but it appears this is going to be a high-density development - and I doubt the needed infrastructure will be in place prior to completion of the development. Usable obviously, but probably less than ideal.

Suggestion to have appropriate parties spend an hour or two some weekday morning to watch the traffic flow. It's obviously somewhat worse when school is in session, but just totally unpleasant at all 'rush hour' times. Spend another couple of hours between 5 and 7pm weekdays. See how long it takes to get from John King past the 549 intersection.

Imagine the traffic issues that emergency vehicles would have to contend with in the event of major accidents, property fires, or medical situations.

Certain comments have been stated about the developer being out of his element (or in over his head) with references to the public issues that Rowlett is having with their master planned development at Bayside. It's unknown how accurate those references are. But anyone that has voting input towards approval should ask for and obtain the answer.

It's also been stated the developer has indicated sales prices of 400-500k for these homes. It would really be interesting to see how that figure was arrived it. Just does not seem plausible to me based on the minimal acreage per home. I'm not a realtor, but compare that figure to others in the vicinity that actually have some land - not just 60-70' lot lines. Smelling the fish yet?

Do some real homework before approving developments that are detrimental to those of us that will have to live with poor decisions, or suffer property loss of value.

We're sure that a lot of folks will attend the next open sessions for discussion on the matter to voice opposition.

We're just putting this in writing. Although we are not in the city limits, there will be many voting taxpayers watching.

Ramon and Joyce Newcomb
2217 McClendon Dr
Rockwall, Tx 75032

972.771.6015

ROCKWALL COUNTY (MCLENDON-CHISHOLM'S ETJ)

Miller, Ryan

From: Ramirez, Tammy <Tammy.Ramirez@Avnet.com>
Sent: Thursday, April 4, 2019 9:11 PM
To: Planning
Subject: Reference case # Z2018-005: Heritage Park

Importance: High

Tammy & Joel Ramirez
2044 Chisholm Trail
Rockwall, Tx. 75032

We are opposed to this subdivision zoning request due to the high volume of traffic on 205 and 549. We live in Longbranch community and currently have a hard time getting in and out of our neighborhood.

Tammy Ramirez
tammy.ramirez@avnet.com
Senior Account Manager

AVNET
Reach Further

3101 East President George Bush Hwy
Suite 250
Richardson, Tx. 75082
O 214.553.6860
M 972.567.3621
F 214.553.6836
avnet.com

ROCKWALL COUNTY (MCLENDON-CHISHOLM'S ETJ)

Miller, Ryan

From: Thomas Cosby <tcosby12@me.com>
Sent: Friday, April 5, 2019 6:50 AM
To: Planning
Subject: Reference Case No. Z2019-005: Heritage Park. OPPOSITION

Mr. Ryan Miller,
I am a homeowner at 2025 Chisholm Trail, which is located directly across from the proposed neighborhood. I am OPPOSED to developing this neighborhood at this time, because the city/county does not have the infrastructure to support it. Highway 205 and Highway 549 are heavily overloaded many hours of the day with traffic backups that last for over a mile. The highways also does not have shoulders, so this impedes emergency vehicles from being able to respond in a timely manner.

I have also been told that the developer has defaulted on other engagements that have resulted in lawsuits.

Please DO NOT allow the development of this neighborhood to proceed until the infrastructure is in place to support it.

Sincerely,
Thomas Cosby
2025 Chisholm Trail
Rockwall, TX. 75032
214-240-7479

ROCKWALL COUNTY

Miller, Ryan

From: Ed Kohorst <edkohorst@valueworksinc.com>
Sent: Friday, April 5, 2019 10:10 AM
To: Miller, Ryan
Subject: Proposed development on 549, 205, Cullins Road and Wylie lane

Dear Mr. Miller,

I am writing to express our opposition to the proposed housing development to what is currently Black Star properties bordering 549, 205, Cullins Road and Wylie Lane.

Viewing the drawings of the proposed development it appears that this acreage will be saturated with what looks to be high density HUD style homes.
As I am sure you know, the existing homes in this area are generally valued at a range of $800k up to $1,000,000. And the addition of 545 low income homes will greatly impact the value of neighboring properties.

Not only will property values suffer but the quality of our schools and the amenities we enjoy will deteriorate as the infrastructure struggles to accommodate additional mass.

When we purchased our property in 1995, the covenants required that any additional properties be at a minimum of 12 acres.
Now we see individual lots for 60 and 70ft., a violation of that requirement.

I appreciate your taking the time to read our objection. And we will be present at the April 9th meeting.

Thanks.
Sincerely,
Ed Kohorst

Ed Kohorst
Principal
Value Works, Inc.

831 Cullins Road
Rockwall, Texas 75032
edkohorst@valueworksinc.com
www.valueworksinc.com

CITY OF HEATH

Miller, Ryan

From: Planning
Sent: Friday, April 5, 2019 8:33 AM
To: Miller, Ryan
Subject: FW: Opposed to Z2019-005

From: MartyAllen [mailto:martyallen0902@gmail.com]
Sent: Friday, April 5, 2019 8:21 AM
To: Planning
Subject: Opposed to Z2019-005

To Ryan Miller
Rockwall Planning and Zoning

From: John and Marty Allen
100 Skyline Circle, Heath 75032

Re: Case No. Z2019-005

We are opposed to the development of Case No. Z2019-005 for the following reasons:

1. It does not follow the guidelines for density set out for the area
2. The developer does not have a good track record (i.e. Bayview catastrophy)
3. Infastructure is not set up to handle the number of people this development would bring.

Sent from Mail for Windows 10

ROCKWALL COUNTY (MCLENDON-CHISHOLM'S ETJ)

Miller, Ryan

From: Rob & Detra Scheele <scheele4@gmail.com>
Sent: Friday, April 5, 2019 10:34 AM
To: Planning
Subject: Case No. Z2019-005: Heritage Park (opposition)

Hello,
I would like to share that I am OPPOSED to the above referenced case that P&Z will be considering next Tuesday. My opposition is based on the following:

- Development inconsistent with the surrounding areas
- Inadequate support services and infrastructure to accommodate this dense of population

Thank you for your service and dedication to our community and assistance in helping all of us ensure that Rockwall continues to be a desirable place to live.

Regards,
Rob Scheele
2200 Chisholm Trail
Rockwall, TX 75032

Miller, Ryan

From: Planning
Sent: Friday, April 5, 2019 8:29 AM
To: Miller, Ryan
Subject: FW: Case No. Z2019-005: Heritage Park
Attachments: Opposition Form.pdf

Importance: High

From: Scott Blackwood [mailto:glentech@netportusa.com]
Sent: Friday, April 5, 2019 8:25 AM
To: Planning
Subject: Case No. Z2019-005: Heritage Park
Importance: High

Dear Sirs:

My opposition to your Notice of Zoning Change, Case Z2019-005 (Heritage Park), is attached.

Thank you.
Scott Blackwood
5205 South FM 549
Rockwall, TX 75032
972-768-4835

Sent from Mail for Windows 10

CITY OF GARLAND

Miller, Ryan

From: Cynthia Jansky <cbacon@frontier.com>
Sent: Friday, April 5, 2019 11:51 AM
To: Planning; Miller, Ryan
Subject: Case No. Z2019-005: Heritage Park

Cynthia Bacon
1713 Charleston Drive
Garland, TX 75040

Case No. Z2019-005: Heritage Park

OPPOSED to the request and subsequent over crowding of the area - its not in keeping with the development in the area and not enough room on surrounding roads for the additional traffic it would generate.

ROCKWALL COUNTY (MCLENDON-CHISHOLM'S ETJ)

Miller, Ryan

From: Taylor Bearden <bearden.taylor@yahoo.com>
Sent: Friday, April 5, 2019 12:05 PM
To: Miller, Ryan
Subject: No to New development of 550 houses

Dear Mr. Miller:

As a resident of Longbranch, which is directly across from the proposed development I strongly disagree with adding 550 in such a small area.
There have been many wrecks at this spot on 205 with the turn-ins and the hill.

Please let me know where I need to oppose this.

Thank you.
Taylor Kannady

Sent from Yahoo Mail on Android

PLEASE RETURN THE BELOW FORM

Case No. Z2019-005: Heritage Park

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

The tiny houses are going to have a big impact on the value of our house. We Strongly Condemn this action, not favorable for any of us

Name: Dr & Mrs Dr Mohiddin A. ZEB

Address: 5128 S. 205 Rockwall 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

ROCKWALL COUNTY

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2019-005: Heritage Park

Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-4 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 4/9/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 4/15/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **4/15/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2019-005: Heritage Park

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Name: Jerry + Sherry Woods

Address: 863 Cullins Road
Rockwall, TX

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be

① The lot sizes are too small they need to be at least an acre lot size. The houses around the ranch development are all on "over an acre" lot. Most are 6 acre up lots.

② The traffic congestion on all 3 roads - Hwy 549, Hwy 205, and Cullins Rd. (over)

ROCKWALL COUNTY

Miller, Ryan

From: Planning
Sent: Friday, April 5, 2019 1:01 PM
To: Miller, Ryan
Subject: FW: Ryan Miller/ Proposed 205/549 site

-----Original Message-----
From: Amy White [mailto:crafta29@yahoo.com]
Sent: Friday, April 5, 2019 11:55 AM
To: Planning <planning@rockwall.com>
Subject: Ryan Miller/ Proposed 205/549 site

Dear Mr. Miller,
I will keep this short and to the point, please please do not give into the notion that the building of 500+ houses is remotely a logical idea, this is detrimental to this area!! We all moved to this side of town to get away from the "cookie cutter" homes and infrastructure that goes with it!!! I could go on and on but until you come drive my kids to and from school every morning and see the traffic nightmares that already exist maybe they will realize what a mistake it would be, we will have enough to deal with when they begin to widen the 205!!! Keep this area green!!!!!

Amy White

Sent from my iPhone

Miller, Ryan

From: Planning
Sent: Friday, April 5, 2019 2:17 PM
To: Miller, Ryan
Subject: FW: OPPOSING Case No Z2019-005 Heritage Park

-----Original Message-----
From: Debbie Wilhelm [mailto:debbiewilhelm25@yahoo.com]
Sent: Friday, April 5, 2019 12:01 PM
To: Planning <planning@rockwall.com>
Subject: OPPOSING Case No Z2019-005 Heritage Park

I am writing to say that I oppose Case No Z2019-2005 Heritage Park for a few reasons:

First and perhaps most importantly, this builder/developer has already proven to not keep his word, to not be trustworthy and to not build what is best for a city/community! Even though this proposal looks nothing like the Bayside mess in Rowlett... We still don't need to take any risks such as that with our beloved city!!

In addition, there is no place for a SF7 in that area!! It is already entirely too congested and unable to handle it's current flow of traffic. But, even if that were to be rectified, the development in that area should stay true to what is already there... acreage lots! I would love to see it stand in 1+ acre lots, but absolutely no less than .5acre lots.

We have something extremely special in/about Rockwall... let us keep it that way as we go forward and continue to develop. Let us not lose sight of this beautiful city and over build/overpopulate.... especially with a builder/developer who has already proven himself to not do what is best for a community.

Thank you for listening to your citizens!

Debbie Wilhelm
Fathom Realty
214-598-7953

ROCKWALL COUNTY (MCLENDON-CHISHOLM'S ETJ)

Miller, Ryan

From: Planning
Sent: Friday, April 5, 2019 2:18 PM
To: Miller, Ryan
Subject: FW: Case No. Z2019-005 Heritage Park

From: Margaret Kannady [mailto:deraldkannady@yahoo.com]
Sent: Friday, April 5, 2019 12:25 PM
To: Planning
Subject: RE: Case No. Z2019-005 Heritage Park

Attn: Ryan Miller, Director of Planning

Dear Mr. Miller:

My name is Derald W. Kannady and I live at 2109 Chisholm Trail in Rockwall. I moved to this location in April of 1996.

I would like to offer my strong opposition to Case No. Z2019-005, Heritage Park. The lot sizes of this development do not conform to the surrounding developments (1-5 acre lots) which will tremendously decrease my property value. I moved to Rockwall from Garland in 1996 to get away from these types of neighborhoods. Research shows that homes this size typically become rental properties after being sold and purchased twice, which I do not think is a good thing for any of the residents in this area.

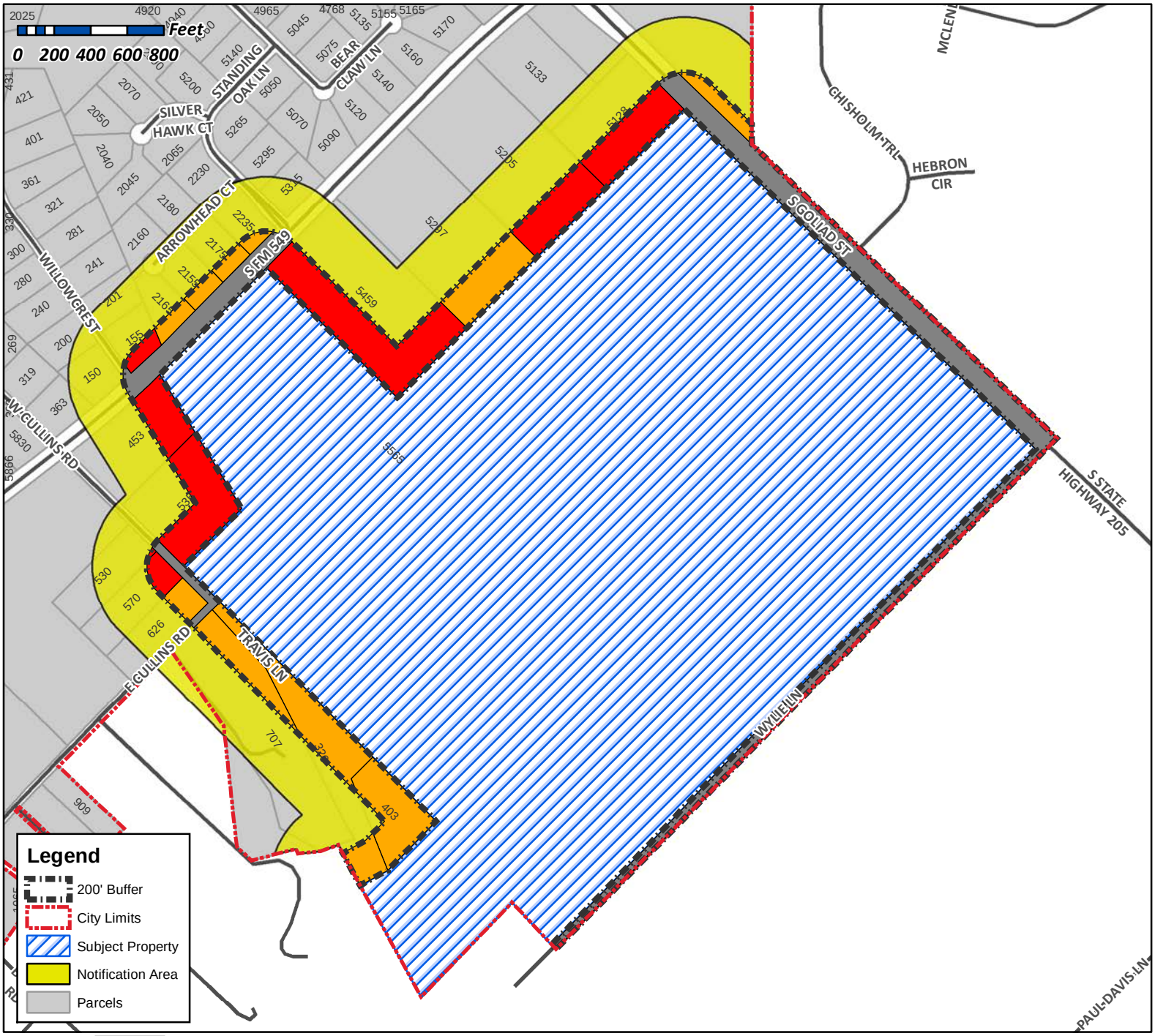
Sincerely,
Derald W. Kannady

Sent from Mail for Windows 10

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.

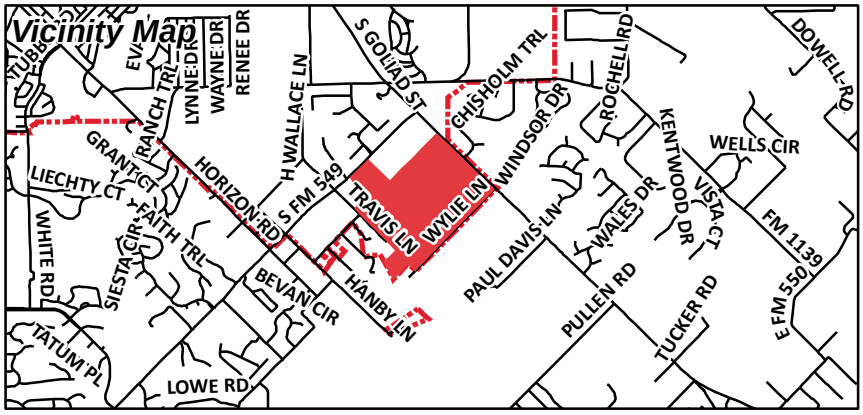


Z2019-005 - HERITAGE PARK (AG to PD)

- AGAINST 36.68%
- FOR 0.00%
- NO RESPONSE 30.71%
- ROW 32.61%

Date Created: 4/5/2019

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



Manhard CONSULTING

Civil Engineering
Surveying
Water Resources Management
Construction Management
Environmental Consulting
Land Planning

March 15, 2019

City of Rockwall
Planning Department
385 S Goliad
Rockwall, TX 75087

RE: Proposed +/-545 Lot Residential PD & Regional Park
Located @ South Corner of FM 549 & SH 205

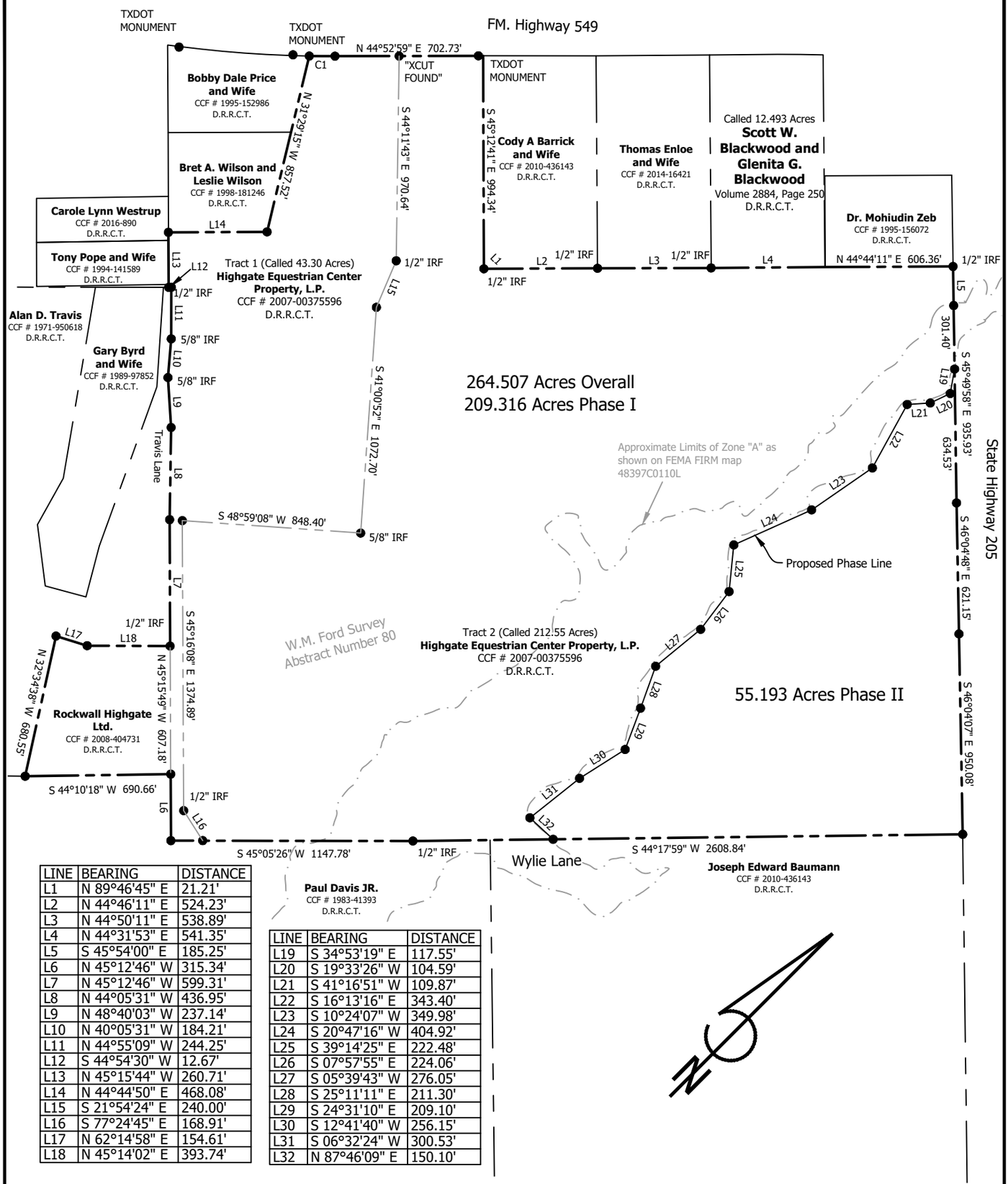
Dear Staff,

The subject development will consist of +/-545 single family lots and a +/-94 Acre Regional Park located on a 264.5 acre tract. The Concept Plan included with this submittal is representative of our vision of the development. Our team is currently working with the City's Parks Department on general programming for the Regional Park to identify a yearly maintenance budget as requested by Council. The proposed Park area within the flood plain is currently accessible via existing equestrian trails paralleling the creek.
Please feel free to contact us if you have any questions regarding our project or application.

Thank you,

Brian Bridgewater, P.E.
Manhard Consulting

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	121.99'	5796.43'	1°12'21"	N 45°17'37" E	121.99'



LINE	BEARING	DISTANCE
L1	N 89°46'45" E	21.21'
L2	N 44°46'11" E	524.23'
L3	N 44°50'11" E	538.89'
L4	N 44°31'53" E	541.35'
L5	S 45°54'00" E	185.25'
L6	N 45°12'46" W	315.34'
L7	N 45°12'46" W	599.31'
L8	N 44°05'31" W	436.95'
L9	N 48°40'03" W	237.14'
L10	N 40°05'31" W	184.21'
L11	N 44°55'09" W	244.25'
L12	S 44°54'30" W	12.67'
L13	N 45°15'44" W	260.71'
L14	N 44°44'50" E	468.08'
L15	S 21°54'24" E	240.00'
L16	S 77°24'45" E	168.91'
L17	N 62°14'58" E	154.61'
L18	N 45°14'02" E	393.74'

LINE	BEARING	DISTANCE
L19	S 34°53'19" E	117.55'
L20	S 19°33'26" W	104.59'
L21	S 41°16'51" W	109.87'
L22	S 16°13'16" E	343.40'
L23	S 10°24'07" W	349.98'
L24	S 20°47'16" W	404.92'
L25	S 39°14'25" E	222.48'
L26	S 07°57'55" E	224.06'
L27	S 05°39'43" W	276.05'
L28	S 25°11'11" E	211.30'
L29	S 24°31'10" E	209.10'
L30	S 12°41'40" W	256.15'
L31	S 06°32'24" W	300.53'
L32	N 87°46'09" E	150.10'

EXHIBIT SHOWING

264.507 Acres of land situated in the W.M. Survey, Abstract Number 80, Rockwall County, Texas.

Project Number: 180164 Date: February 18, 2019
Revised Date:
Revision Notes:

Sheet 1 of 4

STATE OF TEXAS
REGISTERED
JEREMY LUKE DEAL
5696
PROFESSIONAL
LAND SURVEYOR

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 *TBPE Firm Registration # 17968*

SCALE : 1"= 600'

0' 600' 1200'

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LEGAL DESCRIPTION (OVERALL)

BEING a 264.507 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55 acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along the northwest line of said Wylie Lane, a distance of 2608.84 feet, to a 1/2" iron rod found;

THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said northwest line, a distance of 1147.78 feet, to the southwest corner of said called 43.30 acre tract,;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls:

North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangent curve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's File Number 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

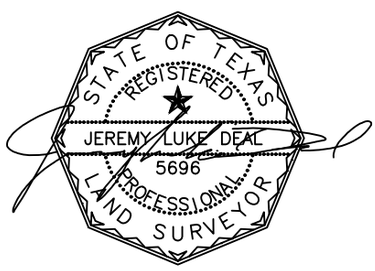
THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said East right-of-way line, a distance of 935.93 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 48 Seconds East, continuing along said East right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 07 Seconds East, continuing along said East right-of-way line, a distance of 950.08 feet, to the POINT OF BEGINNING, and containing 264.507 acres of land, more or less.

Project Number: 180164 Date: February 18, 2019
Revised Date:
Revision Notes:



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"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 *TBPE Firm Registration # 17968*

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LEGAL DESCRIPTION (PHASE I)

BEING a 209.316 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being a portion of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of said called 43.30 acre tract, being on the northwest line of Wylie Lane;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls:

North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangent curve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's File Number 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said southwest right-of-way line, a distance of 301.40 feet, to a point for corner;

THENCE Southwesterly, departing said West right-of-way line and over and across said called 212.55 acre tract, the following calls:

South 34 Degrees 53 Minutes 19 Seconds East, a distance of 117.55 feet, to a point for corner;

South 19 Degrees 33 Minutes 26 Seconds West, a distance of 104.59 feet, to a point for corner;

South 41 Degrees 16 Minutes 51 Seconds West, a distance of 109.87 feet, to a point for corner;

South 16 Degrees 13 Minutes 16 Seconds East, a distance of 343.40 feet, to a point for corner;

South 10 Degrees 24 Minutes 07 Seconds West, a distance of 349.98 feet, to a point for corner;

South 20 Degrees 47 Minutes 16 Seconds West, a distance of 404.92 feet, to a point for corner;

South 39 Degrees 14 Minutes 25 Seconds East, a distance of 222.48 feet, to a point for corner;

South 07 Degrees 57 Minutes 55 Seconds East, a distance of 224.06 feet, to a point for corner;

South 05 Degrees 39 Minutes 43 Seconds West, a distance of 276.05 feet, to a point for corner;

South 25 Degrees 11 Minutes 11 Seconds East, a distance of 211.30 feet, to a point for corner;

South 24 Degrees 31 Minutes 10 Seconds East, a distance of 209.10 feet, to a point for corner;

South 12 Degrees 41 Minutes 40 Seconds West, a distance of 256.15 feet, to a point for corner;

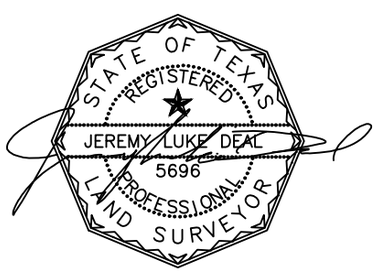
South 06 Degrees 32 Minutes 24 Seconds West, a distance of 300.53 feet, to a point for corner;

North 87 Degrees 46 Minutes 09 Seconds East, a distance of 150.10 feet, to a point for corner, being on the North line of said Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along said North line, a distance of 665.41 feet, to a point for corner;

THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said North line, a distance of 1147.78 feet, to the POINT OF BEGINNING, and containing 209.316 acres of land, more or less.

Project Number: 180164 Date: February 18, 2019
Revised Date:
Revision Notes:



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LEGAL DESCRIPTION (PHASE II)

BEING a 55.193 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being a portion of a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found at the northernmost corner of said called 212.55 acre tract, same being the easternmost corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas, and being on the southwest right-of-way line of State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said southwest right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said southwest right-of-way line, a distance of 301.40 feet, to the POINT OF BEGINNING;

THENCE Southwesterly, departing said southwest right-of-way line and over and across said called 212.55 acre tract, the following calls:

South 34 Degrees 53 Minutes 19 Seconds East, a distance of 117.55 feet, to a point for corner;

South 19 Degrees 33 Minutes 26 Seconds West, a distance of 104.59 feet, to a point for corner;

South 41 Degrees 16 Minutes 51 Seconds West, a distance of 109.87 feet, to a point for corner;

South 16 Degrees 13 Minutes 16 Seconds East, a distance of 343.40 feet, to a point for corner;

South 10 Degrees 24 Minutes 07 Seconds West, a distance of 349.98 feet, to a point for corner;

South 20 Degrees 47 Minutes 16 Seconds West, a distance of 404.92 feet, to a point for corner;

South 39 Degrees 14 Minutes 25 Seconds East, a distance of 222.48 feet, to a point for corner;

South 07 Degrees 57 Minutes 55 Seconds East, a distance of 224.06 feet, to a point for corner;

South 05 Degrees 39 Minutes 43 Seconds West, a distance of 276.05 feet, to a point for corner;

South 25 Degrees 11 Minutes 11 Seconds East, a distance of 211.30 feet, to a point for corner;

South 24 Degrees 31 Minutes 10 Seconds East, a distance of 209.10 feet, to a point for corner;

South 12 Degrees 41 Minutes 40 Seconds West, a distance of 256.15 feet, to a point for corner;

South 06 Degrees 32 Minutes 24 Seconds West, a distance of 300.53 feet, to a point for corner;

North 87 Degrees 46 Minutes 09 Seconds East, a distance of 150.10 feet, to a point for corner, being on the North line of said Wylie Lane;

THENCE North 44 Degrees 17 Minutes 59 Seconds East, along the North line of said Wylie Lane, a distance of 2608.84 feet, to a point for corner at the intersection of said North line and the southwest right-of-way line of said State Highway No. 205;

THENCE North 46 Degrees 04 Minutes 07 Seconds East, departing said North line and along the said southwest right-of-way line, a distance of 950.08 feet, to a point for corner;

THENCE North 46 Degrees 04 Minutes 48 Seconds West, continuing along said southwest right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE North 45 Degrees 49 Minutes 58 Seconds West, continuing along said southwest right-of-way line, a distance of 634.53 feet, to the POINT OF BEGINNING, and containing 55.193 acres or land, more or less.

Project Number: 180164 Date: February 18, 2019
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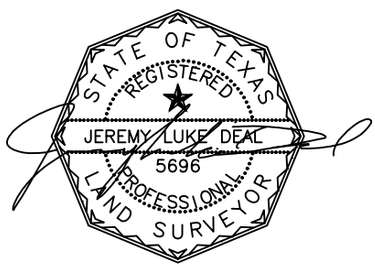
Revision Notes:



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F.M. 549

STATE HWY 205

TRAVIS LN

WYLIE LN

±55 ACRES
PUBLIC PARK

±39 ACRES
PUBLIC PARK
& TRAILS

"WELCOME TO ROCKWALL" MONUMENT SIGN

±182
RESIDENTIAL LOTS
±57 ACRES
(100 60' LOTS)
(82 70' LOTS)

±363
RESIDENTIAL LOTS
±114 ACRES
(223 60' LOTS)
(140 70' LOTS)

N

0 250 500 1000
SCALE: 1"=500'

LEGEND

- 70' LOTS
- 60' LOTS
- PUBLIC PARK
- ROADWAY

HERITAGE PARK - ZONING CONCEPT PLAN

SOUTHWEST CORNER OF F.M. 549 & S.H. 205

ROCKWALL, ROCKWALL COUNTY, TEXAS

RELEASE DATE: 03/15/2019
SCALE: 1" = 500'
CODE: 611.011.001
DRAWN BY: TRB

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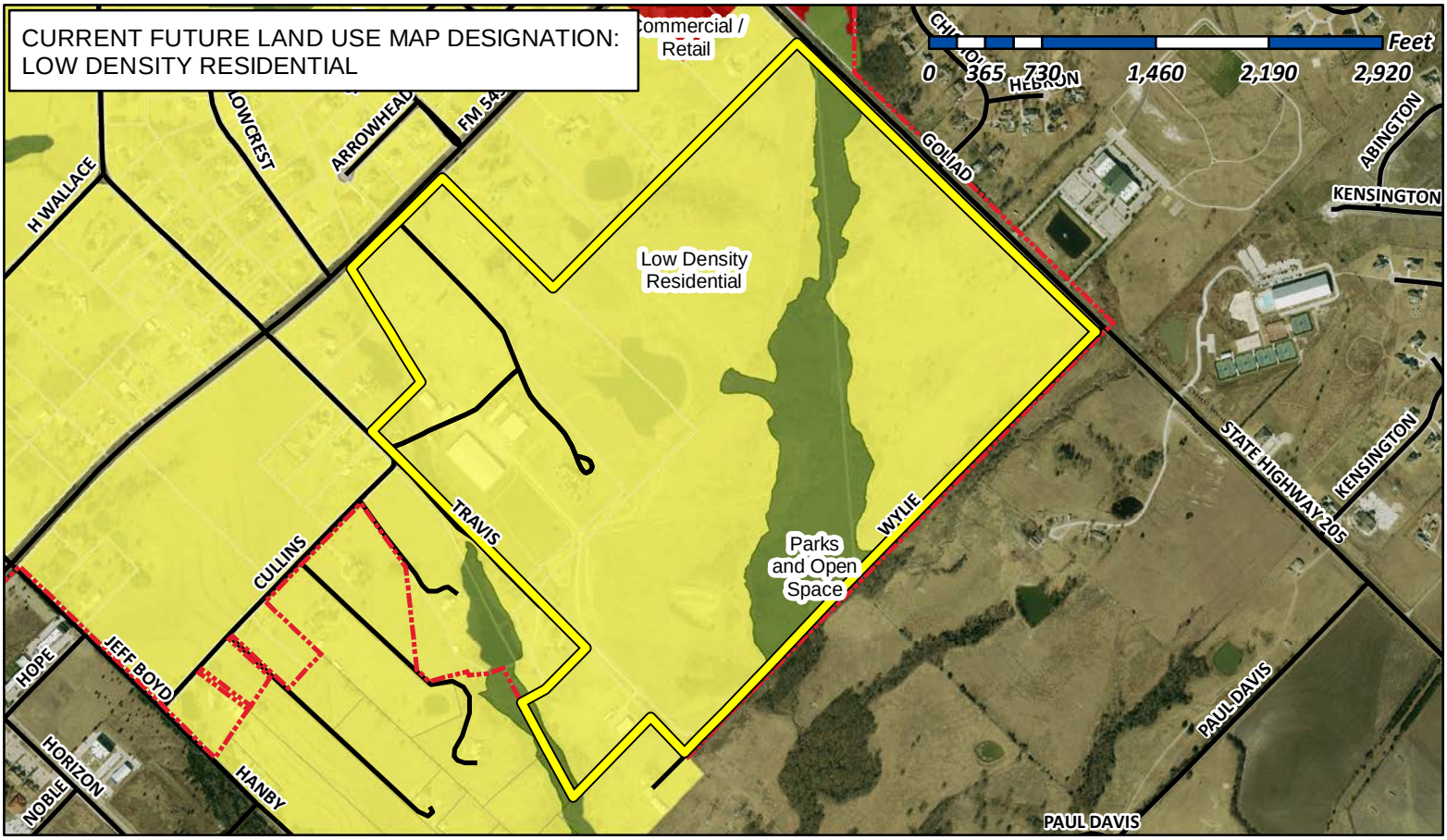
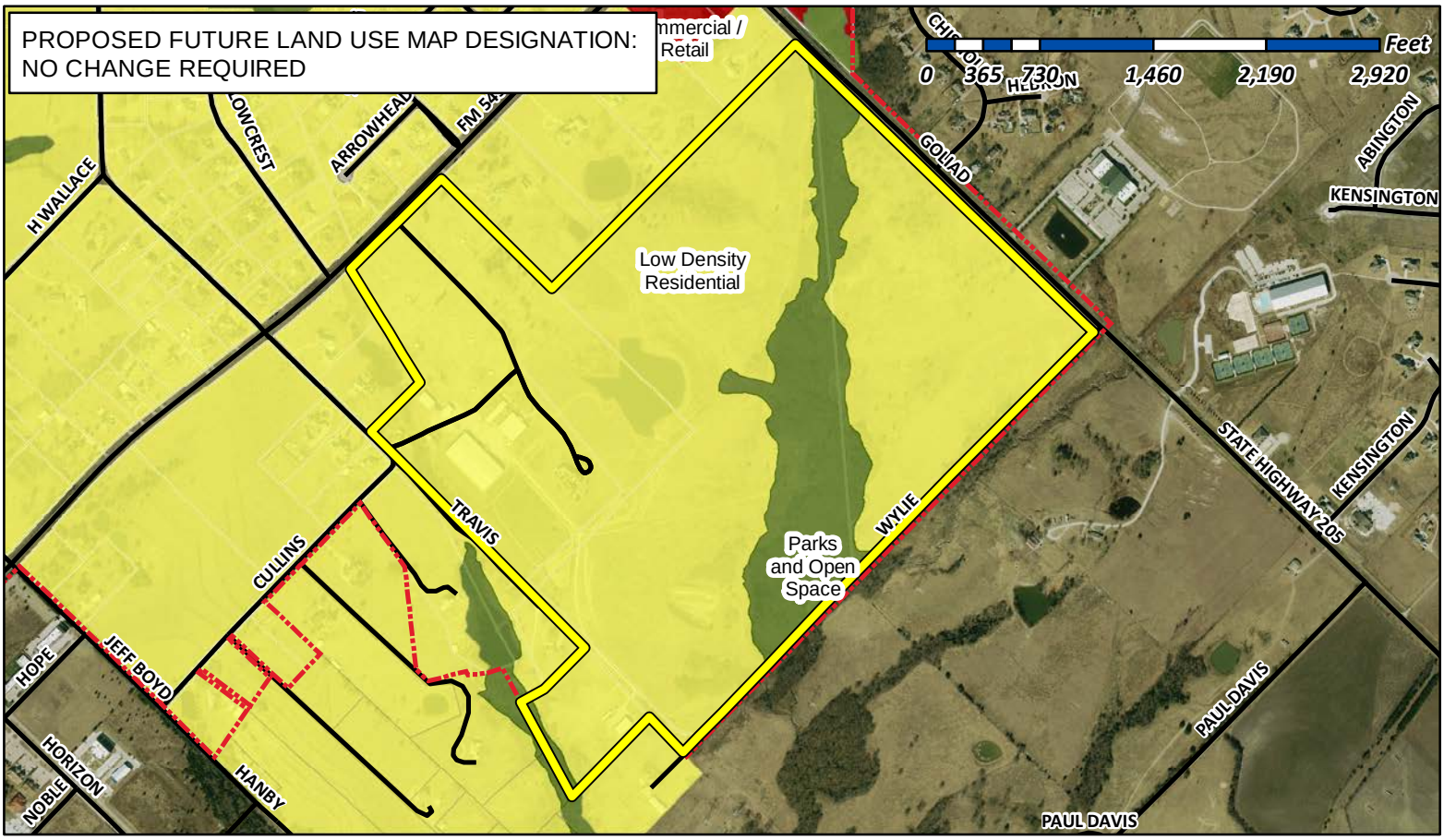
Manhard CONSULTING
12225 Greenville Avenue, Suite 1000 Dallas, TX 75243 ph:972.490.4250 manhard.com
Civil Engineers Surveyors Water Resource Engineers Water & Waste Water Engineers
Construction Managers Environmental Scientists Landscape Architects Planners
Texas Board of Professional Engineers Registration No. F-18141





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.

18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2. *Commercial/Industrial Land Uses*. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3. *Transitional Areas*. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [*SH-205*]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.



1 Current Suburban Residential



1 Current Suburban Residential



1 Future Suburban Residential



1 Current Suburban Residential

POINTS OF REFERENCE

A. Windmill Ridge Subdivision
B. Lynden Park Estates Subdivision
C. Lake Rockwall Estates Subdivision
D. Oaks of Buffalo Way Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

BUILD OUT
4,251
14,108

% OF ROCKWALL
10.95%
10.34%
12.49%

CURRENT
2,190
188
7,437

COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%

MINOR COLLECTOR	
M4D	
M4U	
TXDOT 4D	

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

FISCAL IMPACT ANALYSIS TOOL

ASSUMPTIONS: (1) All values are based on the Appraised Value and *not* the Market Value; (2) All Agricultural (AG) District land is assumed to be residential under Current Zoning and zoned in accordance to the Future Land Use Map under Current Zoning at Build Out.
DISCLAIMER: The information provided below is not a reasonable basis for the approval or denial of any zoning case. This is a general tool that is meant to assist elected and appointed officials in the understanding the potential fiscal impacts of a zoning request, and to track conformance to the Comprehensive Plan's targeted land use ratios of 80% residential to 20% commercial land use, which is intended to yield a 67% residential value to 33% commercial value.
SUMMARY OF METHODOLOGY: The methods used in this study are based on a rough fiscal impact analysis, and involve reducing the City's land values down to a per square footage cost to estimate potential impact on existing property value. The cost of service model is constructed around the City's current fiscal year costs versus the percentage of land area that is currently residential and non-residential. A per capita multiplier and average cost method were used to estimate sales tax.

CASE NO.: *Z2019-005*

CASE NAME: *Zoning Change (AG to PD) for Heritage Park*

ZONING MAP



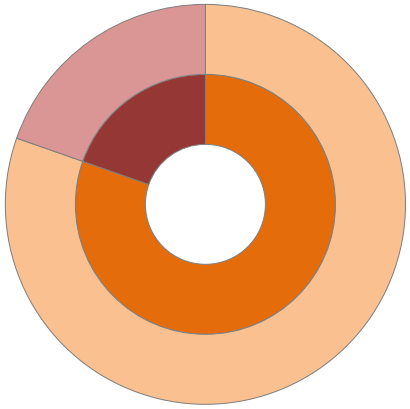
	PRESENT				PROPOSED				CHANGE				GOAL		
	LAND USE		LAND VALUE		LAND USE		LAND VALUE		LAND USE		LAND VALUE				
	ACRES	%	EST. PROP. VALUE	%	ACRES	%	EST. PROP. VALUE	%	CH. ACRES	% CHANGE	CHANGE IN VALUE	% CHANGE	ACREAGE	VALUE	DIFFERENCE
RESIDENTIAL	10,932.42	75.48%	$ 4,084,912,315.77	75.90%	10,932.42	75.48%	4,358,226,434.86	77.06%	-	0.00%	273,314,119.09	5.08%	80%	67%	-10.06%
NON-RESIDENTIAL	3,552.00	24.52%	$ 1,297,389,588.23	24.10%	3,552.00	24.52%	1,297,389,588.23	22.94%	-	0.00%	-	0.00%	20%	33%	-10.06%
	14,484.42	100.00%	$ 5,382,301,904.00	100.00%	14,484.42	100.00%	5,655,616,023.09	100.00%			273,314,119.09	5.08%	100%	100%	
OPEN SPACE	2,487.57		$ 380,531,381.26		2,487.57		$ 381,558,120.00								
TOTAL	16,971.99		$ 5,762,833,285.26		16,971.99		6,037,174,143.09								

FUTURE LAND USE MAP

	PRESENT	
	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	

	PROPOSED	
	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	

	CHANGE	
	ACRES	%
RESIDENTIAL	-	0.00%
NON-RESIDENTIAL	-	0.00%



ESTIMATED COST/REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
BENCHMARKS				
Residential Value	$ 7,453,690.00	$ 159,668,944.44	$ 273,314,119.09	$ 113,645,174.65
Non-Residential Value	$ -	$ -	$ -	$ -
Residential Acreage	264.51	264.51	$ 264.51	$ -
Non-Residential Acreage	-	-	$ -	$ -
ANNUAL REVENUES				
Residential Revenues	$ 29,971.29	$ 642,405.12	$ 1,106,099.73	$ 463,694.61
Non-Residential Revenues	$ -	$ -	$ -	$ -
Direct Sales Tax Increase	$ 28,561.94	$ -	$ -	$ -
Indirect Sales Tax Increase	$ -	$ 89,426.38	$ 243,463.32	$ 154,036.94
Total Revenues	$ 58,533.22	$ 731,831.50	$ 1,349,563.05	$ 617,731.54
ANNUAL EXPENDITURES				
Cost of Community Service for Residential	$ -	$ (1,438,287.51)	$ (3,584,932.10)	$ (2,146,644.59)
Cost of Community Service for Non-Resident	$ -	$ -	$ -	$ -
Total Estimated Expenditures	$ -	$ (1,438,287.51)	$ (3,584,932.10)	$ (2,146,644.59)
EST. ANN. COST/REVENUES	$ 58,533.22	$ (706,456.01)	$ (2,235,369.06)	$ (1,528,913.05)
OTHER BENCHMARKS				
Additional Citizens Added to Population		614	1,531	917
Estimated Non-Resident Consumers in City		-	-	-

NOTES: The subject property has an agricultural exemption, which would heavily reduce the current estimated annual cost/revenues. It should also be pointed out that the model will always show residential property as running a deficit due to the community cost of service associated with residential land uses.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

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, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 264.510-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 17-13, 17-14, 17-15, 17-16 & 40-8 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 by Kent Donahue of Donahue Development Corporation on behalf of Rockwall Highgate, LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses, on a 264.510-acre tract of land identified as Tracts 17-13 [*50.00-Acres*], 17-14 [*26.452-Acres*], 17-15 [*134.33-Acres*], 17-16 [*43.60-Acres*], & 40-8 [*8.79-Acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Public Park* on the *Subject Property* shall generally be in accordance with the *Public Park Concept Plan*, depicted in *Exhibit 'D'* of this ordinance,

DRAFT 04-05-19

attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 6. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 6(b) through 6(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* An *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with an *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and an *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

DRAFT ORDINANCE 9.3.19

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 7. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That 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, 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 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. 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 6TH DAY OF MAY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *April 15, 2019*

2nd Reading: *May 6, 2019*

DRAFT ORDINANCE 04.09.19

Exhibit 'B':
Legal Description and Survey

BEING a 264.61-acre tract of land situated in the W. M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30-acre tract of land (*Tract 1*) and a called 212.55-acre tract of land (*Tract 2*) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's *File Number 2007-375596*, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, LTD., recorded in County Clerk's *File Number 2008-404731*, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55-acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;
THENCE South 44 Degrees 31Minutes 24 Seconds West, along the northwest line of said Wylie Lane, a distance of 2609.49 feet, to a point for corner;

THENCE South 45 Degrees 18 Minutes 48 Seconds West, continuing along said northwest line, a distance of 1,147.99 feet, to the southwest corner of said called 43.30-acre tract;

THENCE North 45 Degrees 02 Minutes 31 Seconds West, departing said northwest line, and along the southwest line of said called 212.55-acre tract, a distance of 315.56-feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 22 Minutes 37 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66-feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 22 Minutes 19 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55-feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 32 Minutes 45 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 110.73-feet;

THENCE North 62 Degrees 13 Minutes 29 Seconds East, continuing along said northwest line, a distance of 43.88-feet;

THENCE North 45 Degrees 26 Minutes 21 Seconds East, continuing along said North line, a distance of 393.74-feet, to the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30-acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 00 Minutes 29 Seconds West, a distance of 599.06-feet, to a point for corner;

> North 43 Degrees 53 Minutes 14 Seconds West, a distance of 436.95-feet, to a point for corner;
> North 48 Degrees 27 Minutes 46 Seconds West, a distance of 237.14-feet, to a point for corner;
> North 39 Degrees 48 Minutes 03 Seconds West, a distance of 184.23-feet, to a point for corner;
> North 44 Degrees 40 Minutes 42 Seconds West, a distance of 244.69-feet, to a point for corner;
> South 45 Degrees 08 Minutes 57 Seconds West, a distance of 12.69-feet, to a point for corner;
>
> North 45 Degrees 01 Minutes 43 Seconds West, a distance of 260.06-feet, to the lower northwest corner of said called 43.30-acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's *File Number 1998- 181246*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 58 Minutes 51 Seconds East, departing said East line and along the lower North line of said called 43.30-acre tract, being common with the South line of said Wilson tract, a distance of 467.61-feet, to the southeast corner of said Wilson tract;

DRAFT ORDINANCE 04.09.2019

North 31 Degrees 15 Minutes 14 Seconds West, departing said common line and along the upper West line of said called 43.30-acre tract, a distance of 857.52-feet, to the northwest corner of said called 43.30-acre tract, being on the South right-of-way line of FM Highway No. 549;

THENCE North 45 Degrees 31 Minutes 38 Seconds East, a long said South right-of-way line, a distance of 121.99-feet, to a point for corner;

North 45 Degrees 00 Minutes 31 Seconds East, continuing a long said South right-of-way line, a distance of 703.71-feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's *File Number 2010-436143*, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 05 Minutes 09 Seconds East, departing said South right-of-way line and along the upper East line of said called 2 12.55-acre tract, being common with the West line of said Barrick tract, a distance of 995.00-feet, to a point for corner;

THENCE South 86 Degrees 43 Minutes 47 Seconds East, continuing along said common line, a distance of 21.21-feet, to a point for corner;

THENCE North 44 Degrees 53 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Barrick tract, a distance of 524.11-feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's *File Number 2014-16421*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 59 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Enloe tract, a distance of 539.08-feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493-acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in *Volume 2884, Page 250*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 22 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said called 12.493-acre tract, a distance of 541.09-feet, to the southeast corner of said called 12.493-acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's *File Number 1995-156072*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 56 Minutes 40 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Zeb tract, a distance of 606.32-feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

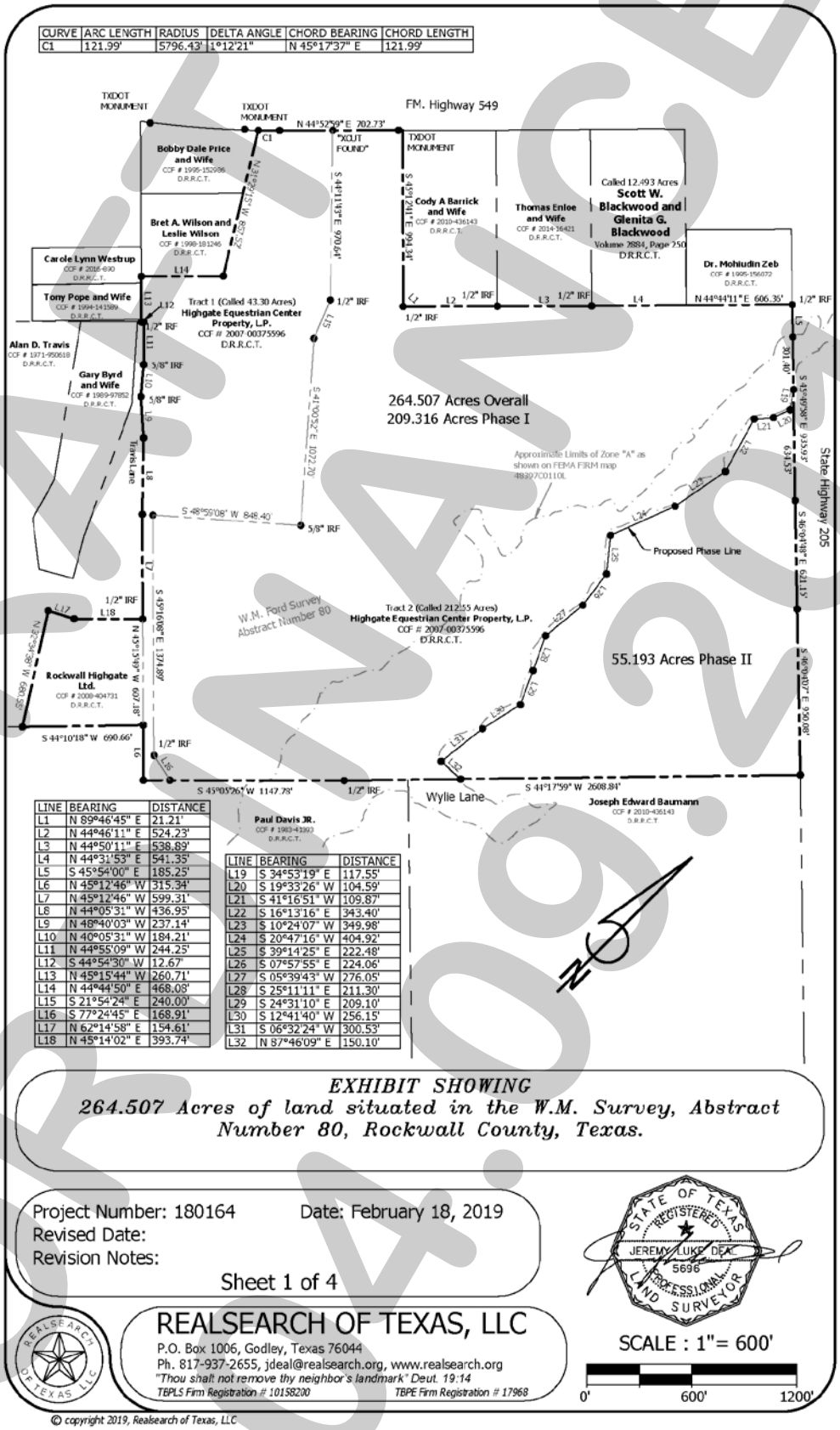
THENCE South 45 Degrees 37 Minutes 13 Seconds East, departing said common line and along said West right-of-way line, a distance of 1,121.18-feet, to a point for corner;

THENCE South 45 Degrees 51 Minutes 23 Seconds East, continuing along said East right-of-way line, a distance of 621.15-feet, to a point for corner;

THENCE South 45 Degrees 50 Minutes 42 Seconds East, continuing a long said East right-of-way line, a distance of 951.25-feet, to the *POINT OF BEGINNING*, and containing 264.61-acres of land, more or less.

DRAFT ORDINANCE 04.02.19

Exhibit 'B':
Legal Description and Survey



DRAFT
ORIGINAL
09.03.2019

LEGAL DESCRIPTION (OVERALL)

BEING a 264.507 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55 acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along the northwest line of said Wylie Lane, a distance of 2608.84 feet, to a 1/2" iron rod found;

THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said northwest line, a distance of 1147.78 feet, to the southwest corner of said called 43.30 acre tract,;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls:

North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangent curve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's File Number 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2084, Page 250, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said East right-of-way line, a distance of 935.93 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 48 Seconds East, continuing along said East right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 07 Seconds East, continuing along said East right-of-way line, a distance of 950.08 feet, to the POINT OF BEGINNING, and containing 264.507 acres of land, more or less.

Project Number: 180164 Date: February 18, 2019
Revised Date:
Revision Notes:

Sheet 2 of 4



REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 *TBPE Firm Registration # 17968*

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DRAFT
ORIGINAL
4.30.19

LEGAL DESCRIPTION (PHASE I)

BEING a 209.316 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being a portion of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk s File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of said called 43.30 acre tract, being on the northwest line of Wylie Lane;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls:

North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangent curve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's File Number 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said southwest right-of-way line, a distance of 301.40 feet, to a point for corner;

THENCE Southwesterly, departing said West right-of-way line and over and across said called 212.55 acre tract, the following calls:

South 34 Degrees 53 Minutes 19 Seconds East, a distance of 117.55 feet, to a point for corner;

South 19 Degrees 33 Minutes 26 Seconds West, a distance of 104.59 feet, to a point for corner;

South 41 Degrees 16 Minutes 51 Seconds West, a distance of 109.87 feet, to a point for corner;

South 16 Degrees 13 Minutes 16 Seconds East, a distance of 343.40 feet, to a point for corner;

South 10 Degrees 24 Minutes 07 Seconds West, a distance of 349.98 feet, to a point for corner;

South 20 Degrees 47 Minutes 16 Seconds West, a distance of 404.92 feet, to a point for corner;

South 39 Degrees 14 Minutes 25 Seconds East, a distance of 222.48 feet, to a point for corner;

South 07 Degrees 57 Minutes 55 Seconds East, a distance of 224.06 feet, to a point for corner;

South 05 Degrees 39 Minutes 43 Seconds West, a distance of 276.05 feet, to a point for corner;

South 25 Degrees 11 Minutes 11 Seconds East, a distance of 211.30 feet, to a point for corner;

South 24 Degrees 31 Minutes 10 Seconds East, a distance of 209.10 feet, to a point for corner;

South 12 Degrees 41 Minutes 40 Seconds West, a distance of 256.15 feet, to a point for corner;

South 06 Degrees 32 Minutes 24 Seconds West, a distance of 300.53 feet, to a point for corner;

North 87 Degrees 46 Minutes 09 Seconds East, a distance of 150.10 feet, to a point for corner, being on the North line of said Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along said North line, a distance of 665.41 feet, to a point for corner;

THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said North line, a distance of 1147.78 feet, to the POINT OF BEGINNING, and containing 209.316 acres of land, more or less.

Project Number: 180164 Date: February 18, 2019
Revised Date:
Revision Notes:

Sheet 3 of 4

STATE OF TEXAS
REGISTERED
JEREMY LUKE DEAL
5696
PROFESSIONAL
LAND SURVEYOR

REALSEARCH OF TEXAS, LLC
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Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 *TBPE Firm Registration # 17968*

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Exhibit 'B':
Legal Description and Survey

LEGAL DESCRIPTION (PHASE II)

BEING a 55.193 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being a portion of a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found at the northernmost corner of said called 212.55 acre tract, same being the easternmost corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas, and being on the southwest right-of-way line of State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said southwest right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said southwest right-of-way line, a distance of 301.40 feet, to the POINT OF BEGINNING;

THENCE Southwesterly, departing said southwest right-of-way line and over and across said called 212.55 acre tract, the following calls:

South 34 Degrees 53 Minutes 19 Seconds East, a distance of 117.55 feet, to a point for corner;

South 19 Degrees 33 Minutes 26 Seconds West, a distance of 104.59 feet, to a point for corner;

South 41 Degrees 16 Minutes 51 Seconds West, a distance of 109.87 feet, to a point for corner;

South 16 Degrees 13 Minutes 16 Seconds East, a distance of 343.40 feet, to a point for corner;

South 10 Degrees 24 Minutes 07 Seconds West, a distance of 349.98 feet, to a point for corner;

South 20 Degrees 47 Minutes 16 Seconds West, a distance of 404.92 feet, to a point for corner;

South 39 Degrees 14 Minutes 25 Seconds East, a distance of 222.48 feet, to a point for corner;

South 07 Degrees 57 Minutes 55 Seconds East, a distance of 224.06 feet, to a point for corner;

South 05 Degrees 39 Minutes 43 Seconds West, a distance of 276.05 feet, to a point for corner;

South 25 Degrees 11 Minutes 11 Seconds East, a distance of 211.30 feet, to a point for corner;

South 24 Degrees 31 Minutes 10 Seconds East, a distance of 209.10 feet, to a point for corner;

South 12 Degrees 41 Minutes 40 Seconds West, a distance of 256.15 feet, to a point for corner;

South 06 Degrees 32 Minutes 24 Seconds West, a distance of 300.53 feet, to a point for corner;

North 87 Degrees 46 Minutes 09 Seconds East, a distance of 150.10 feet, to a point for corner, being on the North line of said Wylie Lane;

THENCE North 44 Degrees 17 Minutes 59 Seconds East, along the North line of said Wylie Lane, a distance of 2608.84 feet, to a point for corner at the intersection of said North line and the southwest right-of-way line of said State Highway No. 205;

THENCE North 46 Degrees 04 Minutes 07 Seconds East, departing said North line and along the said southwest right-of-way line, a distance of 950.08 feet, to a point for corner;

THENCE North 46 Degrees 04 Minutes 48 Seconds West, continuing along said southwest right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE North 45 Degrees 49 Minutes 58 Seconds West, continuing along said southwest right-of-way line, a distance of 634.53 feet, to the POINT OF BEGINNING, and containing 55.193 acres or land, more or less.

Project Number: 180164 Date: February 18, 2019
Revised Date:
Revision Notes:

Sheet 4 of 4

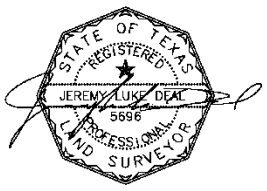

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Exhibit 'C':
Concept Plan

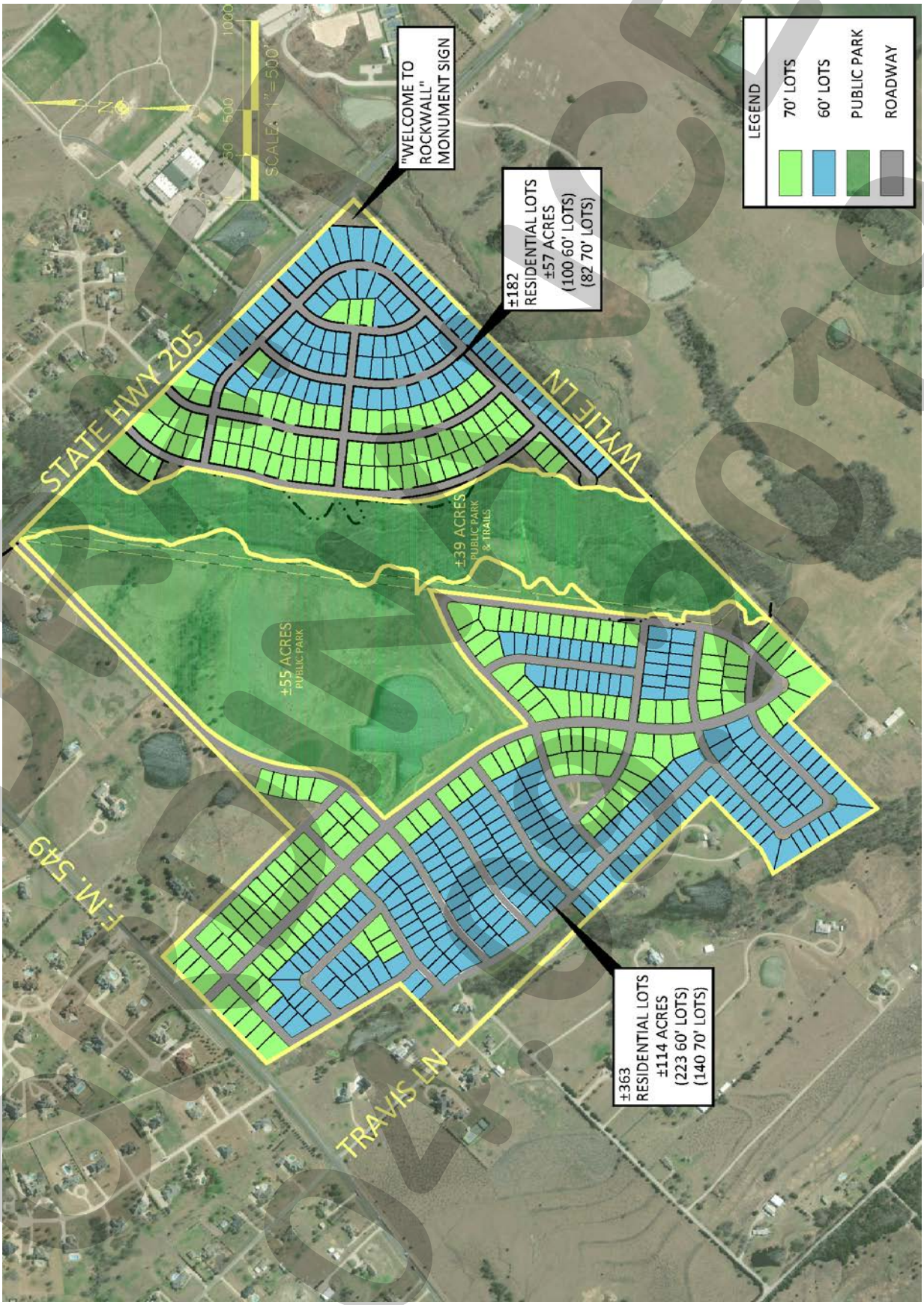

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Exhibit 'D':
Public Park Concept Plan



HERITAGE PARK / **PARK MASTER PLAN**

TBG 16

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Exhibit 'D':
Public Park Concept Plan



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ORDINANCE
04-09-2019

Exhibit 'E':
Density and Development Standards

Density and Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	60' x 120'	7,200 SF	323	59.27%
B	70' x 130'	9,100 SF	222	40.73%
		Maximum Permitted Units:	*545*	*100.00%*

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 7 (SF-7) District, as specified by Article V, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *2.10* dwelling units per gross acre of land; however, in no case should the proposed development exceed *545* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***
Minimum Lot Width [1]	60'	70'
Minimum Lot Depth	120'	130'
Minimum Lot Area	7,200 SF	9,100 SF
Minimum Front Yard Setback [2] & [5]	20'	20'
Minimum Side Yard Setback	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	10'	10'
Minimum Length of Driveway Pavement	20'	20'
Maximum Height [3]	36'	36'
Minimum Rear Yard Setback [4]	20'	20'
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	2,000 SF	2,300 SF
Maximum Lot Coverage	65%	65%

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: As measured from the rear yard property line.

[5]: Porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*.

4. *Building Standards.* All development shall adhere to the following building standards:

(a) Masonry Requirement. The minimum masonry requirement for the exterior façades of all buildings shall be 90%, with front façades being 100% masonry. For the

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purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only. Siding products (*e.g. HardiBoard or Hardy Plank*) shall not be visible from any major thoroughfare (*i.e. John King Boulevard and Horizon Road on Exhibit 'B' of this ordinance*).

(b) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation.* Garages shall be oriented in a *traditional swing* (or *j-swing*) or in a flat, front entry configuration (*i.e. even with the front façade of the primary structure*). Garages utilizing a *traditional swing* (or *j-swing*) are permitted to have a second garage door facing the street that is behind the front façade of the primary structure. Garages configured in a flat, front entry configuration shall be setback a minimum of ten (10) feet from the front façade of the primary structure. All garage doors shall be required to have upgraded finishes (*e.g. divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff*) [*examples of acceptable garage configurations are depicted in Figures 1 & 2*]. In addition, all driveways must be constructed with ornamental stamped concreted and/or brick pavers. All garage configurations not conforming to this section shall meet the requirements of Article VI, *Parking and Loading*, of the Unified Development Code (UDC).

Figure 1. Examples of Upgraded Finishes


Divided Bays


Carriage Hardware


Cedar Cladding


Ornamental Paving

Continued on Next Page …

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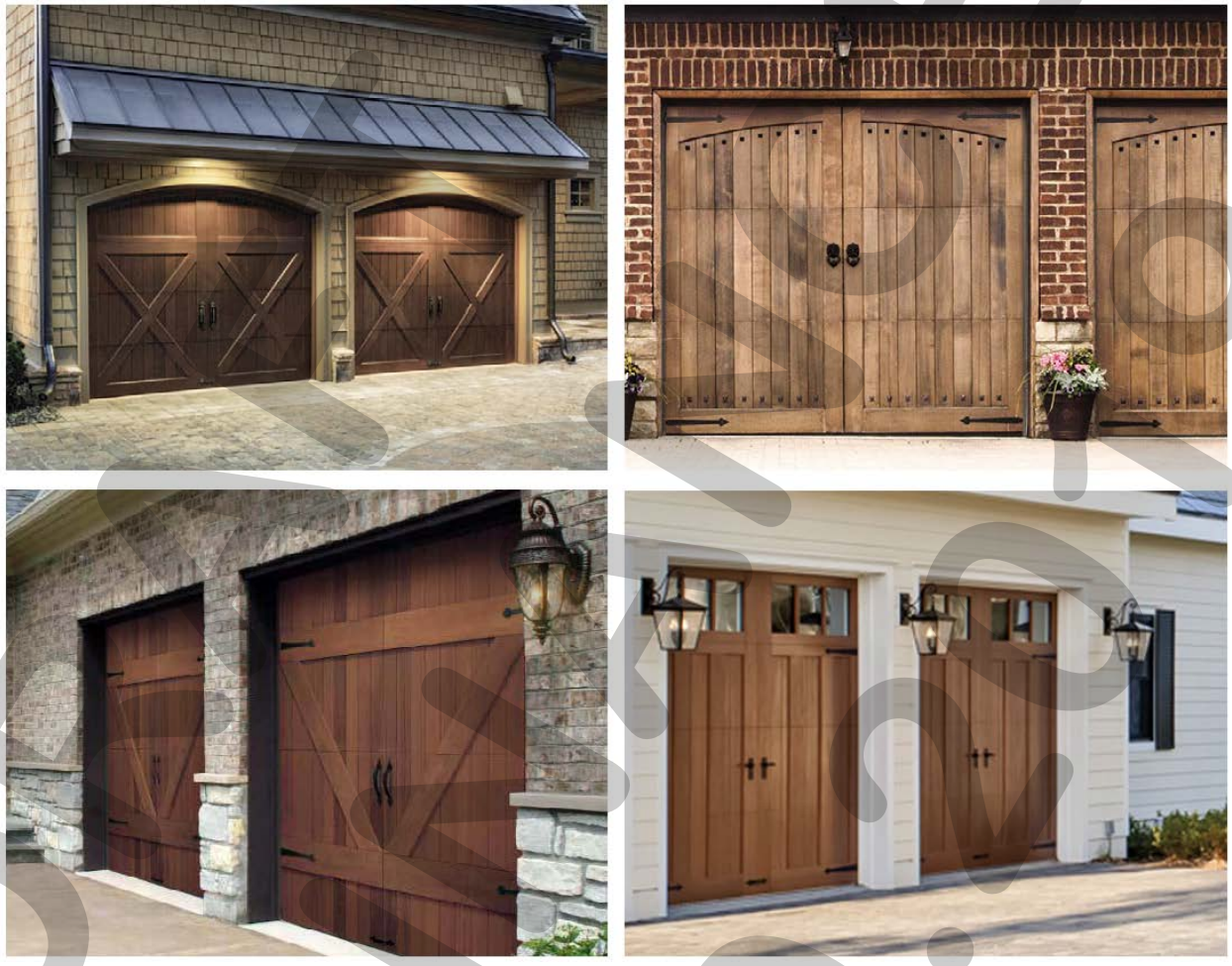
Figure 2. Examples of Acceptable Garage Enhancements



5. *Anti-Monotony Restrictions.* The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (*for spacing requirements see Figures 3 & 4 below*).

Table 3 : Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	60' x 120'	(1), (2), (3)
B	70' x 130'	(1), (2), (3)

(1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-549 or SH-205 shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Number of Stories
(b) Permitted Encroachment Type and Layout
(c) Roof Type and Layout
(d) Articulation of the Front Façade

(3) Permitted encroachment (*i.e. porches*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(4) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.

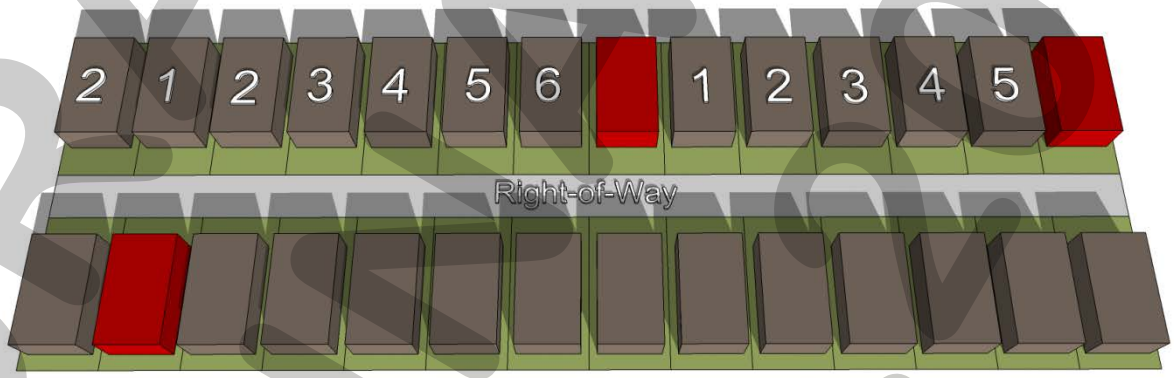
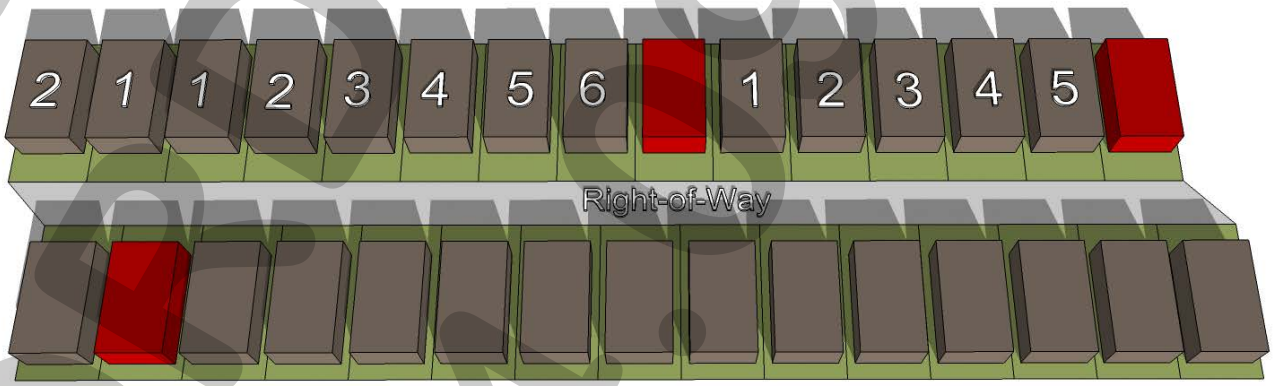


Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.



6. *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) Front Yard Fences. Front yard fences shall be prohibited.

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(b) Wood Fences. All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters.

(c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. SH-205, FM-549 and Wylie Lane*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

7. Landscape and Hardscape Standards.

(1) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless specifically provided below. The following tree species are approved for planting within this subdivision:

(a) Canopy/Shade Trees. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Allen Elm, Chinese Pistachio, Shumard Oak, Sycamore, Live Oak and Burr Oak.

(b) Accent/Ornamental/Under-Story Trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) Landscape Buffer and Sidewalks (FM-549). A minimum of a 30-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

(b) Landscape Buffer and Sidewalks (SH-205). A minimum of a 30-foot landscape buffer shall be provided along SH-205 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or

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shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

(c) Landscape Buffers (All Other Roadways). A minimum of a 10-foot landscape buffer shall be provided along roadways (*outside of and beyond any required right-of-way dedication*), and shall incorporate one (1) canopy tree per 50-feet of linear frontage.

(3) *Street Trees.* The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(5) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

9. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

10. *Sidewalks.* All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.

11. *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

12. *Open Space.* The development shall consist of a minimum of *30%* open space (*or a minimum of 79.353-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. All open space areas (*including landscape buffers*) shall be maintained by the Homeowner's Association (HOA).

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ORDINANCE
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13. *Public Park.* The proposed ~94.00-acre public park shall generally conform to the *Public Park Concept Plan* depicted in *Exhibit 'D'* of this ordinance. This park shall be constructed with the first phase of the proposed development.

14. *Neighborhood Signage and Enhancements.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

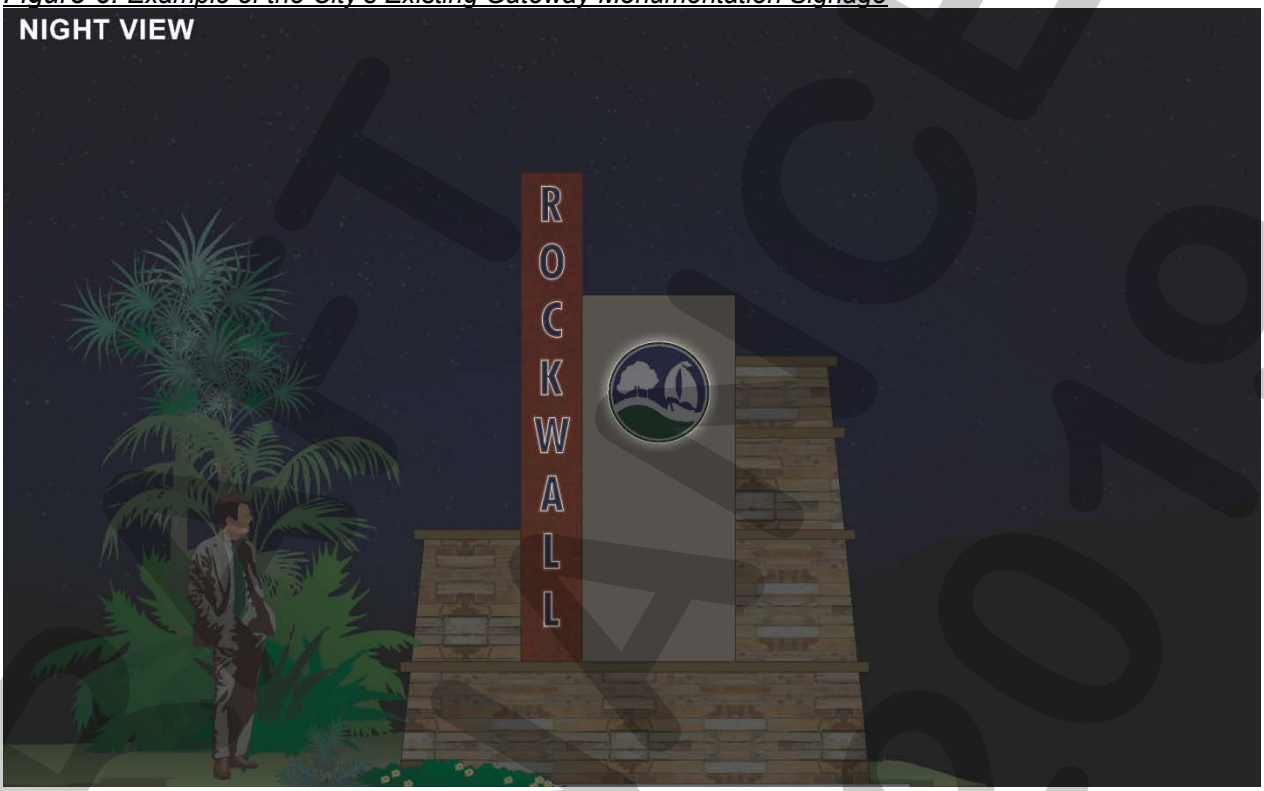
15. *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), irrigation, landscaping, screening fences and neighborhood signage associated with this development.

16. *Gateway Monumentation Signage*. Permanent City of Rockwall gateway monumentation signage shall be constructed at the southwest corner of the subject property as indicated on the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. The design for the signage shall be submitted with the *PD Site Plan*. The Architectural Review Board (ARB) shall review the proposed signage and make recommendations to the Planning and Zoning Commission, which shall consider the signage for recommendation to the City Council in conjunction with the *PD Site Plan*. The City Council shall have final approval authority for the proposed gateway monumentation signage. The proposed signage shall be similar to or better than the City's existing gateway monumentation signage, which is depicted in *Figures 5 & 6* below. The signage shall be required to be constructed with the first phase of the development.

Figure 5. Example of the City's Existing Gateway Monumentation Signage



Figure 6. Example of the City's Existing Gateway Monumentation Signage



17. Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 9, 2019
APPLICANT:	Mark Pross *of Pross Design Group*
CASE NUMBER:	Z2019-006; *SUP for a Structure Exceeding 60-Feet in Height (SPR)*

SUMMARY

Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (*11.3736-acres*); Tract 31 of the R. Ballard Survey, Abstract No. 29 (*8.197-acres*); and, Lot 1-01, Block 1, Indalloy Addition (*14.53-acres*), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

BACKGROUND

The subject property is a 42.61-acre tract of land located at the terminus of Aluminum Plant Road, which is located at the southwest quadrant of the intersection of East Washington Street and Airport Road. The property was annexed on February 7, 1983 by *Ordinance No. 83-06.* According to the City's historic zoning maps, the subject property has been zoned Light Industrial (LI) District since at least May 16, 1983. In January 2019, the applicant, Carolina Molina of Alvaplast US, Inc. (SPR Packaging), requested approval of a site plan for the purpose of expanding SPR's existing operations. This request was for the first phase of a multi-phase expansion plan. On March 18, 2019, the Planning and Zoning Commission approved the requested site plan [*Case No. SP2019-004*] for Phase 1 for the purpose of constructing an approximately 78,615 SF single-story, warehouse facility (*i.e. SPR Packaging*) on an 11.3736-acre portion of the subject property. Currently, the subject property is vacant, with the exception of the Columbia Extrusion Corporation's existing structures located on the west side of the subject property (*i.e. 8.97-acre portion*).

PURPOSE

The applicant, Mark Pross of Pross Design Group, has submitted a request for a Specific Use Permit (SUP) to allow for structures exceeding 60-feet in height to be located within a Light Industrial (LI) District. The applicant is requesting to allow for a maximum overall height of 100-feet for structures *(i.e. high bay extruders*) that will be located in the areas identified as Phases 2, 3, 4 and 5 as depicted on the concept plan (*i.e. Exhibit 'B'*) contained in the draft SUP ordinance. This area will house the high bay extruders necessary for SPR's business operations. The applicant has stated to staff that SPR's business involves the production of flexible packaging products through a process called extrusion. The extrusion of certain plastics require additional height to process, and SPR has set a maximum height of 100-feet from grade for these structures.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest quadrant of the intersection of E. Washington Street and Airport Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the property is Aluminum Plant Road, which provides access to the existing business (*i.e. Columbia Extrusion*) and Airport Road. Beyond Aluminum Plant Road and north of the subject property is a 7.497-acre vacant tract of land that is owned by the Rockwall Community Playhouse. Beyond this property is the Children's Academy Center, which is owned by the Soroptimist Children's Home and is situated on a 2.093-acre tract of land. Adjacent to these tracts and northeast of the subject property is Planned Development District 87 (PD-87), which includes commercial, light industrial and townhome land uses. Adjacent to PD-87 is E. Washington Street, which also delineates the future alignment of SH-66. This roadway is identified as a TXDOT4D (*i.e. four [4] lane, divided highway, owned by the Texas Department of Transportation*) on the City's Master Thoroughfare Plan. North of this thoroughfare is a 67.036-acre public park (*i.e. Harry Myers Park*), which is zoned Light Industrial (LI) District.

South: Directly south of the subject property is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*. Beyond this is the existing SPR Packaging facility, which is situated on a 10.1893-acre parcel of land identified as *Lot 2, Block A, SPR Packaging Addition.* Adjacent to and west of the SPR Packaging facility is an 8.971-acre (*i.e. Lot 3, Block A, Whitmore Manufacturing Addition*) vacant parcel of land. Both of these properties are zoned Light Industrial (LI) District.

East: Directly east of the subject property is the Leon Tuttle Athletic Complex (*i.e. Lot 2, Rockwall Service Center & Park Addition*). Adjacent to Leon Tuttle Athletic Complex is the City of Rockwall Service Center (*i.e. Lot 1, Rockwall Service Center & Park Addition*). Both of these properties are zoned Light Industrial (LI) District and have adjacency to the following roadways: E. Washington Street, Airport Road, and Industrial Boulevard. These roadways are all identified as a M4U (*i.e. minor collector, four [4] lane, roadway*) on the City's Master Thoroughfare Plan.

West: Directly west of the subject property is an 8.197-acre tract of land and a 14.53-acre parcel of land (*i.e. Lot 1-01, Block 1, Indalloy Addition*). Both of these properties are zoned Light Industrial (LI) District. Situated on these properties is a large industrial building and various other improvements. Beyond these properties, and west of the subject property, are *Phases 2 & 3* of the *Park Place Subdivision*, which contain 94 single-family residential lots. This property is zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) and Single-Family 7 (SF-7) District land uses.

CHARACTERISTICS OF THE REQUEST

The construction for all of the buildings will be composed of tilt-up wall construction, matching their existing building located just south of and adjacent to the subject property. The area's extending above the tilt-up wall construction, which enclose the high bay extruders will have pre-finished metal panels. These metal panels will have a height of not more than 100-feet. The applicant has provided conceptual building elevations and a phasing plan indicating uniformity with each phase being planned. These elevations will require a recommendation by the Architectural Review Board (ARB) prior to being considered by the Planning and Zoning Commission during the site plan review.

Due to the height of the structures being requested, the applicant submitted a screening plan with the site plan for Phase 1 (*i.e. Case No. SP2019-004*) showing the incorporation of a thick vegetative screen being incorporated adjacent to the north and west property lines. The applicant has provided staff with this same landscape screening plan, which has been incorporated in the draft SUP ordinance and will be required to be built with Phase 1 of the development per this ordinance. Additionally, the applicant has provided a line of site study that evaluates the visual impacts of the proposed structures from Justin Road, E. Washington Street, and the Park Place neighborhood. Photographs were also included indicating superimposed structures and their visibility based on direction and topography of these areas. A development plan submitted by the applicant indicates an area where the maximum height of

structures is limited to 100-feet and that this area is a minimum distance of 500-feet from the west property boundary (*i.e. Park Place Addition*) and 132-feet from Industrial Road. It should be known that within a Light Industrial (LI) District, the rear yard setback for a structure adjacent to a residential district is a minimum of 20-ft + ½ of the building height greater than 36-feet [*i.e. 20-ft + (60-ft – 36-ft = 24-ft/2)*]. This means the minimum rear setback in this case would be 32-feet from the west property line.

CONFORMANCE WITH THE CITY'S CODES

Subsection 5.01, *General Industrial District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), states that "(*a)ll structures shall conform to the height requirements specified for the zoning district of the subject property as stipulated by Section 7.03*." Based on this, the maximum height for any structure within a *Light Industrial* (LI) *District* is 60-feet; however, a "(b)uildings height may be increased up to 120-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council." The applicant is requesting to allow for a maximum overall height of 100-feet for Phases 2, 3, 4 and 5, which will house the high bay extruders processed with this SUP.

According to Subsection 5.6, *Screening from Residential Uses*, of Section 5, *Mandatory Provisions*, of Article VIII, *Landscape Standards*, of the Unified Development Code (UDC), non-residential developments that are adjacent to or directly across the street from a residential development should incorporate a minimum ten (10) foot landscape buffer that incorporates trees on 50-foot centers. In this case, the applicant is providing a 50-foot landscape buffer with the addition of evergreen and Live Oak trees along the western and northern property boundaries. The proposed landscape plan exceeds the minimum requirements of the UDC and has been included as a condition of approval in the draft SUP ordinance.

STAFF ANALYSIS

When analyzing the applicant's request (*i.e. structures exceeding 60-feet in height*), and given the need for the additional height required for the high bay extruders, the applicant has provided staff with a landscape screening plan and line of sight study that attempts to mitigate the visual impact of the proposed structures. The applicant has also provided a development plan assuring that the 100-foot tall structures will not be closer than 500-feet from the existing or future home sites within the Park Place Subdivision. Additionally, and with the exception of PD-59 (*i.e. Park Place Addition*) and a vacant 1.945-acre tract of land zoned Agricultural (AG) District located at the intersection of E. Washington Street and Airport Road, the surrounding properties adjacent to the subject property are zoned Light Industrial (LI) District. With this being said, a request for a Specific Use Permit (SUP) is discretionary for the City Council. The Planning and Zoning Commission is tasked with considering if this request will adversely affect the neighboring properties, and provide a recommendation to the City Council.

NOTIFICATIONS

On March 29, 2019, staff mailed 99 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Park Place Homeowner's Associations (*HOA's*), which is the only HOA located within 1,500-feet of the *subject property* participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the *subject property*, and advertised the public hearings in the Rockwall Herald Banner as required by the UDC. At the time this case memo was drafted staff had received four (4) notices [*two* (2) *from SPR*] & one (1) email in favor of, and two (2) notices & two (2) emails opposing the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to allow structures to exceed 60-feet in height within the Light Industrial (LI) District, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:

a) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the draft SUP ordinance; and,

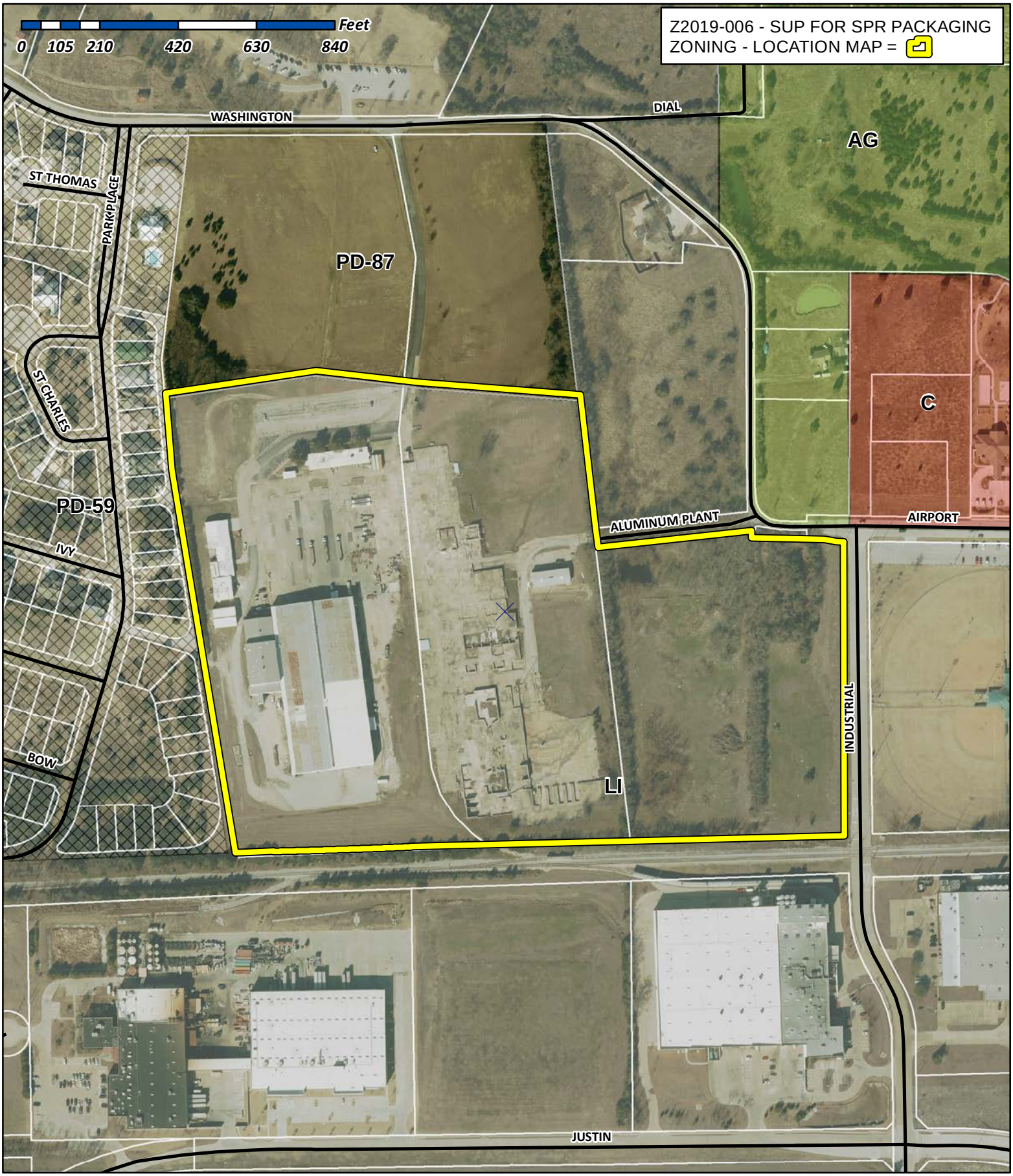
b) The maximum overall height of the buildings and/or structures shall not exceed 100-feet, as depicted in *Exhibit 'C'* of the draft SUP ordinance; and,

c) The building elevations depicted in *Exhibit 'C'* of the draft SUP ordinance are for reference to the height of the extruder bays for all phases (*i.e. phase 2, 3, 4, & 5*), and do not represent approved building elevations. Any building elevations associated with the project shall be subject to the requirements of the Unified Development Code (UDC), reviewed by the Architectural Review Board, and approved by the Planning and Zoning Commission [*and City Council if applicable*]; and,

d) Future expansion of the site [*i.e. Phases 3, 4, and 5*] should have all silos placed on the southern portion of the subject property, adjacent to the railroad tracks, as depicted in *Exhibit 'B'* of the draft SUP ordinance; and,

e) The subject property shall provide and maintain a landscape screening buffer along the western and northern property boundaries [*i.e. Overall Landscape Plan*], as depicted in *Exhibit 'D'* of the draft SUP ordinance and shall be constructed with Phase 1 of the development; and,

(2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



City of Rockwall

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

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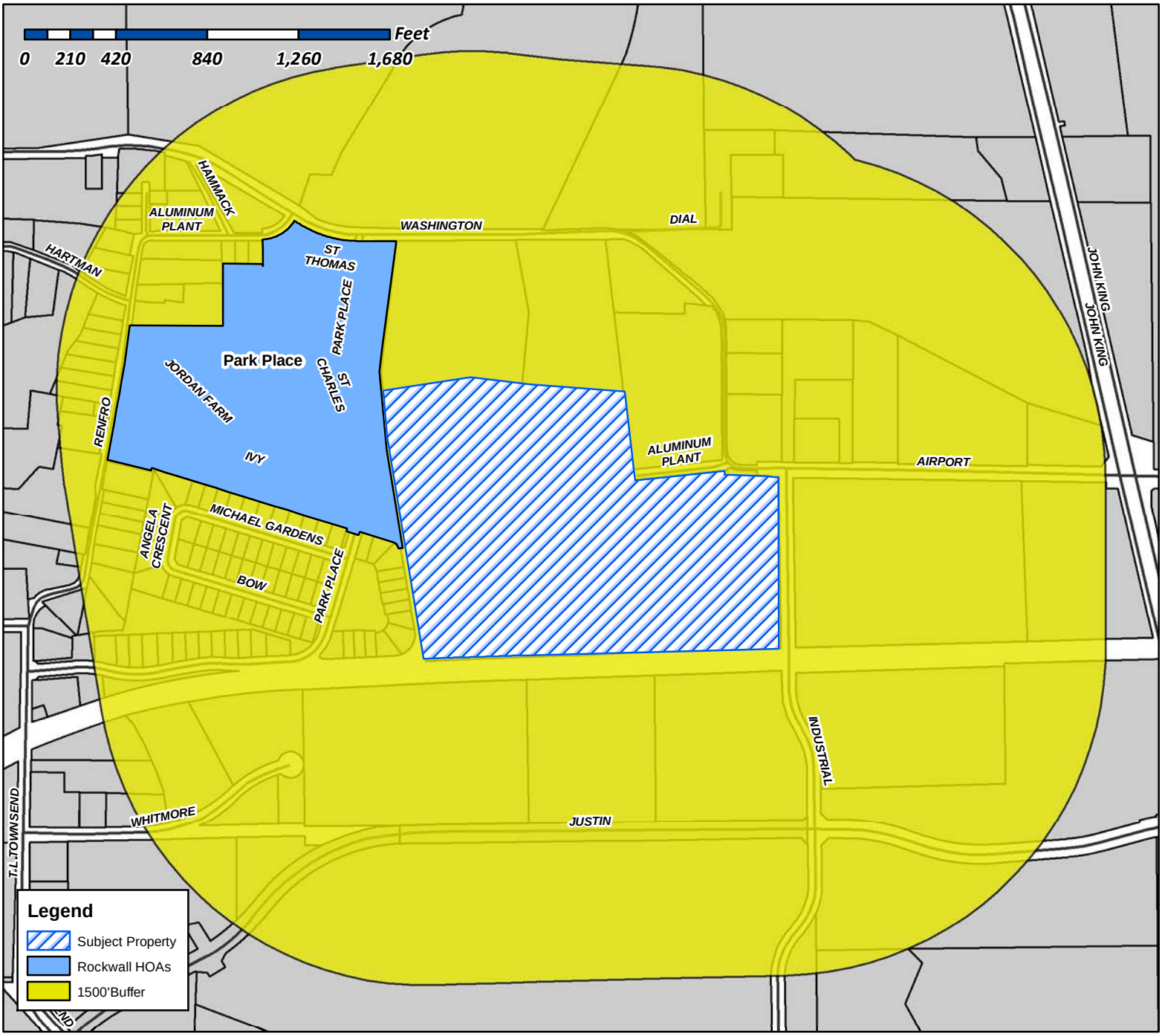
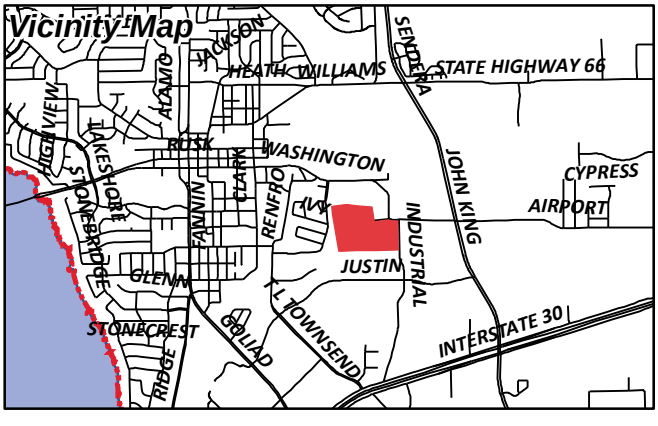


Case Number: Z2019-006
Case Name: SUP for SPR Packaging
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: SW Corner of Industrial Blvd. and Airport Road

Date Created: *3/18/2019*

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



Gonzales, David

From: Morales, Laura
Sent: Friday, March 22, 2019 2:20 PM
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Noification Program: Notice of zoning request
Attachments: PUBLIC NOTICE.PDF; HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***March 22, 2019***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 4/9/2019 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday 4/15/2019 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2019-006- Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (*11.3736-acres*); Tract 31 of the R. Ballard Survey, Abstract No. 29 (*8.197-acres*); and, Lot 1-01, Block 1, Indalloy Addition (*14.53-acres*), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

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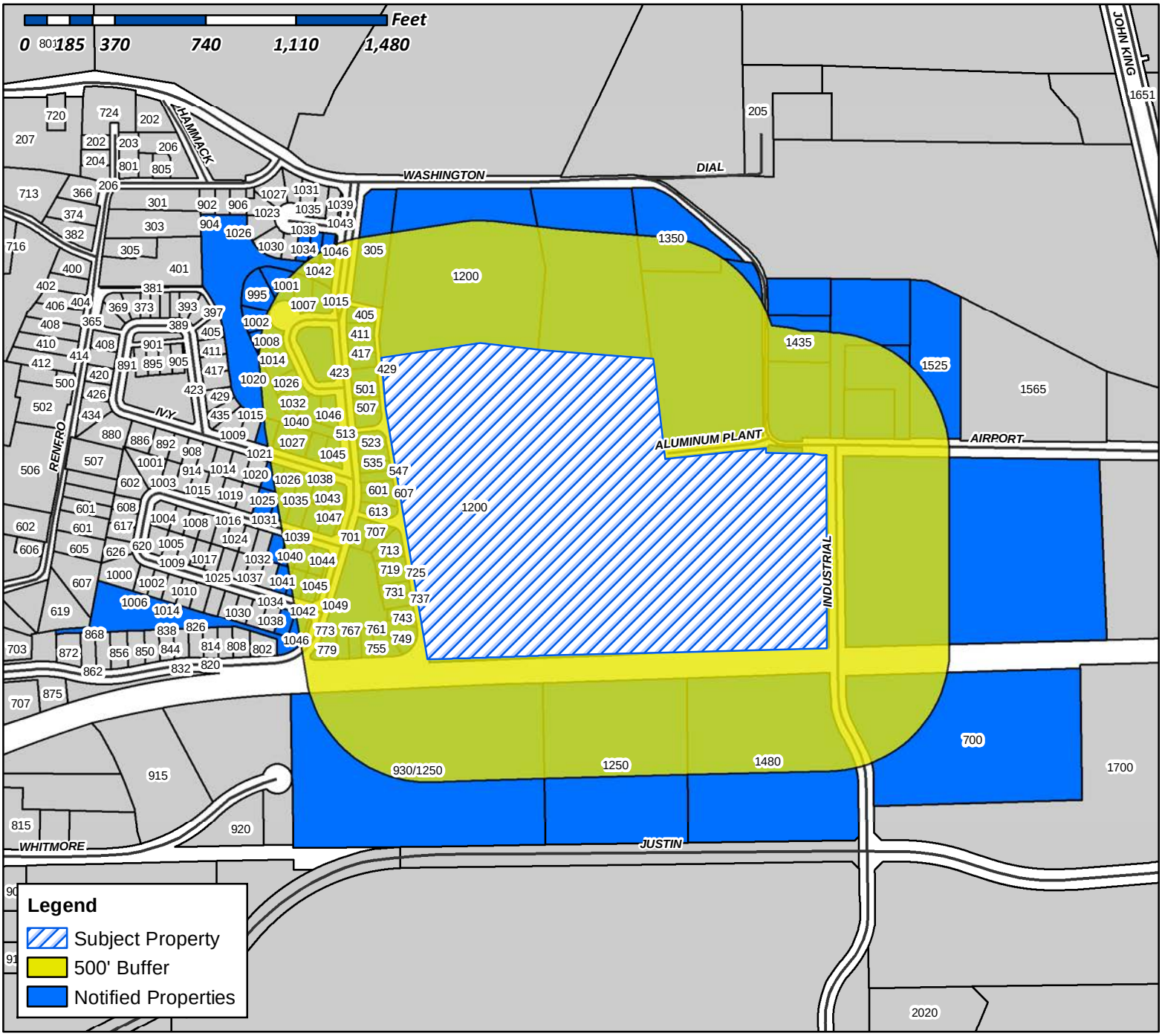

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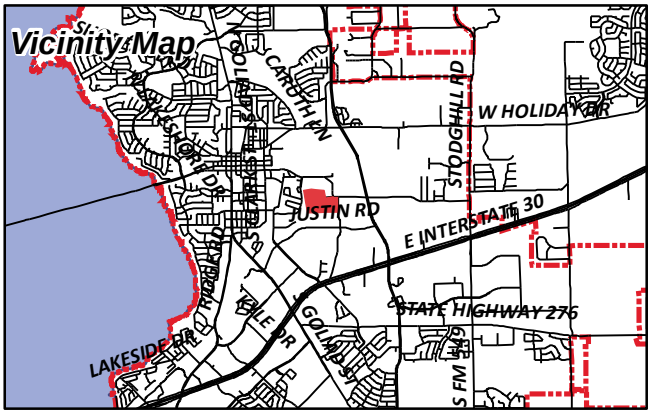

CURRENT RESIDENT
1001 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 ST CHARLES CT
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1007 ST. CHARLES CT
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1007 ST. CHARLES CT
ROCKWALL, TX 75087

ROLLINS DANNY & JONNA
1008 SAINT CHARLES CT
ROCKWALL, TX 75087

PODINA HERB AND LAURA
1014 SAINT CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1015 ST CHARLES CT
ROCKWALL, TX 75087

DAVID DAVID A AND CHRISTINE A
1020 SAINT CHARLES CT
ROCKWALL, TX 75087

DAVIS SHAUNTE AND JACOB
1021 IVY LN
ROCKWALL, TX 75087

FECHT JARED W & JULIE
1026 IVY LN
ROCKWALL, TX 75087

YOUNG PHIL & KATHY
1026 SAINT CHARLES COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
1027 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1031 MICHAEL GARDENS
ROCKWALL, TX 75087

CURRENT RESIDENT
1032 IVY LN
ROCKWALL, TX 75087

FIELDS SHAY AND JONI
1032 ST CHARLES COURT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
1034 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1035 MICHAEL GARDENS
ROCKWALL, TX 75087

CURRENT RESIDENT
1036 MICHAEL GARDENS
ROCKWALL, TX 75087

CURRENT RESIDENT
1038 ST THOMAS CT
ROCKWALL, TX 75087

ALMQUIST DANA
1038 IVY LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1039 MICHAEL GARDENS
ROCKWALL, TX 75087

KRAEMER TERESA A
1039 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1040 MICHAEL GARDENS
ROCKWALL, TX 75087

HOULE GARY AND AYURNI NAKAMURA
1040 SAINT CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1041 BOW ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1042 BOW ST
ROCKWALL, TX 75087

SOMMER RICHELLE AND RICHARD
1042 SAINT THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1043 MICHAEL GARDENS
ROCKWALL, TX 75087

CURRENT RESIDENT
1044 MICHAEL GARDENS
ROCKWALL, TX 75087

SMITH TAMMY WILLIAMS AND RICHARD
1044 IVY LN
ROCKWALL, TX 75087

SMITH RICHARD AND TAMMY
1044 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1045 BOW ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1045 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 BOW ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 ST THOMAS CT
ROCKWALL, TX 75087

VRANA MARK AND
1046 SAINT CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1047 MICHAEL GARDENS
ROCKWALL, TX 75087

CURRENT RESIDENT
1048 MICHAEL GARDENS
ROCKWALL, TX 75087

CURRENT RESIDENT
1049 BOW ST
ROCKWALL, TX 75087

CONFIDENTIAL
1050 IVY LANE
ROCKWALL, TX 75087

ZAPH & ATH PROPERTIES LLC
1125 WATERSIDE CIR
ROCKWALL, TX 75087

ZAPH & ATH PROPERTIES LLC
1125 WATERSIDE CIR
ROCKWALL, TX 75087

ZAPH & ATH PROPERTIES LLC
1125 WATERSIDE CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
1200 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1200 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1250 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1350 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1435 E WASHINGTON ST
ROCKWALL, TX 75087

ALVAPLAST US INC
1480 JUSTIN RD
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1525 AIRPORT RD
ROCKWALL, TX 75087

JACKSON JOEY W AND ANITA L
1725 SHEFFIELD DR
GARLAND, TX 75040

LAKEVIEW SUMMIT PROPERTIES LLC
1870 HILLCROFT DR
ROCKWALL, TX 75087

P & P ENTERPRISES
230 MYERS RD
HEATH, TX 75032

SHERMAN JOCELYN D
233 WILLINGHAM DR
COPPELL, TX 75019

COLUMBIA EXTRUSION CORP
305 PARK PLACE BLVD
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
305 PARK PLACE BLVD
ROCKWALL, TX 75087

LAKES REGIONAL MHMR CENTER
400 AIRPORT RD
TERRELL, TX 75160

BARRON GARY S AND DELL S
405 PARK PLACE BLVD
ROCKWALL, TX 75087

JONES KENNETH AND CINDY
411 PARK PLACE BLVD
ROCKWALL, TX 75087

COLBERT PHILIP AND MARGIE
417 PARK PLACE BLVD
ROCKWALL, TX 75087

HARGROVE ADRIANA
423 PARK PLACE BOULEVARD
ROCKWALL, TX 75087

MORGAN WILBUR J AND NANCY F
429 PARK PLACE BLVD
ROCKWALL, TX 75087

LOVOI JOSEPH J SR AND VELMA J
501 PARK PLACE BLVD
ROCKWALL, TX 75087

CONFIDENTIAL
507 PARK PLACE BLVD
ROCKWALL, TX 75087

GARCIA MELISSA P AND
513 PARK PLACE BLVD
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75032

MOORE CONNIE JO
523 PARK PLACE BLVD
ROCKWALL, TX 75087

EMERT BLAKE AND HANNAH
535 PARK PLACE BLVD
ROCKWALL, TX 75087

HENRY PATRICIA A
541 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
547 PARK PLACE BLVD
ROCKWALL, TX 75087

BAYS JACOB M
5602 YACHT CLUB DR.
ROCKWALL, TX 75032

DUKE JERI L
5911 PINEY BIRCH COURT
KINGWOOD, TX 77345

CURRENT RESIDENT
601 PARK PLACE BLVD
ROCKWALL, TX 75087

SCHRADE JAMES E AND MITZY H
607 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
613 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
700 INDUSTRIAL
ROCKWALL, TX 75087

CONTINENTAL PET TECHNOLOGY
700 INDIAN SPRINGS DR STE 100
LANCASTER, PA 17601

CURRENT RESIDENT
701 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
707 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
713 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
719 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
725 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
731 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
737 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
743 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
749 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
755 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
761 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
767 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
773 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
779 PARK PLACE BLVD
ROCKWALL, TX 75087

BENEDETTO MATT
907 W HOLIDAY RD
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO
930 WHITMORE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
930/1250 JUSTIN RD
ROCKWALL, TX 75087

MARTIN CHARLES TED & RHONDA K
995 ST CHARLES CT
ROCKWALL, TX 75087

SOROPTIMIST INT'L OF ROCKWALL
PO BOX 372
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

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Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

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David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

We think they will be good neighbors.
Only concern is the proposed height.
If they (SPR) could find way to reduce height there would be no reservations at all.
They are the known vs. the unknown which could be worse therefore we vote in favor.

Name: David + Christine David

Address: 1020 St Charles Ct

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☐ I am opposed to the request for the reasons listed below.

We are Concerned about the height of building and the visual, but we are in favor of supporting the request. We are in favor, because of the steps SRP Packaging has agreed to take to minimize the impact of the look of these buildings. They also seem to care about the Neighborhood.

Name: Jonna & Danny Rollins

Address: 1008 Saint charles Ct. Rockwall

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Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

RECEIVED
MAR 26 2019
By

- Addition to tax base
- Additional jobs
- Good use of land (vs. alternatives possibly)

Name: Marcus McKee (SPR Packaging)

Address: 1460 Justin Rd Rockwall, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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RECEIVED
MAR 26 2019
By

- Addition to tax base.
- Additional jobs
- Good use of land (vs alternatives possible)

Name: Santiago Diaz (Alvaplast US Inc & Alvaplast US Development LLC)

Address: 1480 Justin Road, Rockwall TX 75087.

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Gonzales, David

From: Planning
Sent: Thursday, March 28, 2019 9:34 AM
To: Gonzales, David
Subject: FW: SPR SUP

From: Rick Johnson [redacted]
Sent: Thursday, March 28, 2019 9:03 AM
To: Planning <planning@rockwall.com>
Subject: SPR SUP

Dear Mayor Pruitt, Council Members and Planning and Zoning,

As a HOA member of Park Place, Board of Director for the REDC, City of Rockwall ARB member, Vice President of the CASA Board of Directors and a citizen of Rockwall I hereby whole heartedly approve SPR's SUP to build to 100ft if necessary. I have resided in Park Place for 8 years now and was always concerned about what could possibly be built next door to our wonderful community. Having a great understanding of all of this due to my job and community involvement I have spoken with Park Place neighbors, SPR, and the city to have a complete understanding that SPR plans to do everything in their power to not effect Park Place in a negative way. I feel it is very important to both Park Place and Rockwall to see the big picture and the future of this project.

Feel free to contact me with any questions you may have.

Sincerely,

Rick Johnson

Rick Johnson, REALTOR
Director of Business Development



RE/MAX Landmark
Recognized Respected Recommended

Office 972-771-7575
Cell 214-883-3807

The Texas Real Estate Commission requires all license holders to provide the Information About Brokerage Services to prospective clients.

CONSUMER PROTECTION NOTICE

NOTICE OF PUBLIC HEARING
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☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

Oppose due to the unsightliness in view of our charming neighborhood. They could move further down 30'. Thank you

Name: Joe & Anita Jackson

Address: 1032 Ivy Lane - Rockwall, Tx 75087

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☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

We do NOT!! want this!!!
100% agnst this!!
They can dig down 60 FT if they need it that badly

Name: Matt Benedetto

Address: 1027 Fuy lane.

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Gonzales, David

From: Planning
Sent: Thursday, March 28, 2019 10:38 AM
To: Gonzales, David
Subject: FW: Herb Podina 1014 Saint Charles Ct

From: Herb Podina (via Google Docs) [redacted]
Sent: Wednesday, March 27, 2019 10:49 PM
To: Planning <planning@rockwall.com>
Subject: Herb Podina 1014 Saint Charles Ct

Herb Podina has shared a link to the following document:

Herb Podina 1014 Saint Charles Ct

 For the up coming P & Z hearing of SPR PACKAGING 4/9/19 and City Council hearing 4/15/19 .

Open in Docs

Google Docs: Create and edit documents online.
Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because someone shared a document with you from Google Docs.

Herb Podina 1014 Saint Charles Ct. Rockwall.

We moved to Rockwall 15 years ago and we've lived 2 of those years in Park Place … which is next to the proposed SPR building sight.
We moved from Rowlett because their idea of restrictions and regulations were not up to our standards. We got tired of seeing privacy fences ,which did not match, along main roads and poorly developed industrial parks. Rockwall had a better plan which was clear to see.
SPR is asking for an SUP to put up a building to exceed the 60 ft height limit by 40 ft for a TOTAL OF 100 FT.
Oh I'm sure they are going to sing a good song as to how they intend to dress it up …. but let's face some real facts.
When SPR purchased the first lot and built on it …. I find it hard to believe they didn't have a plan to include the next group of buildings they are now proposing.
A 100 ft tall building on one of the highest points in Rockwall, can not be hidden by trees and shrubs unless you're talking about putting 2000 year old REDWOODS or west coast SEQUOIA Trees.
If they try to compare it to the County Courthouse , the Trend building , or the Stadium …. They are comparing apples to oranges. What I mean is ….. The Courthouse is a true Rockwall landmark that speaks for itself when you look at it. The Trend Building also speaks for itself with it's great architecture and unmistakable presence as a professional building.And I've had out of town friends marvel at the incredible Stadium we have. All three of these are seen from I-30 and everyone knows exactly what they are. If SPR builds this monster of a building , it will dwarf all three of these and people will be asking WHAT IS THAT ! I'll tell them it's Rockwalls new landmark.
Rockwall is so fortunate to have Harry Myers Park and there isn't another like it for miles. I invite everyone to walk it and imagine a 100 ft tall building sitting to the south , towering over SPR'S existing structure.
There is a wonderful ball park across the street which it will tower over as well. I am asking the board to REFUSE the SUP regarding this structure.

With this being said ….. We are adamantly against the SUP of 100 ft proposed by SPR.

Gonzales, David

From: Planning
Sent: Tuesday, April 2, 2019 8:12 AM
To: Gonzales, David
Subject: FW: Case No. Z2019-006 SUP for SPR Packaging

Expires: Thursday, April 11, 2019 12:00 AM

From: Michael Rasmussen [redacted]
Sent: Monday, April 1, 2019 10:12 PM
To: Planning <planning@rockwall.com>
Subject: Case No. Z2019-006 SUP for SPR Packaging

Case No. Z2019-006 SUP for SPR Packaging

I am opposed to the request for the reasons listed below:

1) I live directly behind the development on Park Place Blvd. I always knew we could have some structure up to 60 feet but never 100
2) Although the 100 foot request is for a structure further south of my home it still appears that any building impacting Park Place II or the new III will impact my property values.
3) I recognize the current SPR facility has a SUP at 72 feet? I don't feel anything taller should even be considered without some restrictions. I don't understand why we have to allow even taller ones just North and closer to our development.
    a) In light of the fact that this development has multiple phases, any allowed variance should be restricted to only the current phase as far east as possible. (with all truck traffic exiting east)
    b) Future phases that build further west should have restrictions to stay at the current 60 foot allowance or be tied to additional review/approval
    c) Trees and landscaping noted in initial proposal (2 layers) should have irrigation and continued site maintenance to ensure they grow fast vs. suffering potential drought years.

Michael and Delila Rasmussen
507 Park Place Blvd
Rockwall TX 75087

SPECIAL USE PERMIT DESIGN REQUEST NARRATIVE
SPR NORTH PHASE 2

On behalf of SPR Packaging, we are representing the Owner in the design of the new facility, SPR Packaging North, which will be north of their current facility at 1480 Justin Road. As you are aware, SPR's business involves the production of flexible packaging products through a process called extrusion. The extrusion of plastic requires height to process the film and depending on the width of the film, technology improvements and number of layers, that height may vary. In order to be able to accommodate new equipment that will allow SPR Packaging to compete in new markets and expand their business, a maximum height of 100 feet above finish floor in a specific area of the property is required. This exceeds the current allowable height for buildings by 40', therefore the Owner requests a variance to allow the 100' maximum. This variance would apply to the Phase 2 portion of the building, as well as future expansion phases within the extrusion area defined in the site drawings. SPR Packaging had previously received a Special Use Permit for the 75' high extruder section for their existing building on Justin Road. See Elevations and Site Plan.

Based on initial Zoning Commission concerns, I have provided additional Exhibits for consideration.

1. As part of the Phase 1 Building project, the Owner is willing to provide screening from the far west property line abutting the adjacent residential use and the commercial zone to the north. We propose to add fast growing, tall, screening trees to close the open gap between the southeast corner of the residential property and well past the existing aluminum Warehouse, which is to be renovated in the future, and extend it to cover the north fence line.
2. A visual impact study was conducted to evaluate estimated building visibility from the most significant points of view. See 'Line of Site' Exhibits.
3. Elevation drawings showing the requested height of the extruder roof to 100' maximum.
4. Architectural Site Plan.
5. Site drawing showing Extrusion area limited to 500 feet away from Park Place Neighborhood and future development, 132 feet away from Industrial Road and 500 feet from south property line.
6. Building Entry Rendering.

Sincerely,

Mark Pross
President

Attachment: Line of Site Exhibits
Revised Site and Elevation Drawings

March 22, 2019

City of Rockwall
Chairman Jonathan Lyons and the Planning and Zoning Commission
385 South Goliad
Rockwall, Texas 75087

Re: SPR Packaging

Planning and Zoning Commission members,

I am writing on behalf of the Rockwall Economic Development Corporation to enlist your support for the request by SPR Packaging to allow the company to build up to 100-foot tall production structures near their current Justin Road facility. As you may be aware, SPR requires the ability to build to this height in order to vertically extrude plastic necessary for certain products the company plans to manufacture in Rockwall. While SPR's current and future development site is zoned for such use, a Specific Use Permit (SUP) will be required for the company to exceed 60 feet in building height. This SUP is currently planned for discussion and consideration by the Planning and Zoning Commission on March 26 and April 9 and with the City Council on April 15 and May 6.

SPR has conducted business in Rockwall since 2008. While they have always been a strong employer and contributor to the local tax base, the opportunity for an unparalleled economic impact began taking shape after the company was acquired by the Spanish company, Armando Alvarez Group (AAG), in 2014. AAG leaders quickly saw SPR as a company primed for growth in industrial and agricultural plastics, and bought in to Rockwall as a community that could facilitate that growth. In early 2018, SPR entered into an agreement with the REDC on an expansion project that could add up to $48.4 million in additional taxable value to their current facility. Now, the company's proposed initial development on 42 acres acquired to the north will result in an additional $48.7 million in estimated tax value. AAG leaders have stated that they hope to make SPR and Rockwall the North and South American headquarters for their company. At full buildout on the entire 52-acre campus, SPR could conservatively build over 700,000 square feet with a taxable value of $200 million.

It is important to put the $200 million figure in context, as it is three times greater than any existing taxpayer within Rockwall. A $200 million taxable value, using 2018 tax rates, would generate $800,000 annually for the City of Rockwall, as well as $650,000 for Rockwall County and $2,800,000 for Rockwall ISD. If $200 million in taxable value was removed from the tax rolls in 2018, a collective tax increase of 5 cents ($0.05 per $100 of taxable value) would have to be implemented for all taxing jurisdictions to account for the loss of revenue. With Rockwall's median housing value estimated at $225,000, a $0.05 tax increase would cost an average Rockwall family an additional $112 annually in taxes. As such, it is not hyperbole to say that Rockwall residents have a significant financial stake in this decision.

Fortunately, SPR does not want to leave Rockwall. The company has a strong desire to continue their growth plans in our community. However, that will change if the SUP is not approved.

SPR officials recently met with residents of the adjacent Park Place subdivision, some who have expressed concern regarding the visual impact of the tallest production facilities. The company assured residents that any of the tall structures will be placed at least 500 feet from the Park Place property line. They also demonstrated their line of sight drawings – completed by a licensed architect – showing the lack of visual impact in Park Place, and the minimal impact at other area locations. SPR also discussed their willingness to excavate if more than 100 feet of height clearance is needed, as well as how they will plant additional trees for screening and limit west-side operations to regular business hours to avoid being a nuisance for the nearby residents.

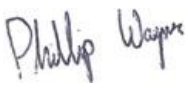
Fundamentally, the REDC understands the importance of beautiful neighborhoods and values the relative peace and quiet that contributes to a high quality of life in Rockwall. As residents ourselves, we enjoy the same characteristics that have made Rockwall a wonderful bedroom community for thousands. We also understand the importance of a balanced community that allows for a mix of both residential and business development. We believe that without that broad and diversified tax base, residential taxes will increase and/or the quality of vital public services will decline. This is the key reason why the REDC was approved by the Rockwall voters in 1995. The public understood that without a strong commercial presence, Rockwall suffers. This fact remains true today.

The value of SPR Packaging to Rockwall, and the future value of the company as the North and South American headquarters for the Armando Alvarez Group, cannot be overstated. Still, even with the tremendous economic impact, the REDC would struggle to support a company that posed negative environmental implications on the community we know and love. That is not the case with SPR.

SPR's expansion represents the type of mindful and responsible industrial growth that the REDC envisioned when it was created more than 23 years ago. For that reason, the REDC unequivocally supports the SPR Packaging expansion and the corresponding SUP application that is essential for their business. We respectfully ask that both the City Council and Planning and Zoning approve the SUP.

If you have any questions, please do not hesitate to contact me at 972.772.0025 or 785.423.5842.

Sincerely,



Phil Wagner
President
Rockwall Economic Development Corporation



NORTH

1 AERIAL PERSPECTIVE SITE PLAN

SCALE: N.T.S.

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$TIME$
$DATE$
$FILE$

drawn:
SF
checked
MARK W. PROSS
date:

#	DATE	DESCRIPTION

REGISTERED ARCHITECT STATE OF TEXAS
EXPIRES: 08/31/2019

pdg
pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no
1850
sheet
SITE PLAN

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$TIME$
$DATE$
$FILE$

EXISTING BUILDINGS

EXISTING BUILDING

500'-0" PROPERTY OFFSET

EXISTING BUILDING

DETENTION POND

AIRPORT ROAD

FUTURE PARKING

PHASE 1
WAREHOUSE
ROOF HEIGHT BELOW 60'
78,615 SF

SCREENED TRASH COMPACTOR ENCLOSURE

TRANSFORMER

FUTURE PARKING

INDUSTRIAL BOULEVARD

PHASE 3,4,5
WAREHOUSE
ROOF HEIGHT = BELOW 60'

FUTURE PARKING

PHASE 5
EXTRUDER AREA
100' TOP OF ROOF

PHASE 4
EXTRUDER AREA
100' TOP OF ROOF

PHASE 3
EXTRUDER AREA
100' TOP OF ROOF

PHASE 2
EXTRUDER AREA
100' TOP OF ROOF

FUTURE PARKING

12 SILOS

PHASE 3,4,5
ROOF HEIGHT = BELOW 60'

DUAL RAIL SPUR

EXISTING LEAD TRACK

NORTH

1 SITE PLAN
SCALE: 1"=60'-0"

#	DATE	DESCRIPTION

drawn: SF
checked MARK W. PROSS
date: 03/15/2019

REGISTERED ARCHITECT MARK W. PROSS STATE OF TEXAS
EXPIRES: 08/31/2019

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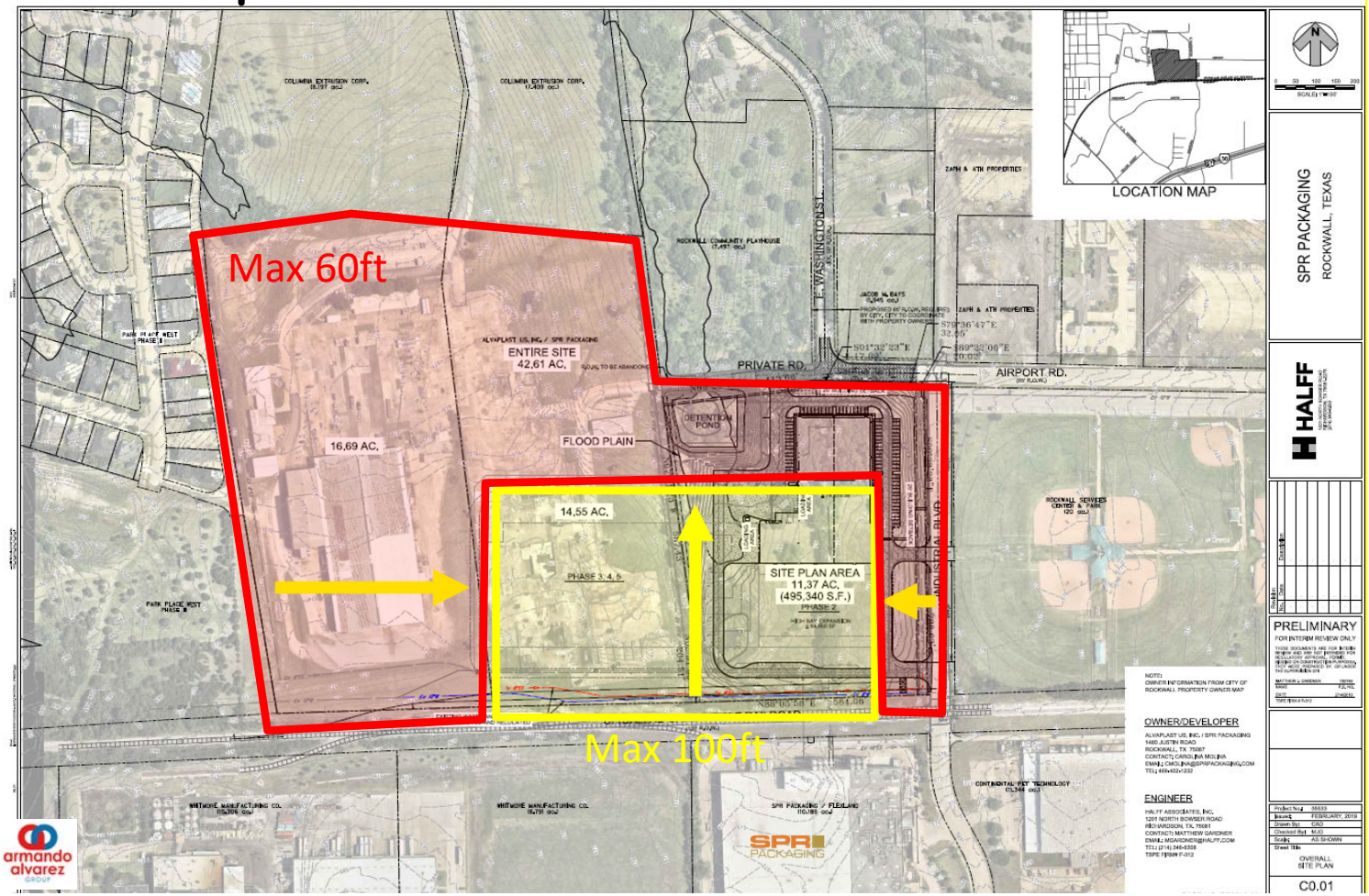
SPR NORTH
ROCKWALL, TEXAS

job no 1850
sheet A1.0

Development Plan



Area where we will apply the SUP
(documented in application)

- **500 ft off west property line**
- **132 feet off east property line**
- **Within 500 ft of south property line towards the north**

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OVERALL LANDSCAPE PLAN

SCALE: 1" = 80'-0"

0 40 80 160

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

drawn: NAY
checked KAH
date: 01/15/19

#	DATE	DESCRIPTION
	02/14/19	CITY COMMENTS

PROGRESS SET - FOR REVIEW ONLY
ISSUED
03.04.19
These documents are NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.
They were prepared by, or under the supervision of:
Kori Ann Haug
TX Registered Landscape Architect #2246

pross design group, incorporated
5510 Harvest Hill Road, Suite 160, Dallas, Texas 75230. 972/759-1400

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no

sheet
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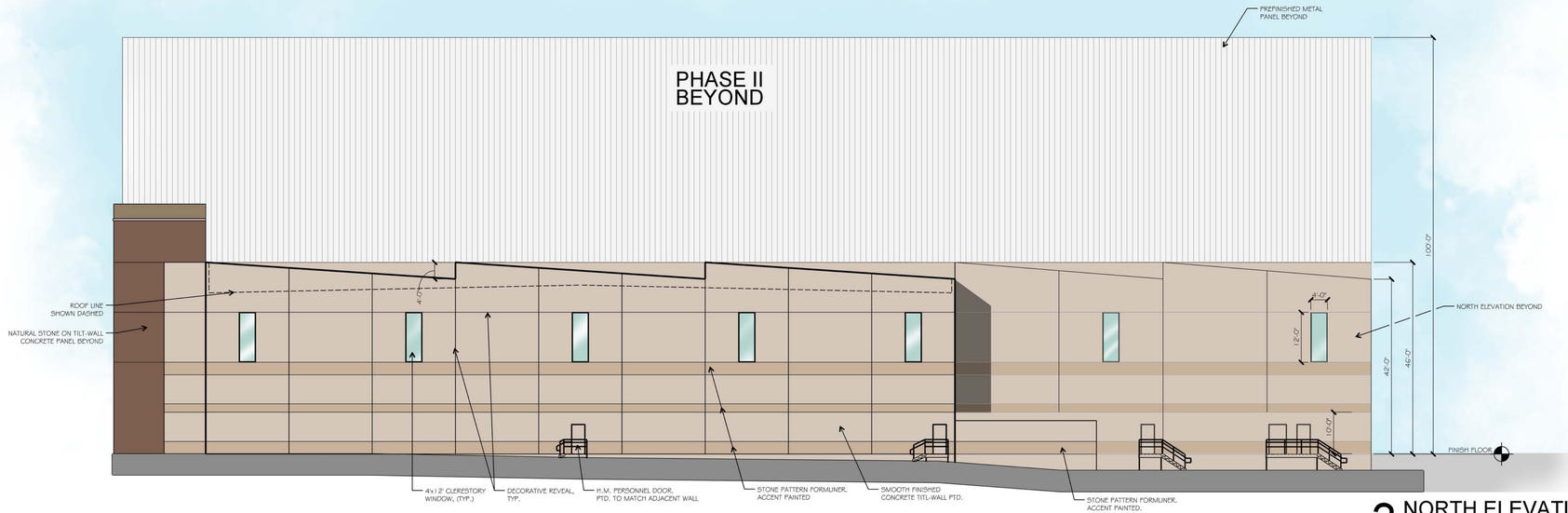
$TIME$
$DATE$
$FILE$

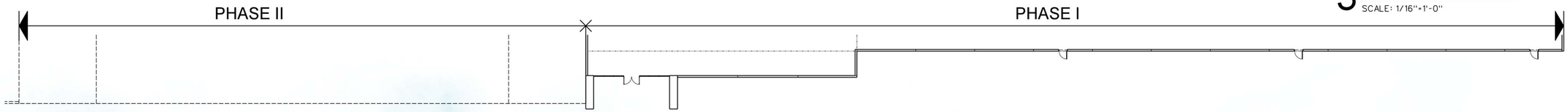
PAINT SCHEME LEGEND
A - BASE COLOR
SHERWIN WILLIAMS - SW9085 TOUCH OF SAND
B - ACCENT COLOR 01
SHERWIN WILLIAMS - SW 7518 BEACH HOUSE
C - ACCENT COLOR 02
SHERWIN WILLIAMS - SW 7550 RESORT TAN

FACADE MATERIAL CALCULATIONS

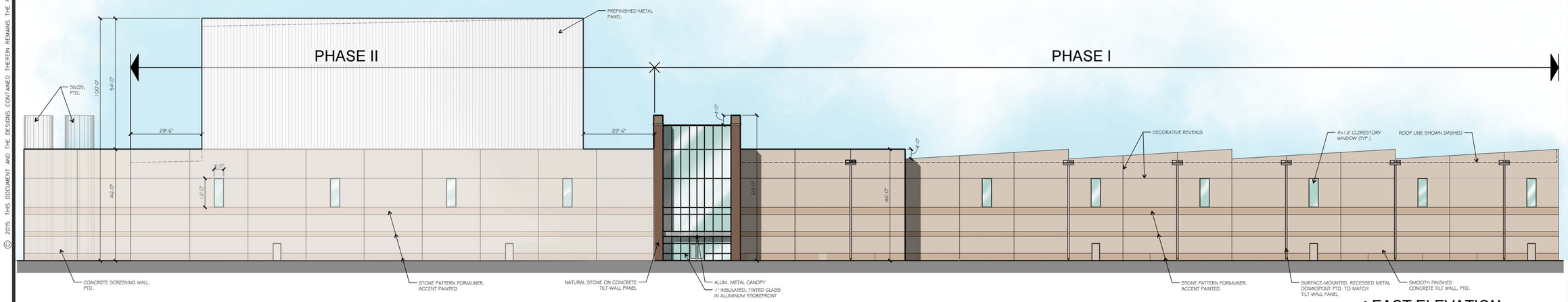
		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE SQ. FT.	13,651 FT²	29,029 FT²	37,518 FT²	36,610 FT²
2.	FACADE SQ. FT. EXCLUDING DOORS AND WINDOWS	13,188 FT²	28,669 FT²	35,301 FT²	34,912 FT²
3.	DOORS AND WINDOWS	463 FT²	360 FT²	2,217 FT²	1,698 FT²
4.	METAL	0 FT²	16,872 FT²	8,561 FT²	8,506 FT²
5.	PRIMARY MASONRY TOTALS	13,188 FT² 100% OF (2.)	11,797 FT² 41% OF (2.)	26,740 FT² 76% OF (2.)	26,406 FT² 76% OF (2.)



3 NORTH ELEVATION
SCALE: 1/16"=1'-0"



2 PARTIAL FLOOR PLAN
SCALE: 1/20"=1'-0"



1 EAST ELEVATION
SCALE: 1/20"=1'-0"

drawn: SF
checked MARK W. PROSS
date: 03/13/2019

#	DATE	DESCRIPTION

REGISTERED ARCHITECT MARK W. PROSS STATE OF TEXAS
EXPIRES: 08/31/2019

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SPR NORTH
ROCKWALL, TEXAS

job no 1850
sheet A3.0

PAINT SCHEME LEGEND
A - BASE COLOR
SHERWIN WILLIAMS - SW9085 TOUCH OF SAND
B - ACCENT COLOR 01
SHERWIN WILLIAMS - SW 7518 BEACH HOUSE
C - ACCENT COLOR 02
SHERWIN WILLIAMS - SW 7550 RESORT TAN

FACADE MATERIAL CALCULATIONS

		NORTH	SOUTH	EAST	WEST
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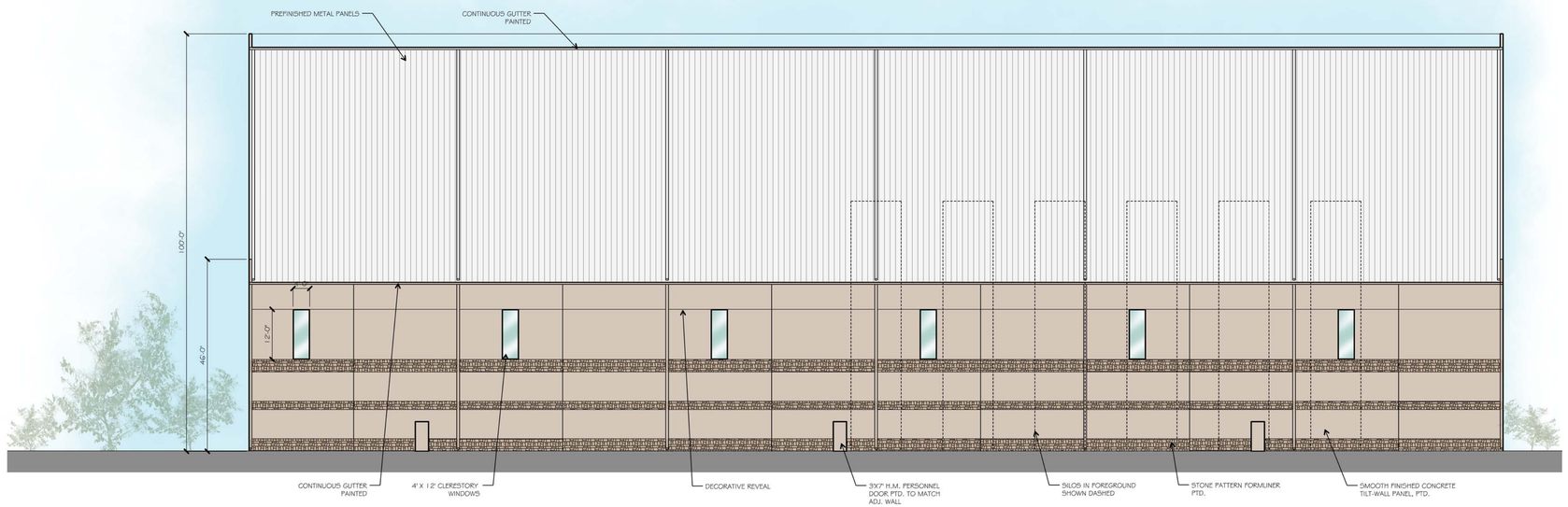

3 SOUTH ELEVATION
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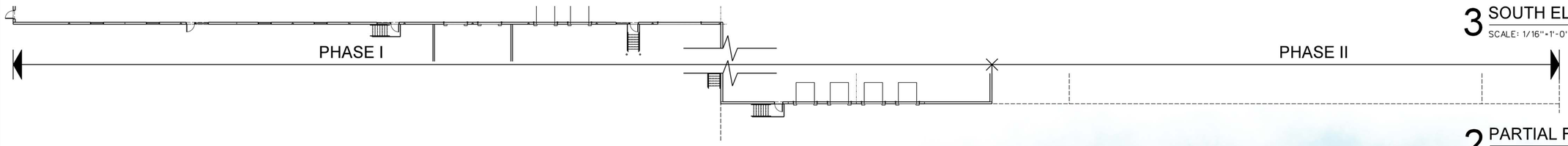

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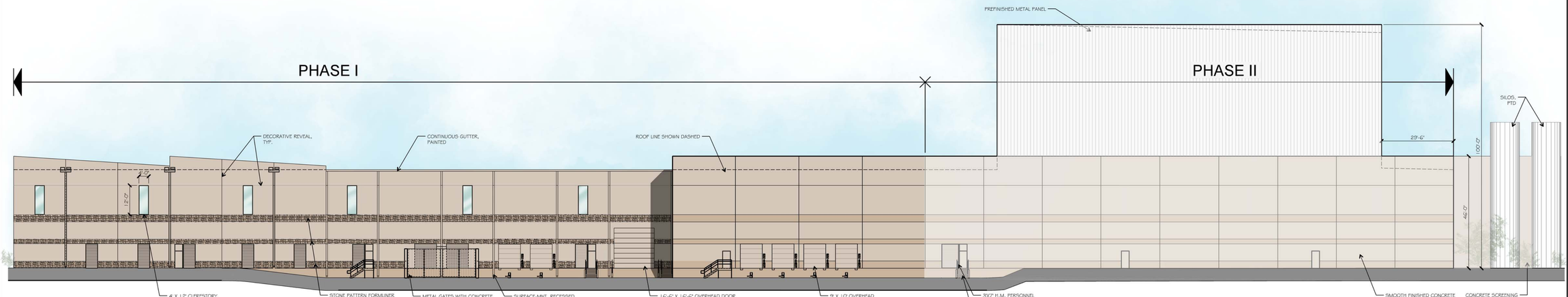
SCALE: 1/20"=1'-0"



1 WEST ELEVATION
SCALE: 1/20"=1'-0"

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$DATE$
$FILE$

drawn: SF
checked MARK W PROSS
date: 03/13/2019

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ROCKWALL, TEXAS

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$DATE$
$FILE$

FACADE MATERIAL CALCULATIONS					
		NORTH	SOUTH	EAST	WEST
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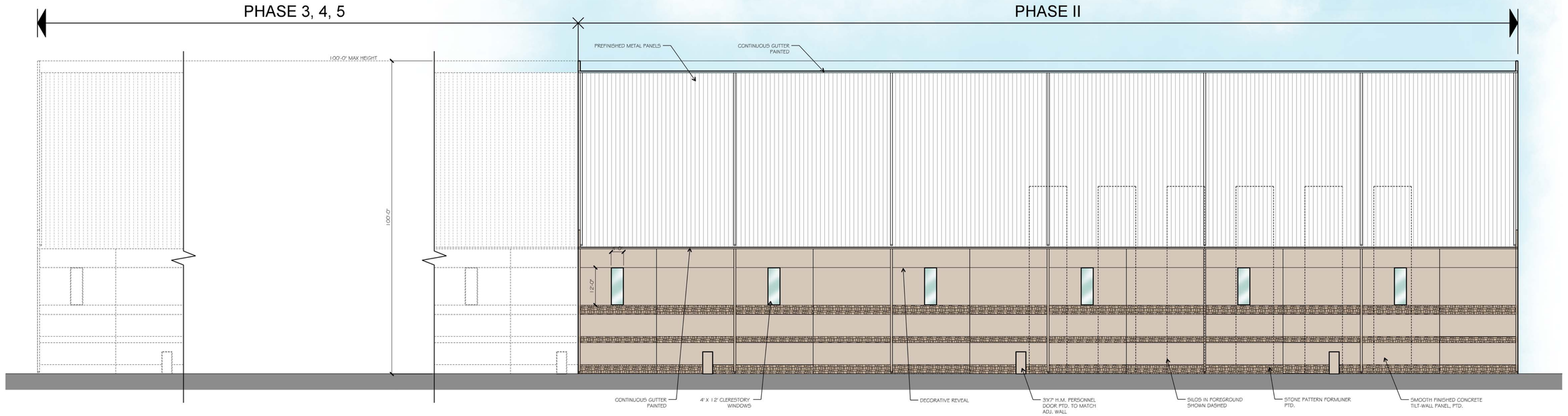
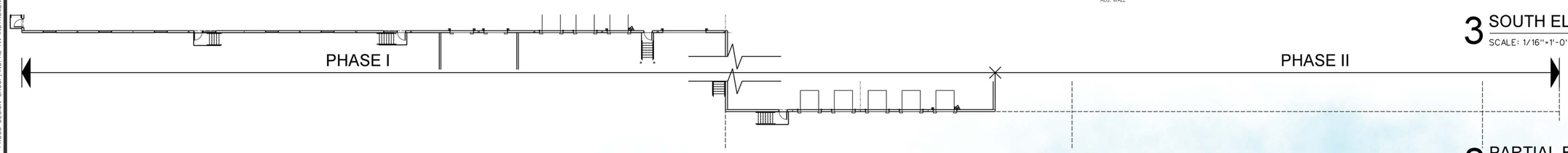
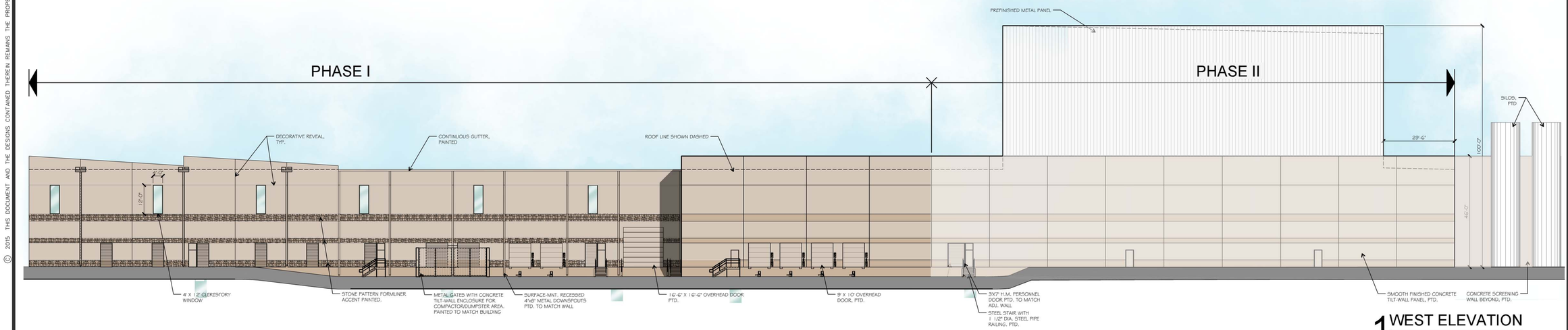
PAINT SCHEME LEGEND
A - BASE COLOR
SHERWIN WILLIAMS - SW9085 TOUCH OF SAND
B - ACCENT COLOR 01
SHERWIN WILLIAMS - SW 7518 BEACH HOUSE
C - ACCENT COLOR 02
SHERWIN WILLIAMS - SW 7550 RESORT TAN



3 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



2 PARTIAL FLOOR PLAN
SCALE: 1/20"=1'-0"



1 WEST ELEVATION
SCALE: 1/20"=1'-0"

drawn: SF
checked MARK W PROSS
date: 03/13/2019

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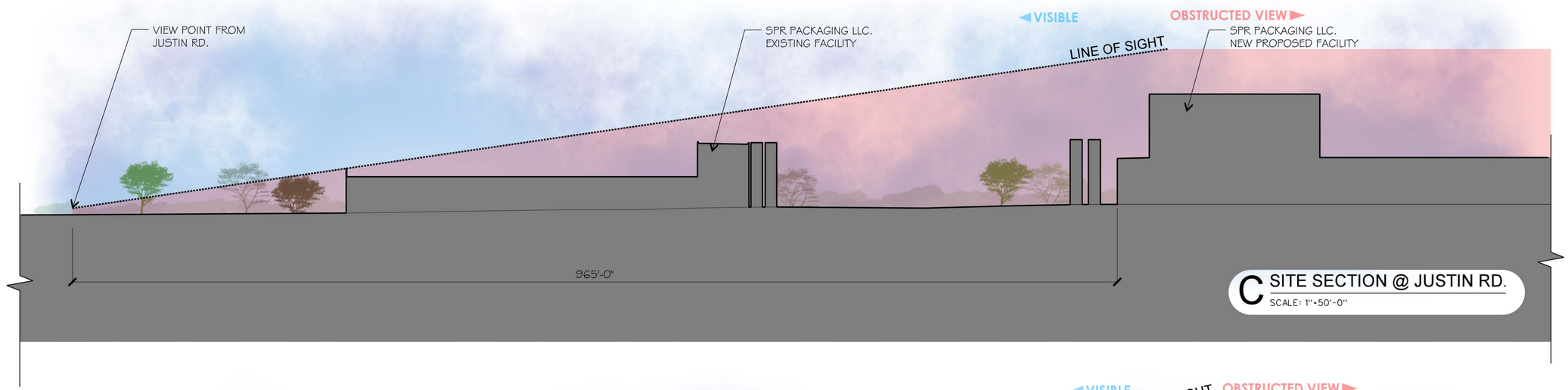
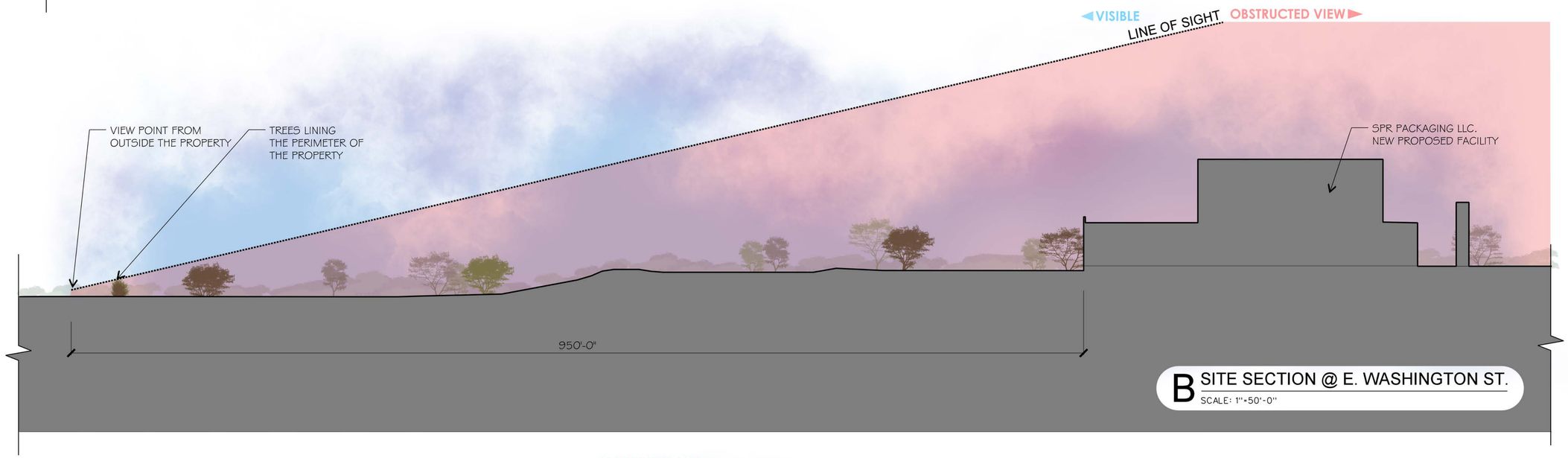
ROCKWALL, TEXAS

job no 1850
sheet A3.1



C SITE SECTION @ JUSTIN RD.
SCALE: 1"=50'-0"



B SITE SECTION @ E. WASHINGTON ST.
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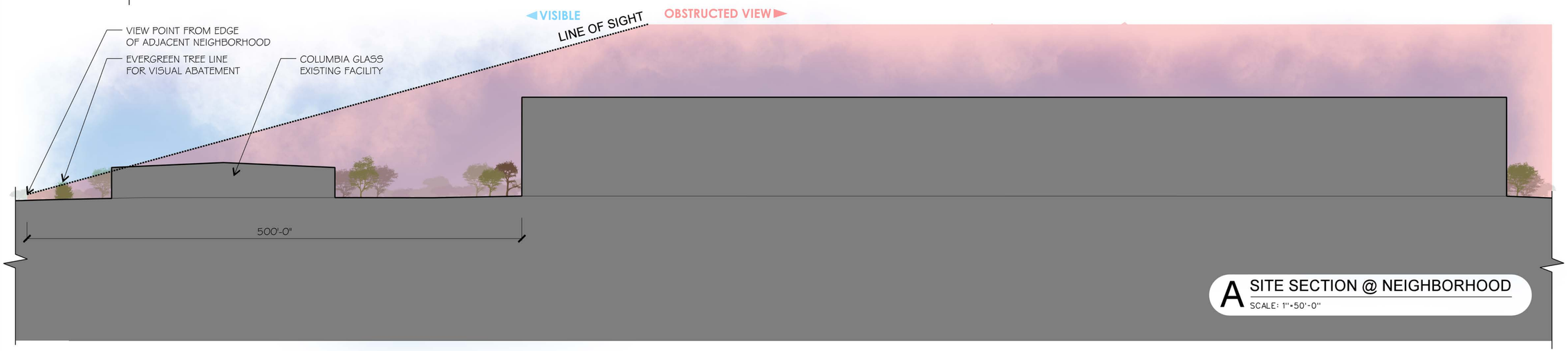

A SITE SECTION @ NEIGHBORHOOD
SCALE: 1"=50'-0"

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date:

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SPR NORTH
ROCKWALL, TEXAS

job no 1850
sheet
SITE SECTIONS



VIEW 01

PHASES 1,2


VIEW 01
PHASES 3,4,5



VIEW 02
PHASES (ALL)


VIEW 03
PHASES 3,4,5


VIEW 04
PHASES 1,2



VIEW 04

PHASES 3,4,5



VIEW 05
PHASES (ALL)

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-1XX

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, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) ALLOWING STRUCTURES THAT EXCEED 60-FEET IN HEIGHT WITHIN A LIGHT INDUSTRIAL (LI) DISTRICT, ON A 42.61-ACRE TRACT OF LAND BEING IDENTIFIED AS TRACT 7 OF THE N. BUTLER SURVEY, ABSTRACT NO. 20 (11.3736-ACRES); TRACT 31 OF THE R. BALLARD SURVEY, ABSTRACT NO. 29 (8.197-ACRES); AND LOT 1-01, BLOCK 1, INDALLOY ADDITION (14.53-ACRES), CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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 Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) to allow for structures that will exceed 60-feet in height within the *Light Industrial* (*LI*) *District* on an 42.61-acre tract of land, identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard Survey, Abstract No. 29 (8.197-acres); and Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of Rockwall, Rockwall County, Texas, zoned *Light Industrial (LI) District*, generally located at the terminus of Aluminum Plant Road, and more specifically described 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 [*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 [*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 structures that will exceed 60-feet in height within the *Light Industrial (LI) District* as stipulated by Article *IV, Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

Section 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 5.01, Light Industrial (LI) District,* and *Section 7.03, Non-Residential District Development*

Standards, of Article V, District Development Standards, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended 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 an office/ warehouse/manufacturing facility that exceeds 60-feet in height on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; and,

2) The maximum overall height of the buildings and/or structures shall not exceed 100-feet, as depicted in *Exhibit 'C'* of this ordinance; and,

3) The building elevations depicted in *Exhibit 'C'* are for reference to the height of the extruder bays for all phases (*i.e. phase 2, 3, 4, & 5*), and do not represent approved building elevations. Any building elevations associated with the project shall be subject to the requirements of the Unified Development Code (UDC), review by the Architectural Review Board, and approval by the Planning and Zoning Commission [*and City Council if applicable*]; and,

4) Future expansion of the site [*i.e. Phases 3, 4, and 5*] should have all silos placed on the southern portion of the subject property, adjacent to the railroad tracks, as depicted in *Exhibit 'B'* of this ordinance; and,

5) The subject property shall provide and maintain a landscape screening buffer along the western and northern property boundaries [*i.e. Overall Landscape Plan*], as depicted in *Exhibit 'D'* of this ordinance and shall be constructed with Phase 1 of the development.

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 outlined 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 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. 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 6. 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

DRAFT ORDINANCE 04.09.19

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 7. 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 8. 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 6TH DAY OF MAY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *April 15, 2019*

2nd Reading: *May 6, 2019*

DRAFT ORDINANCE 04.09.2019

Exhibit 'A':
Legal Description

BEING A 42.6035 ACRE PARCEL OF LAND SITUATED IN THE N. BUTLER SURVEY ABSTRACT NO. 20 AND THE R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; SAID 42.6035 ACRE TRACT BEING ALL OF 11.3736 ACRE OF TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO ALVAPLAST U.S., INC., A DELAWARE CORPORATION RECORDED IN INSTRUMENT NUMBER 20150000002739 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING PART OF 98.319 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO COLUMBIA EXTRUSION CORPORATION, DATED DECEMBER 22, 1988 AND RECORDED IN VOLUME 444, PAGE 102 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING A PART OF LOT 1 IN BLOCK 1 OF INDALLOY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "D", SLIDE 273 OF THE PLAT RECORDS OF ROCKWALL COUNTY TEXAS; SAID 42.6035 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD (A 65-FOOT WIDE RIGHT-OF- WAY) AND THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 00° 07' 36" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD AND THE EAST LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT FOR A DISTANCE OF 788.63 FEET TO A POINT FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF UP/DALLAS GARLAND N.E. RAILROAD (A 100-FOOT WIDE RIGHT-OF-WAY); SAID POINT BEING THE SOUTHEAST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT;

THENCE SOUTH 88° 36' 50" WEST DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID INDUSTRIAL BOULEVARD AND ALONG THE SAID NORTH LINE OF UP/DALLAS GARLAND N.E. RAILROAD AND THE SOUTH LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT, FOR A DISTANCE OF 584.08 FEET TO THE SOUTHWEST CORNER OF SAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT AND THE SOUTHEAST CORNER OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF AFORESAID 98.319 ACRE TRACT DESCBIED IN DEED TO COLUMBIA EXTRUSION CORPORATION;

THENCE SOUTH 88° 32' 20" WEST CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD AND THE SOUTH LINE OF SAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND PASSING AND PASSING APPROXIMATELY AT A DISTANCE OF 332.77 FFET THE SOUTHWEST CORNER OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD FOR A TOTAL DISTANCE OF 578.23 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 21774.77 FEET WITH A CENTRAL ANGLE OF 00° 58' 11" AND A CHORD BEARING SOUTH 88° 05' 13" WEST AT A DISTANCE OF 368.51 FEET;

THENCE SOUTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD FOR AN ARC DISTANCE OF 368.52 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88° 04' 12" WEST CONTINUING ALONG THE SAID NORTH LINE OF UP /DALLAS GARLAND N.E. RAILROAD FOR A DISTANCE OF 101.65 FEET TO A POINT FOR CORNER;

THENCE NORTH 09° 24' 49" WEST DEPARTING THE SAID NORTH LINE OF UP/DALLAS GARLAND N.E. RAILROAD FOR A DISTANCE OF 1039.14 FEET TO A POINT FOR CORNER IN THE EAST BOUNDARY LINE OF PARK PLACE WEST II, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN CABINET "G", SLIDE 100 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 04° 52' 54" WEST ALONG THE EAST LINE OF SAID PARK PLACE WEST ADDITION FOR A DISTANCE OF 207.14 FEET TO A POINT FOR CORNER;

THENCE NORTH 81° 27' 00" EAST LEAVING THE EAST LINE OF SAID PARK PLACE WEST ADDITION FOR A DISTANCE OF 408.12 FEET TO A POINT FOR CORNER;

THENCE SOUTH 83° 23' 14" EAST AND PASSING AT A DISTANCE OF 216.91 FEET THE WEST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND CONTINUING ON FOR A TOTAL DISTANCE OF 274.94 FEET TO A POINT FOR CORNER;

THENCE SOUTH 85° 37' 16" EAST FOR A DISTANCE OF 435.64 FEET TO A POINT FOR CORNER IN THE EAST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND THE WEST LINE OF 7.497 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL COMMUNITY PLAYHOUSE AND RECORDED IN VOULME 4239, PAGE 203 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 06° 42' 50" EAST ALONG THE EAST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION AND THE WEST LINE OF SAID 7.497 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL COMMUNITY PLAYHOUSE, FOR A DISTANCE OF 360.89 FEET TO A POINT FOR CORNER AT THE END OF A 50' WIDE STREET DEDICATION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS BY DEED RECORDED IN VOLUME 67, PAGE 116 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS

THENCE SOUTH 06° 22' 45" EAST CONTINUING ALONG THE EAST LINE OF AFORESAID LOT 1 IN BLOCK 1 OF INDALLOY ADDITION FOR A DISTANCE OF 50.93 FEET TO A POINT FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID

Exhibit 'A':
Legal Description

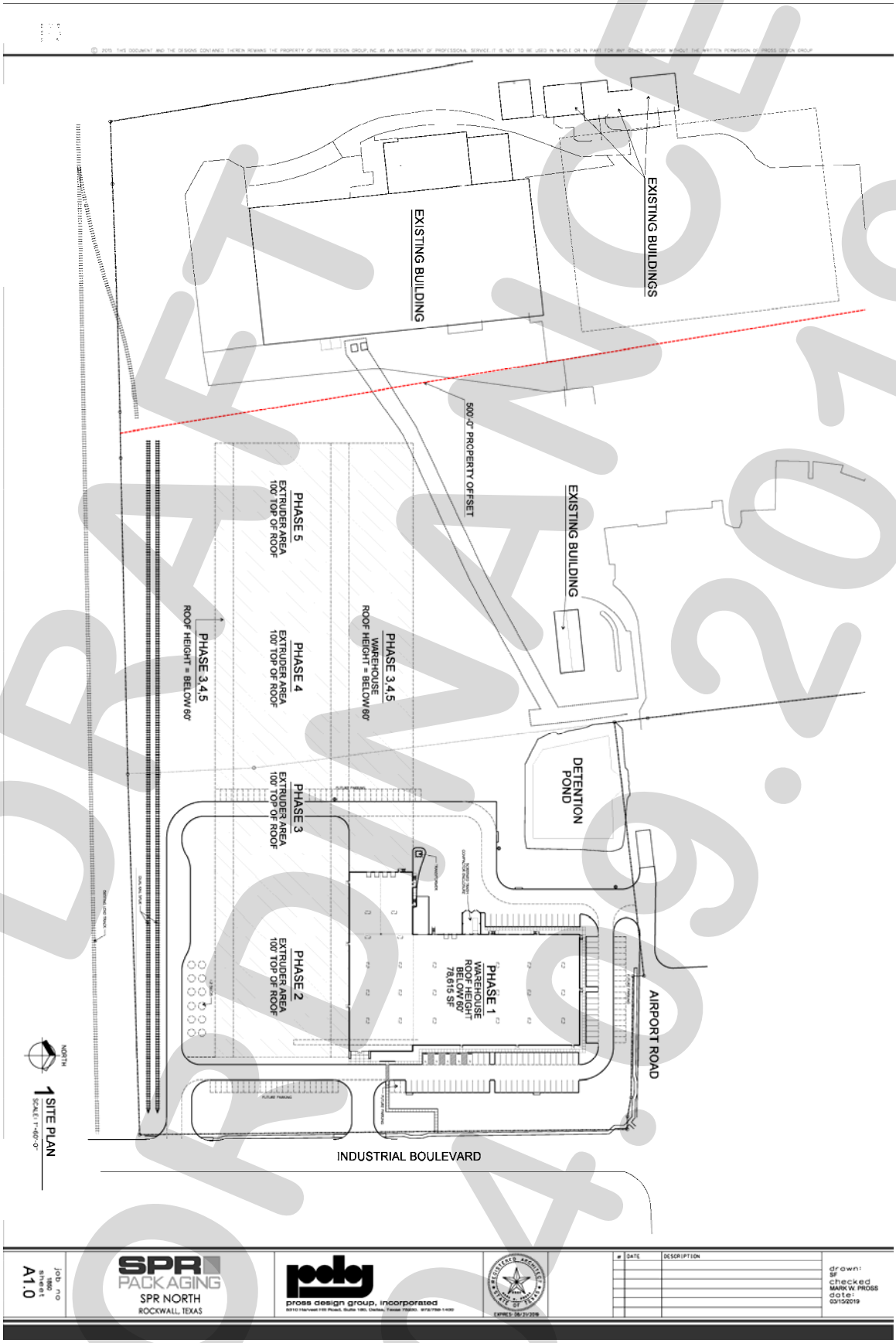
AIRPORT ROAD; SAID POINT ALSO BEING THE NORTHWEST CORNER OF AFORESAID 11.3736 ACRE ALVAPLAST U.S., INC. TRACT;

THENCE DEPARTING THE WEST LINE OF SAID 11.3736 ACRE ALVAPLAST U.S., INC.TRACT AND THE EAST LINE OF SAID LOT 1 IN BLOCK 1 AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, THE FOLLOWING COURSES AND DISTANCES NUMBERED **(1) THROUGH (5);**

1. NORTH 83° 53' 38" EAST FOR A DISTANCE OF 413.66 FEET TO A POINT FOR CORNER;
2. SOUTH 01° 01' 31" EAST FOR A DISTANCE OF 17.89 FEET TO A POINT FOR CORNER;
3. SOUTH 88° 37' 46" EAST FOR A DISTANCE OF 195.72 FEET TO A POINT FOR CORNER;
4. SOUTH 79° 05' 55" EAST FOR A DISTANCE OF 32.05 FEET TO A POINT FOR CORNER;
5. SOUTH 88° 51' 14" EAST FOR A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.6035 ACRES OF LAND, MORE OR LESS.

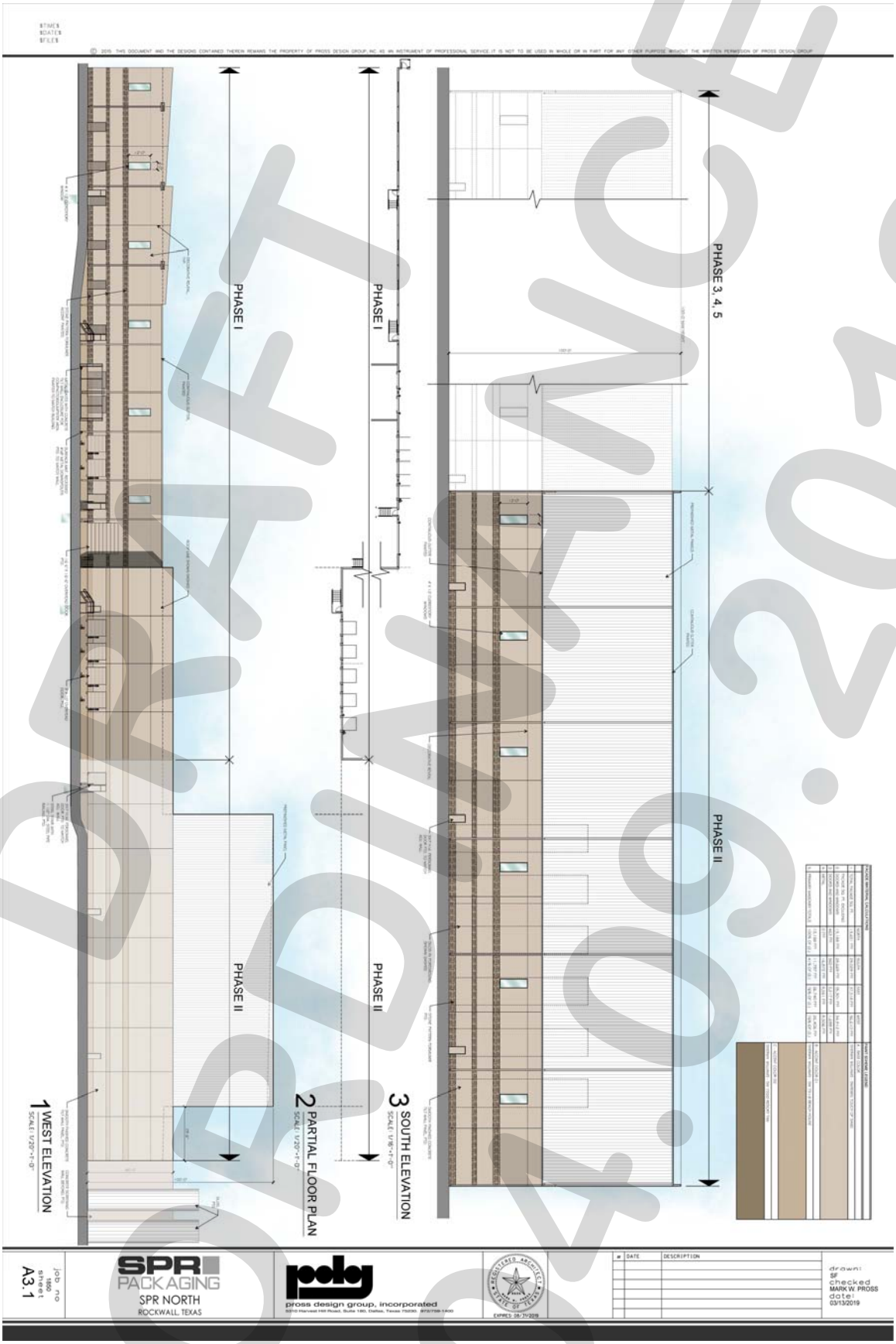
DRAFT ORDINANCE 04.09.2019

Exhibit 'B':
Conceptual Site Plan



DRAFT 04.09.2019

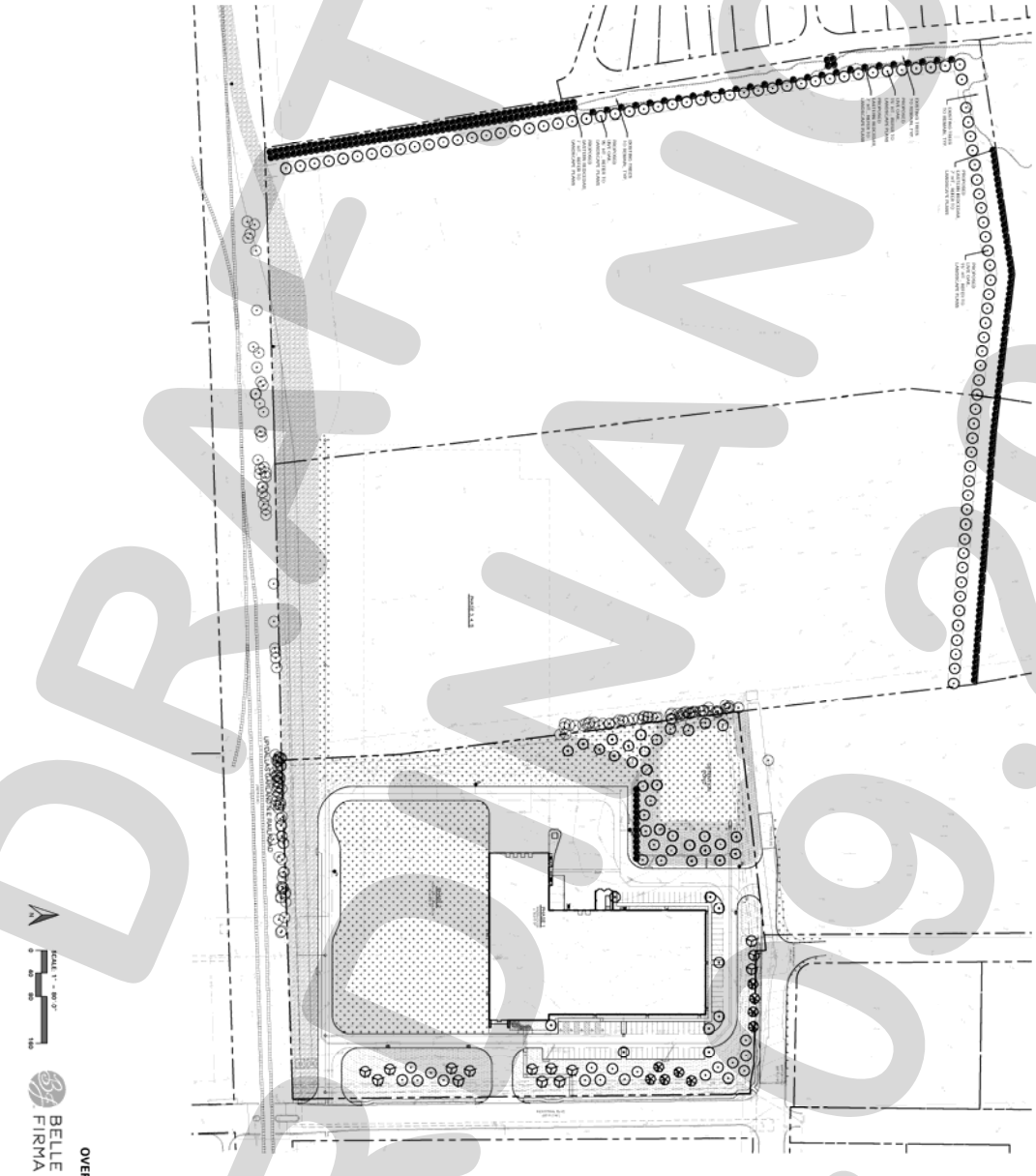
Exhibit 'C':
Concept Building Elevation Phasing Plan



DRAFT 04.09.2019

Exhibit 'D':
Landscape Screening Plan

© 2019 THIS DOCUMENT AND THE IDEAS CONTAINED THEREIN REMAINS THE PROPERTY OF PROSS DESIGN GROUP, INC. AS AN INSTRUMENT OF PROFESSIONAL SERVICE. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF PROSS DESIGN GROUP



OVERALL LANDSCAPE PLAN

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7792

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

pross design group, incorporated

#	DATE	DESCRIPTION
	02/14/19	CITY COMMENTS

drawn: NAY
checked: KAH
date: 01/15/19

job no
sheet L1.00

DRAFT ORDINANCE 04.09.2019

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 9, 2019
APPLICANT:	Ruben Garcia and Brandon Mullins *of Hemisphere Brewing Company*
CASE NUMBER:	Z2019-007; *SUP for Commercial Amusement/Recreation (Outdoor)*

SUMMARY

Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf of Forrest B. Davis Jr. for the approval of a Specific Use Permit (SUP) for *outdoor commercial amusement/recreation* in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy Lane, and take any action necessary.

BACKGROUND

The subject property is a 1.215-acre parcel of land identified as Lot 1-F, Bodin Industrial Addition. The subject property is situated within the IH-30 Overlay (IH-30 OV) District and addressed as 2015 Kristy Lane. The property was annexed on May 5, 1980 by *Ordinance No. 80-06.* According to the City's historic zoning maps, the subject property has been zoned Light Industrial (LI) District since at least May 16, 1983. Currently, the property is being used as a brewery (*i.e. Hemisphere Brewing Company*), which is a by-right land use within the Light Industrial (LI) District. Hemisphere Brewing Company obtained their Certificate of Occupancy (CO) on November 17, 2014.

PURPOSE

The applicants, Ruben Garcia and Brandon Mullins, have submitted a request for a Specific Use Permit (SUP) to allow a *Commercial Amusement/Recreation* (*Outdoor*) land use in conjunction with an existing craft/microbrewery located within a Light Industrial (LI) District. The applicant is requesting to operate an outdoor entertainment area that includes a stage and seating areas. This will be located at the rear of the property and will be enclosed by an eight (8)-foot wooden fence.

ADJACENT LAND USES AND ACCESS

The subject property is located at 2015 Kristy Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) businesses (*i.e. Rite Co. Collision, Asnet, Inc., & Multi-Metal & MFG Co., Inc.*) on a 3.77-acres of land that front IH-30. All of these properties are zoned Light Industrial (LI) District. Beyond these properties is IH-30.

South: Directly south of the subject property is a business (*i.e. Excel Metal Finishing*) addressed as 2065 Kristy Lane, which is situated a one (1)-acre parcel of land. This property is zoned Light Industrial (LI) District.

East: Directly east of the subject property is a 3.543-acre parcel of land that is vacant. This property is zoned Light Industrial (LI) District.

West: Directly west of the subject property are two (2) businesses (*i.e. Rockwall Mini Storage & Bodin Concrete*) on 4.0681-acres of land. Both of these properties are zoned Light Industrial (LI) District.

CHARACTERISTICS OF THE REQUEST

The applicants have stated that they would like the opportunity to expand their operations by including an outdoor stage and Biergarten venue for the purpose of incorporating live entertainment, charity events, special events (*i.e. corporate events, birthday parties, weddings, etc.*) and social gatherings into their existing operations. Due to the hours of operation as regulated for a brewery by the Texas Alcoholic Beverage Commission (TABC), the applicants would be able to host these events during the hours of 8:00 a.m. – 12:00 a.m. Monday through Saturday and 10:00 a.m. – 12:00 a.m. on Sunday. Additionally, the applicants have provided a concept plan for the *Commercial Amusement/Recreation (Outdoor)* use [*i.e. outdoor venue*], which shows that the *Commercial Amusement/Recreation* (*Outdoor*) area will be located at the rear of the facility. The concept plan indicates the location of the outdoor stage area, proposed seating areas, and an eight (8)-foot high wood fence that will enclose this area.

CONFORMANCE WITH THE CITY'S CODES

According to Section 1.1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a *Commercial Amusement/Recreation (Outdoor)* land use requires approval of a Specific Use Permit (SUP) in a Light Industrial (LI) District. Staff has included language providing for the expiration of the SUP should the land use designation change (*i.e. other than a craft brewery*). This has been included as a condition of approval.

According to Section 2.1.5.2, Recreation, Entertainment and Amusement Use Conditions, of Article IV, Permissible Uses of the Unified Development Code (UDC), an "(o)utdoor commercial recreational and amusement uses shall be no closer than 300 feet to residentially zoned land unless such setback is reduced or waived by the planning and zoning commission and city council." In this case, the subject property is more than 300-feet from a residentially zoned property and is in conformance with the UDC.

STAFF ANALYSIS

Based on the applicant's request, it should be noted that the subject property is situated within the Bodin Industrial Addition, which is primarily zoned Light Industrial (LI) District. It should also be noted that the hours of operation are limited by the Texas Alcoholic Beverage Commission (TABC) for a brewery. As a note, the required number of parking spaces for any facility is calculated based on land use and the square footage of the facility. In this case, the *Commercial Amusement/Recreation* (*Outdoor*) use is not considered an indoor use; therefore, no additional parking spaces are required.

Included in the attached packet is the applicant's letter requesting the Specific Use Permit (SUP), a concept plan depicting the outdoor venue, and a draft ordinance containing regulations for the proposed land use. Based on staff's review, the applicant's request does appear to be in conformance with these requirements; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On March 29, 2019, staff mailed 27 notices to property owners and residents within 500-feet of the subject property. Staff did not send a neighborhood notification as there are no Home Owners Associations (HOA's)/or neighborhood groups participating in the Neighborhood Notification Program within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received two (2) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a Commercial Amusement/Recreation (*Outdoor*) in conjunction with an existing craft/microbrewery, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:

a) The development and operation of a *Commercial Amusement/Recreation* (*Outdoor*) land use shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the proposed draft ordinance;

b) The *Subject Property* may be used for all permitted accessory uses, as well as, the use of an *outdoor stage and venue* that may include live music/entertainment, a Biergarten, and catered food vendors within the outdoor area as depicted in *Exhibit 'B'* of the proposed draft ordinance;

c) This Specific Use Permit (SUP) shall only be valid as an accessory use to the existing craft brewery. Should the subject property's land use designation change (*i.e. other than a craft brewery*) this SUP shall automatically expire; and,

(2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Project Number	Z2019-007	**Owner**	DAVIS, FORREST B	**Applied**	3/15/2019 LM
Project Name	SUP for an Outdoor Commercial	**Applicant**	RUBEN GARCIA	**Approved**	
Type	ZONING			**Closed**	
Subtype	Amusement SUP			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
2015 KRISTY LN	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BODIN INDUSTRIAL	1-F0		1-F0	3130-0000-0001-F0-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	3/15/2019	3/22/2019	3/19/2019	4	APPROVED	
ENGINEERING	Sarah Hager	3/15/2019	3/22/2019	3/22/2019	7	APPROVED	
(3/22/2019 11:55 AM SH) Detention is required for stage area.							
FIRE	Ariana Hargrove	3/15/2019	3/22/2019				
PLANNING	David Gonzales	3/15/2019	3/22/2019	3/22/2019	7	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf of Forrest B. Davis Jr. for the approval of a Specific Use Permit (SUP) for outdoor commercial amusement/recreation in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy Lane, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES – 03.21.2019

All staff comments are to be addressed and resubmitted by Tuesday, April 2, 2019. Please provide two (2) large copies [FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed/acknowledge are as follows:

• On all future submittals please include the Case Number Z2019-007 on the lower right hand corner.

• When provided, please review the SUP Draft Ordinance prior to the Planning & Zoning public hearing scheduled for April 9, 2019 and return with red lined corrections and/or additions you feel may be necessary for staff review and consideration

** Planning Staff additional comments to be considered by the P&Z and City Council as conditions of approval:

1. Approval of an SUP is required to allow for the outdoor commercial amusement/ recreation land use (i.e. stage venue - outdoors).

2. Adherence to all Engineering and Fire Department standards shall be required.

3. Is the stage a permanent structure affixed to the ground or is this portable?

*** Operational Conditions:

1) The development and operation of a Commercial Amusement/Recreation (Outdoor) land use shall generally conform to the Concept Plan depicted in Exhibit 'B' of this ordinance;

2) The Subject Property may be used for all permitted accessory uses, as well as, the use of an outdoor stage and venue that may include live music/entertainment, a Biergarten, and catered food vendors within the outdoor area as depicted in Exhibit 'B' of this ordinance; and,

3) This Specific Use Permit (SUP) shall only be valid as an accessory use to the existing craft brewery. Should the subject property's land use designation change (i.e. other than a craft brewery) this SUP shall automatically expire.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the SUP request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

*** Meeting Dates to Attend***

Planning - Work Session: March 26, 2019 (6:00 p.m.) [Applicant to present case to P&Z for discussion]

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Planning - Public Hearing: April 9, 2019 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny, etc.)							
City Council - Public Hearing: Arpil 15, 2019 (6:00 p.m.) [1st Reading of SUP Ordinance]							
City Council - Consent/Action Item: May 6, 2019 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]							



Z2019-007 - SUP FOR OUTDOOR COMMERCIAL AMUSEMENT
ZONING - LOCATION MAP =

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.

N



City of Rockwall

N

0 40 Feet

Date: 3/21/2019

GEOGRAPHIC INFORMATION SYSTEMS

Z2019-007

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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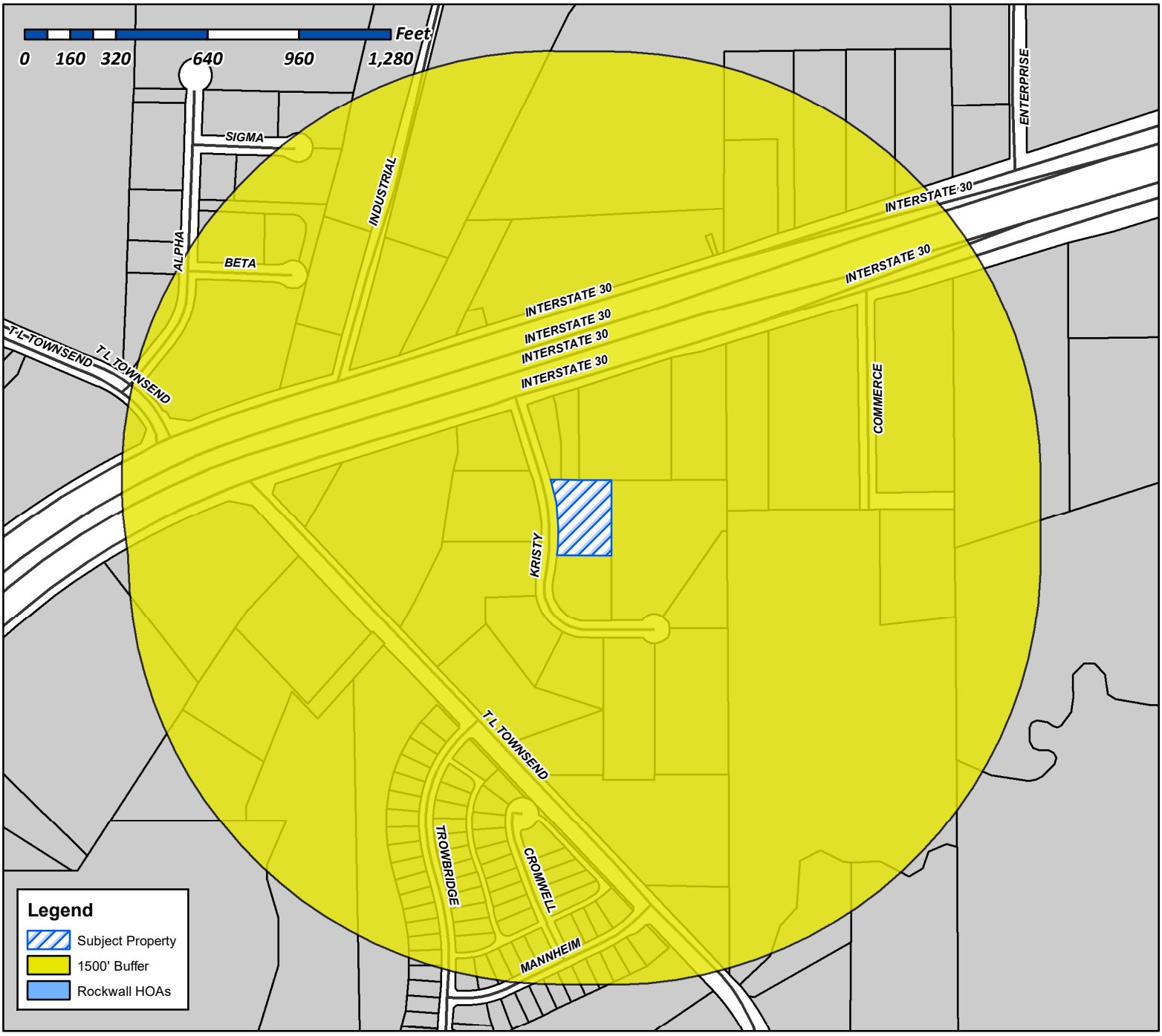
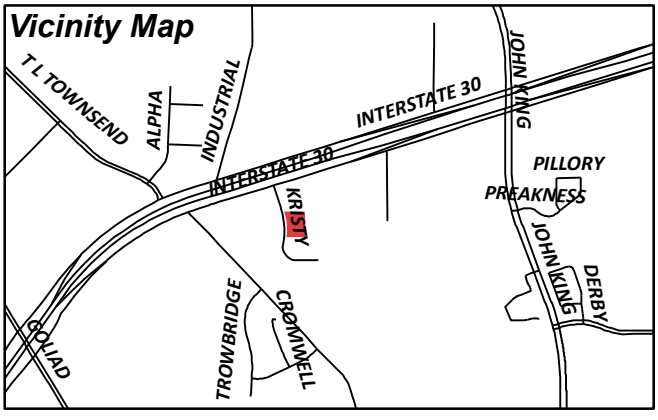


Case Number: Z2019-007
Case Name: SUP for Commercial Amusement
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2015 Kristy Lane

Date Created: *3/18/2019*
For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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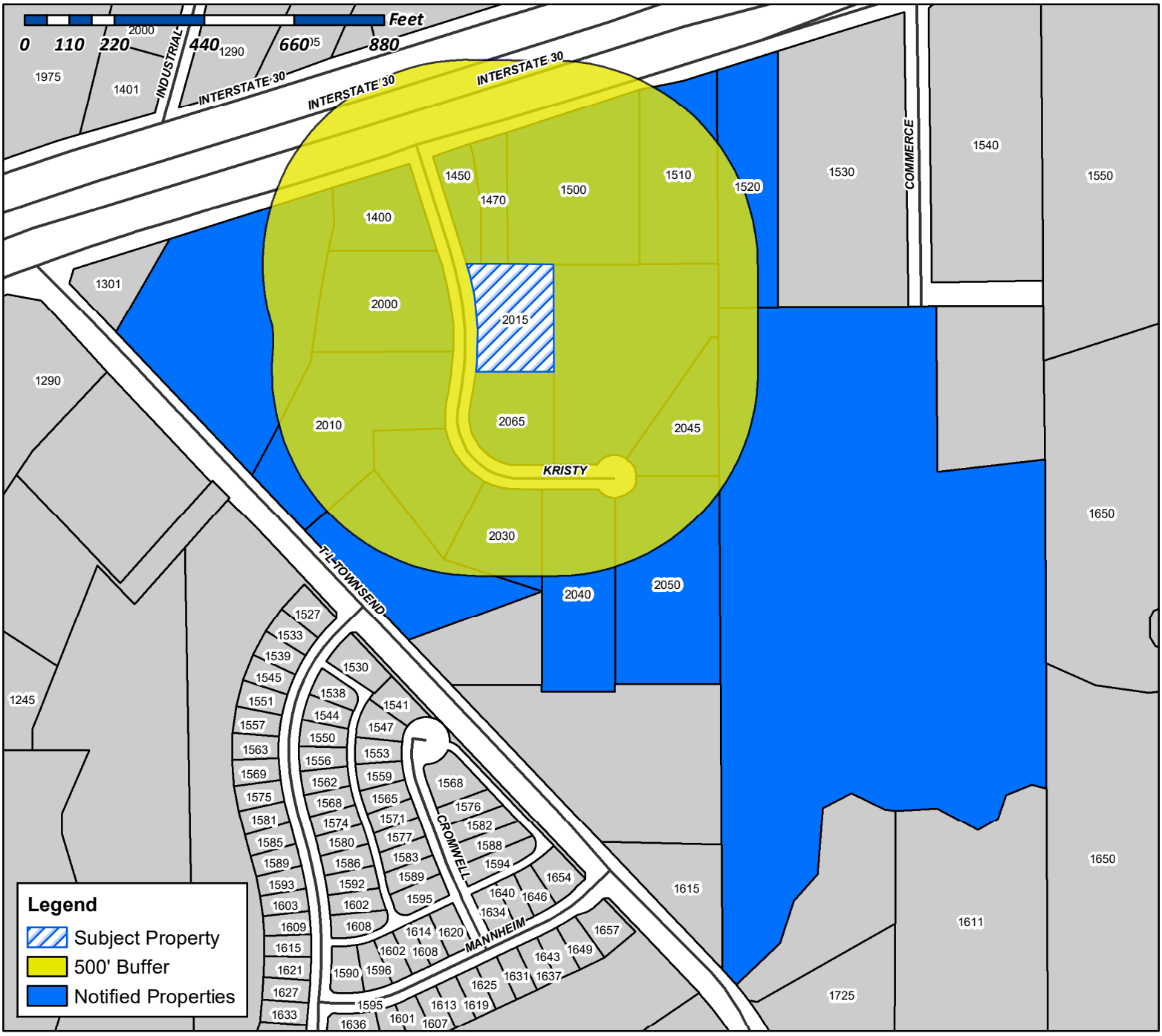
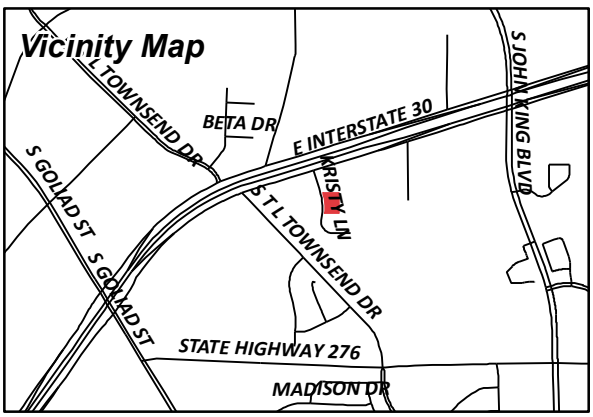


Case Number: Z2019-007
Case Name: SUP for Outdoor Commercial Amusement
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 2015 Kristy Lane



Date Created: *3/21/2019*

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

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2019-007: SUP for an Outdoor Commercial Amusement

Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf of Forrest B. Davis Jr. for the approval of a Specific Use Permit (SUP) for outdoor commercial amusement/recreation in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 4/9/2019 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 4/15/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **4/15/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2019-007: SUP for an Outdoor Commercial Amusement

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

SELF CECIL E & ALICE E
REVOCABLE LIVING TRUST
1105 SWALLOWTAIL DR
MADISON, WI 53717

CURRENT RESIDENT
1400 I30
ROCKWALL, TX 75032

RICK BENTLEY PROPERTIES LLC
1450 E I-30
ROCKWALL, TX 75087

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

CURRENT RESIDENT
1470 I30
ROCKWALL, TX 75032

MULTI-METAL & MFG CO, INC
1500 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
1510 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1520 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
2000 KRISTY LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2010 KRISTY LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2015 KRISTY LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2030 KRISTY LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2040 KRISTY LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2045 KRISTY LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2050 KRISTY LN
ROCKWALL, TX 75032

MOORE MICHAEL E & MARIJANE
2065 KRISTY LANE
ROCKWALL, TX 75032

MOORE MICHAEL E & MARIJANE
2065 KRISTY LN
ROCKWALL, TX 75032

REDI MIX LLC
331 N MAIN STREET
EULESS, TX 76039

CSIHAR JAMES J
592 S.E. VOKERT'S TERRACE
PORT SAINT LUCIE, FL 34983

OWENS REAL ESTATE INVESTMENTS LLC
7156 HUNT LN
ROCKWALL, TX 75087

BODIN CONCRETE LP
PO BOX 109
ROWLETT, TX 75030

HAWN HOLDINGS LC
PO BOX 1688
ROCKWALL, TX 75087

COPPER CANYON HOMES LLC
PO BOX 1870
ROCKWALL, TX 75087

ROCKWALL CREDIT SERVICES L C
PO BOX 1870
ROCKWALL, TX 75087

DAVIS FORREST B
PO BOX 826
FATE, TX 75132

COLLIN G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087

THACKER DENNIS ALAN TESTAMENTARY TRUST
AND
LINDA THACKER LAHOOD AND JOSHUA ALAN
THACKER
PO BOX 8693
GREENVILLE, TX 75404

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2019-007: SUP for an Outdoor Commercial Amusement

Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf of Forrest B. Davis Jr. for the approval of a Specific Use Permit (SUP) for outdoor commercial amusement/recreation in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 4/9/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 4/15/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **4/15/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2019-007: SUP for an Outdoor Commercial Amusement

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Chris Lewis / Owner Renegade Customs

Address: 2045 Kristy Ln., Rockwall, TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) **If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.**

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Case No. Z2019-007: SUP for an Outdoor Commercial Amusement

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Good for Business!

Name: Linda Lafood

Address: 1760 I-30 East Rockwall Texas 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

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) TO ALLOW FOR A *COMERCIAL AMUSEMENT/RECREATION (OUTDOOR)* LAND USE IN CONJUNCTION WITH AN EXISTING CRAFT BREWERY ON A 1.215-ACRE PARCEL OF LAND, ADDRESSED AS 2015 KRISTY LANE AND BEING IDENTIFIED AS LOT 1-F, BODIN INDUSTRIAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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 Ruben Garcia and Brandon Mullins for the approval of a Specific Use Permit (SUP) for a *Commercial Amusement/Recreation (Outdoor)* land use for the purpose of establishing an outdoor stage and venue in conjunction with an existing craft brewery on a 1.215-acre parcel of land, zoned Light Industrial (LI) District, identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, addressed as 2015 Kristy 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 [*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 [*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 the establishment of a *Commercial Amusement/Recreation (Outdoor)* land use as stipulated by Article *IV, Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Section 1.1, Land Use Schedule,* of *Article IV, Permissible Uses,* and *Section 5.02, Light Industrial (LI) District,* of *Article V, District Development Standards,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein

DRAFT ORDINANCE 04-05-19

by the granting of this zoning change, and as my be amended in the future, and shall be subject to the following additional conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Commercial Amusement/Recreation (Outdoor)* land use on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The development and operation of a *Commercial Amusement/Recreation* (*Outdoor*) land use shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;

2) The *Subject Property* may be used for all permitted accessory uses, as well as, the use of an *outdoor stage and venue* that may include live music/entertainment, a Biergarten, and catered food vendors within the outdoor area as depicted in *Exhibit 'B'* of this ordinance; and,

3) This Specific Use Permit (SUP) shall only be valid as an accessory use to the existing craft brewery. Should the subject property's land use designation change (*i.e. other than a craft brewery*) this SUP shall automatically expire.

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 outlined 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

DRAFT 04.09.19

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 6TH DAY OF MAY, 2019.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *March 15, 2019*

2nd Reading: *May 6, 2019*

DRAFT ORDINANCE 04.09.2019

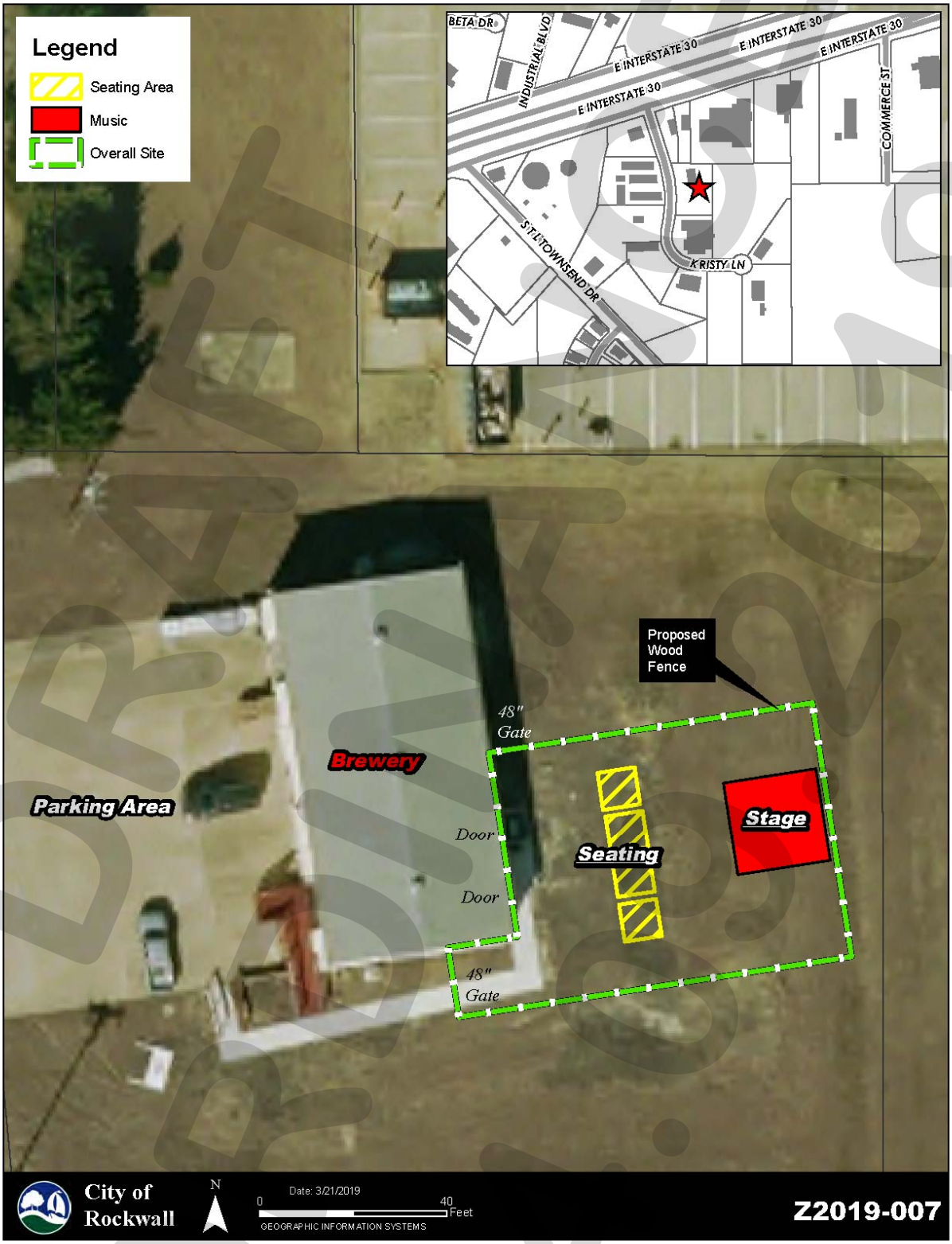
Exhibit 'A':
Legal Description:

Lot 1-F, Bodin Industrial Addition



DRAFT ORDINANCE 04.09.2019

Exhibit 'B':
Concept Plan



DRAFT 04.09.2019

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 9, 2019
APPLICANT:	Jim Ziegler, *PegasusAblon*
CASE NUMBER:	Z2019-008; *Amended Development Plan for PD-32*

SUMMARY

Hold a public hearing and consider a request by James Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending *Ordinance 17-64* and in accordance with *Ordinance No. 17-22*, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

BACKGROUND

Ordinance No. 10-21 incorporated the subject property into Planned Development District 32 (PD-32) on September 20, 2010. This ordinance created a master planned, mixed-use district consisting of 78.89-acres of land, which is commonly referred to as the *Harbor District*. Included in the ordinance was a pool of 1,161 *urban residential* units (*i.e. condominiums and/or townhomes*) that could be allocated to properties within the district by the City Council -- *in accordance with the land use charts in the ordinance* -- on a *first-come-first-serve* basis through an interim zoning step called a *PD Development Plan*.

On June 17, 2013, the City Council approved a *PD Development Plan* (*Ordinance No. 13-16*) allocating 399 *urban residential* units (*i.e. condominiums*) to the subject property. These units were tied to a concept plan that showed two (2) condominium buildings being constructed on the subject property, one (1) adjacent to Lakefront Trail consisting of 349-units and one (1) adjacent to the Harbor Fountain consisting of 50-units. In addition, the plan indicated two (2) retail/restaurant strip centers would be constructed adjacent to Lake Front Trail and Harbor Heights Drive. These areas were eventually developed with a hotel (*i.e. Spring Hill Suites*) in 2016. On December 18, 2017, the City Council approved an amendment to this plan allowing the number of units to be increased to a total 450-units, which would increase the number of units for the building adjacent to Lakefront Trail to 375-units and for the building adjacent to the Harbor Fountain to 75-units. In addition, the City Council added a strict construction schedule for both buildings as part of the PD Development Plan ordinance. If the dates in the construction schedule are not met, the increased units (i.e. the additional 51-units) would be clawed back through an expiration clause in the ordinance. The owners of both properties agreed to the construction schedule as part of this case.

PURPOSE

On March 15, 2019, the applicant submitted an application requesting to amend the *PD Development Plan* approved under *Ordinance No. 17-64*. The applicant has stated that the purpose of this application is to [*1*] change the pedestrian access easement that extends from Lakefront Trail to the Harbor Fountain to a one-way private drive and pedestrian access easement, and [*2*] to change the

construction schedule for *Harbor Village* project (*identified as Building ❶ in the attached draft ordinance*).

ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest corner of the intersection of Lakefront Trail and the IH-30 frontage road, and is addressed as 2600 Lakefront Trail. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the southern frontage road for E. IH-30 followed by the main lanes, and the northern frontage road. Beyond this highway system is the Harbor Bay Marina that is zoned Agricultural (AG) District, and Phase 5C of the Lakeside Village Subdivision, which consists of 61 single-family lots that are zoned Planned Development District 2 (PD-2) for single-family, residential land uses.

South: Directly south of the subject property is the Harbor Retail development, which is zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses. Beyond this is Summer Lee Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this is Lago Vista Subdivision, which consists of 92 single-family residential lots that are zoned Planned Development District 18 (PD-18) for single-family, residential land uses.

East: Directly east of the subject property is Lakefront Trail followed by a 2.968-acre tract of land that is occupied with a hotel (*i.e. Spring Hill Suites*). Beyond this is Shoreline Trail, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. All of these properties are zoned Planned Development District 32 (PD-32) and are located in the *Freeway Frontage Subdistrict*.

West: Directly west of the subject property is several parcels of land that have offices and a gym (*i.e. Eclipse Fitness*) situated on them. In addition, the remainder of the subject property contained in this PD Development Plan, and which is identified as *Building ❷* in the attached draft ordinance, is located adjacent to this area. All of these properties are zoned Planned Development District 32 (PD-32), and are situated within the *Harbor Residential Subdistrict*. Beyond this are the corporate limits of the City of Rockwall followed by the take-line.

CHARACTERISTICS OF THE REQUEST

On January 15, 2019, the Planning and Zoning Commission approved a site plan for a 375-unit condominium building on a 6.2-acre tract of land located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail (*identified as Building ❶ in the attached draft ordinance*). While going through the site plan approval process, staff explained to the applicant that the proposed IH-30 improvements -- *which are scheduled for 2021* -- would restrict the properties west of the subject property (*i.e. Building ❷ in the attached draft ordinance and the existing office/retail building adjacent to the takeline*) from having access to Lakefront Trail, and that the only access to these properties would be provided from the eastbound lanes of the IH-30 frontage road (*i.e. drivers in the City of Rockwall would have to take IH-30 west and exit the Bayside exit in Rowlett, and take IH-30 east and exit the Harbor exit prior to crossing into the City's corporate limits to access these properties*). Based on this, the applicant has submitted a request to transform the pedestrian access easement providing access to the Harbor Fountain into a mew street that would serve as both a pedestrian access easement and a private drive for the properties to the west of the subject property. In accordance with the design guidelines contained in *Resolution No. 10-40*, staff has requested that the applicant retain the aesthetics of the original pedestrian access easement and use bollards in lieu of a curbed one-way street. Based on this direction the applicant has provided a street cross section showing the proposed mew street and a concept plan showing the additional details requested by staff.

Since the applicant was required to go through a zoning process to change the PD Development Plan, it will be difficult for the project to be completed in accordance with the construction schedule laid out in *Ordinance No. 17-64*. This requires that a building permit be issued by June 1, 2019. As a result, the applicant has requested to extend this timeline for a period of one (1) year from the approval date of the proposed ordinance. If the ordinance is approved under the current schedule and the case is not tabled or denied the date the applicant would need a building permit by would be *May 6, 2020*. Staff should note that the applicant has not requested changes to the construction schedule for *Building* ❷ (*i.e. the building adjacent to the Harbor Fountain*), and the date required for the owner of that property to obtain a building remains as *June 1, 2020*.

Staff should note that the applicant was asked to provide letters from the adjacent property owners indicating their consent to change the access to their properties; however, the applicant has failed to provide these letters to staff. With this being said, the proposed changes should be an improvement to the access of these properties, and should not create any development issues for these property owners.

INFRASTRUCTURE

The applicant's request does not change the infrastructure requirements that were identified with *Case No. SP2018-043*, and no new infrastructure would be required with this case.

CONFORMANCE WITH THE CITY'S CODES

The applicant's request does not change the conformance to the City's codes for the site plan approved with *Case No. SP2018-043*, and should not have an effect on any future projects ability to conform to the City's Municipal Code of Ordinances or the Unified Development Code (UDC).

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The applicant's request does not have an effect on the property's conformance to the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

On March 25, 2019, staff mailed 41 notices to property owners and occupants within 500-feet of the *Freeway Frontage, Harbor Link Mixed-Use,* and *Harbor Residential Subdistricts*. Staff also notified the Lakeside Village and Lago Vista Homeowner's Associations (HOA), which are the only HOA/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices returned concerning the applicant's request.

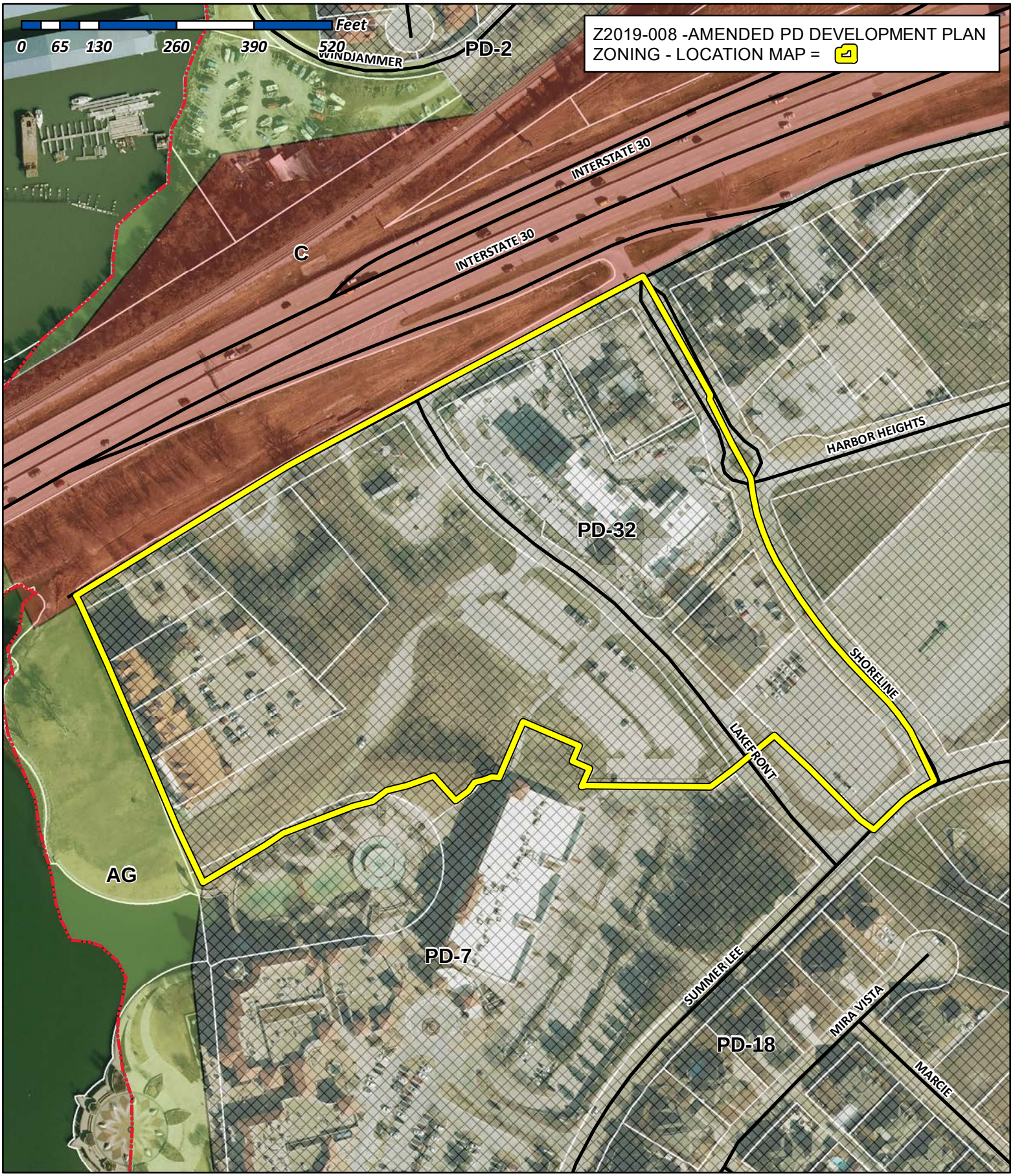
CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend the Development Plan contained in *Ordinance No. 17-64*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

(2) The site plan approved with *Case No. SP2018-043* will need to be updated and administratively approved to ensure conformance to the revised *PD Development Plan*;

(3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



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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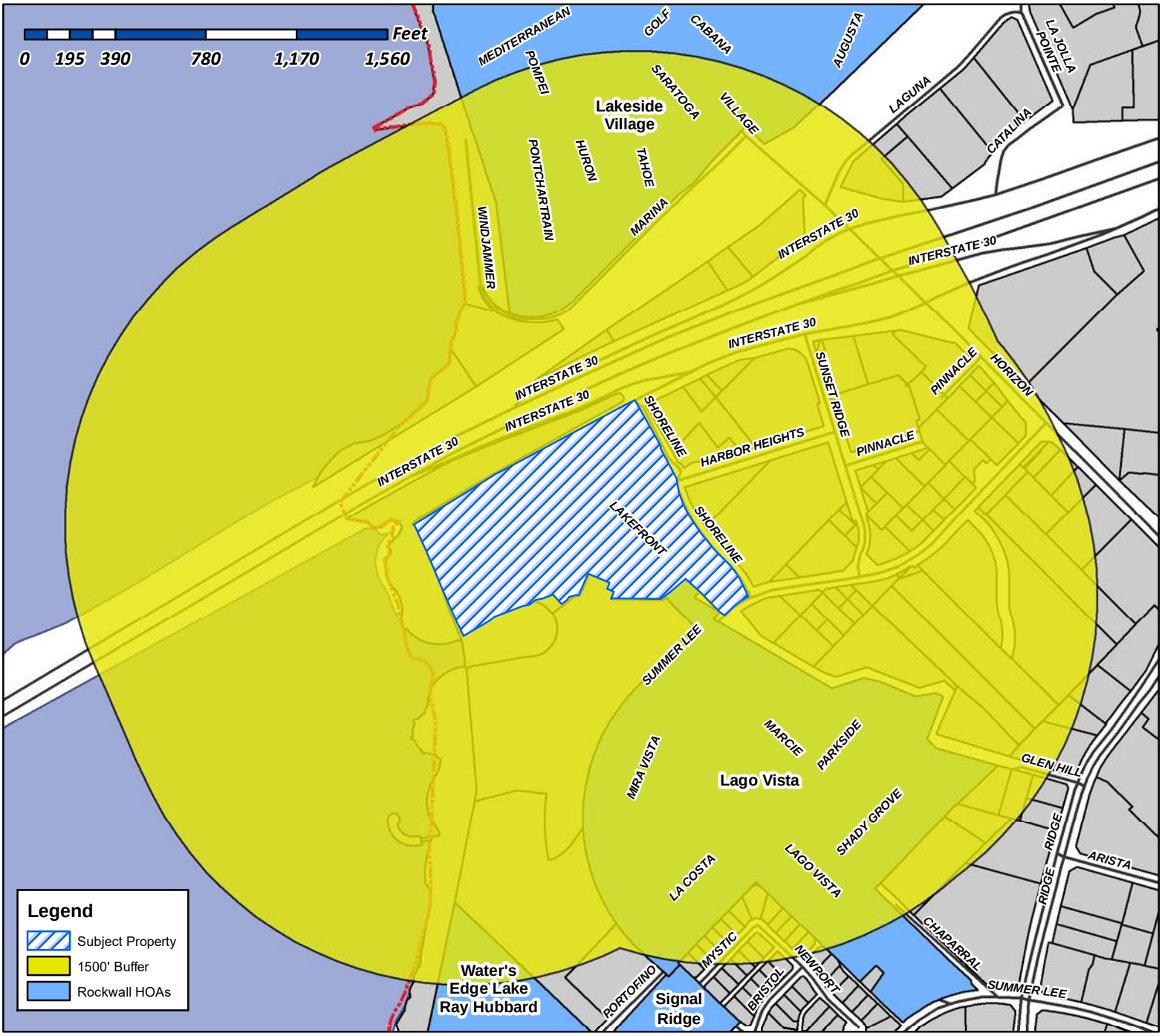
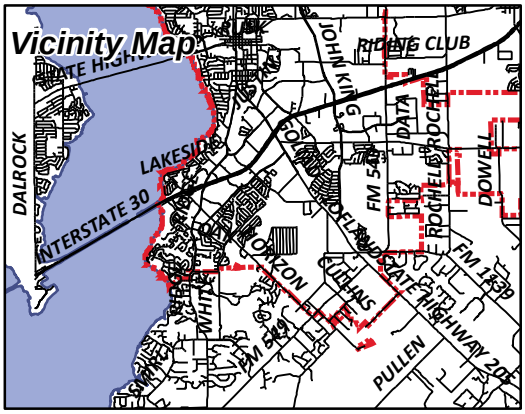


Case Number: Z2019-008
Case Name: Amended PD Development Plan
Case Type: Zoning
Zoning: Planned Development 32 (PD-32)
Case Address: SWC of the Intersection of the IH-30 Frontage Road and Lakefront Trail

Date Created: *3/19/2019*
For Questions on this Case Call (972) 771-7745



From:	Morales, Laura
To:	[redacted]
Cc:	Miller, Ryan; Gonzales, David; Brooks, Korey
Subject:	Neighborhood Notification Program: Notice of zoning request
Date:	Friday, March 22, 2019 2:41:03 PM
Attachments:	Public Notice (03.21.2019).pdf HOA Map.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner ***March 22, 2019***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 4/9/2019 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday 4/15/2019 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2019-008- Hold a public hearing and consider a request by James Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending Ordinance 17-64 and in accordance with Ordinance No. 17-22, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

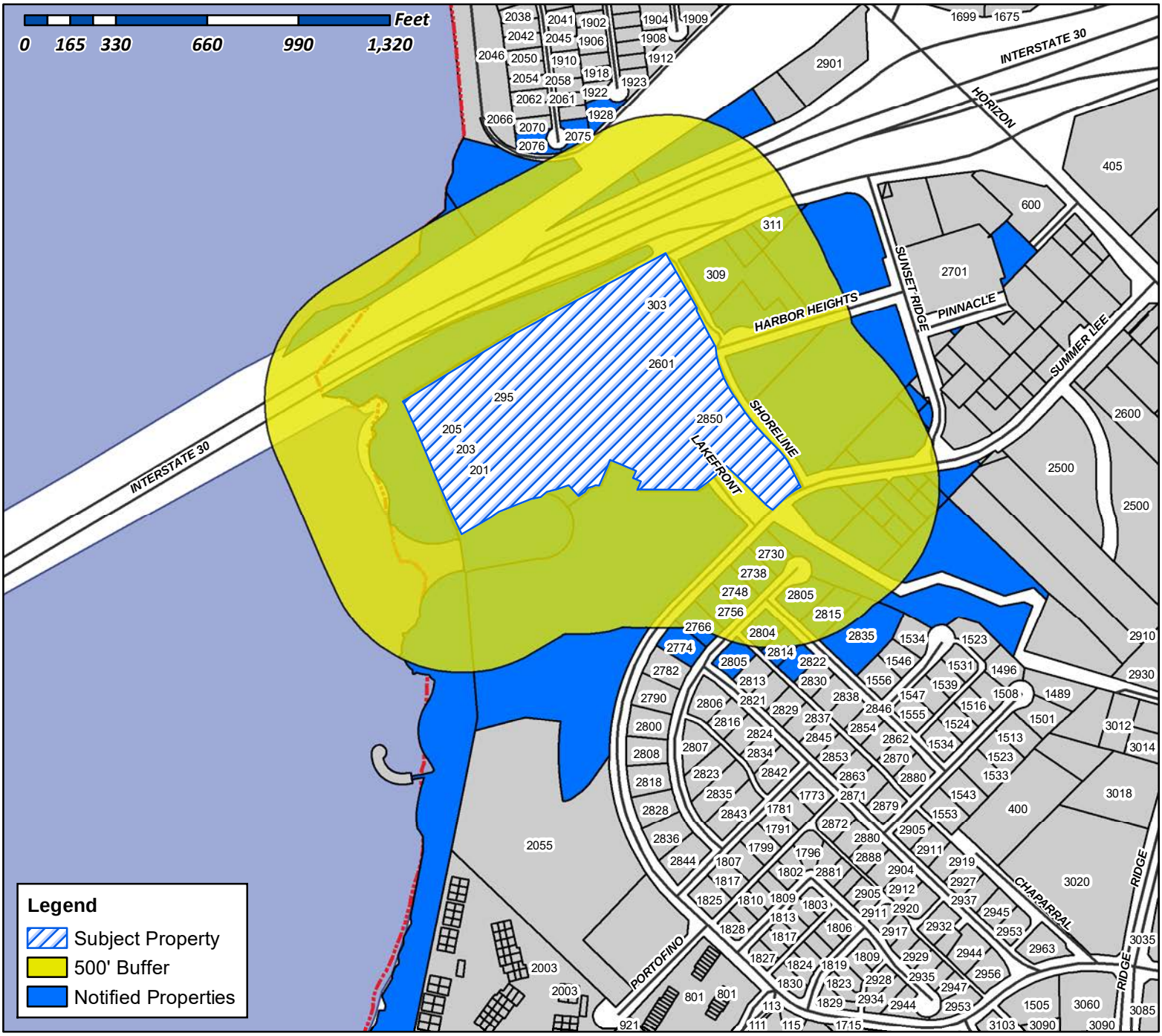
Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

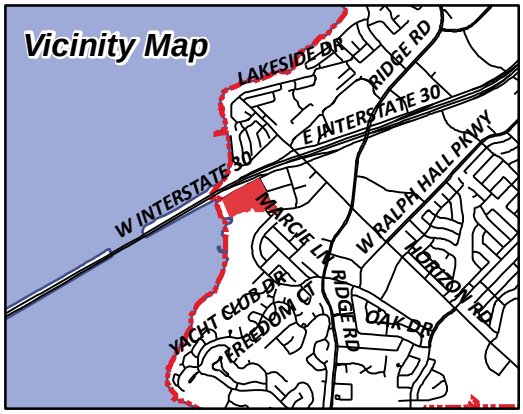
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



Case Number: Z2019-008
Case Name: Amended PD Development Plan
Case Type: Zoning
Zoning: Planned Development 32 (PD-32)
Case Address: SWC of the Intersection of the IH-30 Frontage Road and Lakefront Trail

Date Created: *3/19/2019*
For Questions on this Case Call (972) 771-7745



CAIN DOYLE
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

TRITON I-30 ROCKWALL LLC
1845 WOODALL ROGERS FREEWAY, SUITE 1100
DALLAS, TX 75201

WARMACK BOB & LINDA
1928 HURON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
203 E I30
ROCKWALL, TX 75032

ARKOMA REALTY LTD
A TEXAS LTD PARTNERSHIP
203 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
205 I30
ROCKWALL, TX 75032

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

MANDARI JEMA
2075 PONTCHARTRAIN DR
ROCKWALL, TX 75087

WILKINS HORACE JR & EVELYN F
2076 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2601 LAKEFRONT TR
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR 0
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR 0
ROCKWALL, TX 75032

THOMPSON GARY
2730 MIRA VISTA LN
ROCKWALL, TX 75032

MCKINNEY MARVIN
2738 MIRA VISTA LANE
ROCKWALL, TX 75032

KAPRANTZAS VICTORIA J AND
ROSALIE A CRACCHIOLO
2748 MIRA VISTA LANE
ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M
2756 MIRA VISTA LN
ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY
2766 MIRA VISTA LN
ROCKWALL, TX 75032

BAILEY RICHARD A AND GENA B
2774 MIRA VISTA LN
ROCKWALL, TX 75032

LAKEFRONT TRAIL ROCKWALL HOTEL LP
c/o OLDHJAM GOODWIN GROUP LLC
2800 S. TEXAS AVE. 0
BRYAN, TX 77802

YU JOHNNY & HAE SUK
2804 MARCIE LN
ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS
2805 LAGO VISTA LN
ROCKWALL, TX 75032

VANHOV ENTERPRISES LLC
2805 MARCIE LANE
ROCKWALL, TX 75032

CASSADY CHARLES P
2814 MARCIE LN
ROCKWALL, TX 75032

BENNETT CLIFF AND STELLA
2815 MARCIE LN
ROCKWALL, TX 75032

FRY ROBIN K & JASON R
2822 MARCIE LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
2835 MARCIE LN
ROCKWALL, TX 75032

LAKE FRONT TRAIL LP
2850 SHORELINE TR 0
ROCKWALL, TX 75032

CURRENT RESIDENT
295 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
303 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
309 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
311 E I30
ROCKWALL, TX 75032

FAULKNER INVESTMENT CO. LTD
3401 MAIN ST
ROWLETT, TX 75088

LAKESIDE VILLAGE HOMEOWNERS
4100 VILLAGE DR
ROCKWALL, TX 75087

DRZW HOLDINGS LTD
4515 DORSET RD
DALLAS, TX 75229

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE 0
DALLAS, TX 75201

NOYORI MITSUE
8301 LAKEVIEW PKWY STE 111
ROWLETT, TX 75088

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

CULPEPPER /SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

Winkelmann
& Associates, Inc.
6750 HILLCREST PLAZA DR., STE. 325
DALLAS, TX 75230 (972) 490-7090 FAX (972) 490-7099
TEXAS ENGINEERING FIRM REGISTRATION No. 89
TEXAS SURVEYOR FIRM REGISTRATION No. 10086600

March 15, 2019

Mr. Ryan Miller
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

RE: SP-2018-043 Harbor Village

Mr. Miller,

Please accept the enclosed revised Site Plan for the Harbor Village. We are enclosing 4 full size folded along with a PDF file.

We are also enclosing an application and fee of $440.00. Letters of confirmation of our proposed modifications from adjacent owners will be provided upon receipt.

We are submitting this revised Site Plan to modify the southeasterly access way from solely a pedestrian path to a one way south bound driveway. This is included to provide full access to our neighbors to the west who will lose their inbound access from the east when the I-30 one way Frontage Road is constructed.

In addition, as a result of this, and several other issues, we are requesting the City make allowances for an extension of the requirement for issuance of Building Permit to a date 1 year after anticipated approval of the modified plan by City Council.

It is our intention if the modified plan is approved, to proceed immediately with our construction drawing preparation.

Should you have any questions or need additional information, please give me a call.

Sincerely,
Winkelmann & Associates, Inc.

Michael Clark, P.E.
President

Cc: James Ziegler –Pegasus Ablon

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C2	12°35'10"	620.00'	136.19'	135.92'	S51°48'46"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S79°07'41"W	7.21'
L10	N23°10'29"E	32.93'
L11	N66°36'24"W	31.00'
L12	N23°10'29"E	27.95'
L13	N82°38'15"W	11.76'
L14	S68°52'14"W	13.20'
L15	S75°08'27"W	12.97'
L16	S36°32'06"W	17.64'

REFER TO LANDSCAPE PLANS FOR PAVER DETAILS

LAKEFRONT TRAIL CITY PAVING

SIDEWALK PAVEMENT (TYP.)
4"–3,000 PSI CONCRETE
5.5 SACK MINIMUM
W/ #3 BARS AT 24" C–C
BOTH WAYS

HEAVY DUTY PAVEMENT
7"–3600 PSI CONCRETE
6.5 SACK MINIMUM
W/ #3 BARS AT 18" O.C.E.W.

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT-OF-WAY)

LAKEFRONT TRAIL
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 9A, BLOCK A
6.200 AC.
(270,065 S.F.)

LOT 9B, BLOCK A
1.158 AC.
(50,453 S.F.)

N 60°22'08" E 15'R
411.30'

S 29°37'52" E
9.98'

Δ=028°28'30"
R=680.00'
L=337.95'
Ch L=334.48'
Ch B=S43°52'07"E

Δ=049°09'46"
R=116.35'
L=99.83'
Ch L=96.80'
Ch B=N62°59'20"W

N 45°34'27" W
465.41'

N 44°25'33" E
57.37'

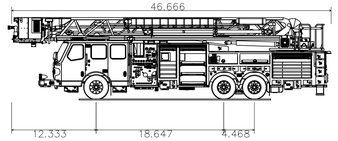
N 26°56'19" W
52.17'

S 52°53'12" W
79.41'

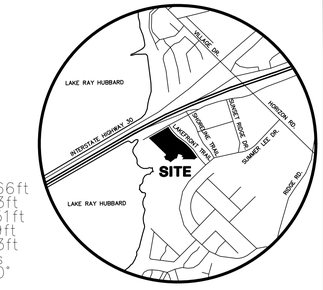
Δ=009°44'28"
R=680.00'
L=115.61'
Ch L=115.47'
Ch B=S40°10'38"E

Δ=002°30'
R=680.00'
L=29.80'
Ch L=29.8
Ch B=S36°

N 89°32'04" W
208.59'



E–ONE HP100 Platform	
Overall Length	46.666ft
Overall Width	8.333ft
Overall Body Height	10.651ft
Min Body Ground Clearance	1.269ft
Track Width	8.333ft
Lock–to–lock time	6.00s
Max Wheel Angle	45.00°



VICINITY MAP
NOT TO SCALE

*****NOTICES TO CONTRACTOR*****

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

BEFORE YOU DIG TEXAS 811

BORE UNDER LAKEVIEW TRAIL FOR 12" WATER LINE

SITE DATA TABLE		
HARBOR VILLAGE - ROCKWALL		
HARBOR - ROCKWALL ADDITION	6.200	ACRES
LOT 9A, BLOCK A	270,065	SQ-FT
BUILDING AREA	127,000	SQ-FT
USE	DWELLING UNITS	
COVERAGE	47.03%	
TOTAL NUMBER OF UNITS	375	UNITS
REQUIRED PARKING RATIO	1.5 PER UNIT	
PARKING REQUIRED	563	SPACES
OFF-STREET PARKING PROVIDED	563	SPACES
ON-STREET PARKING PROVIDED	34	SPACES
TOTAL PARKING PROVIDED	597	SPACES
OFF-STREET PROVIDED PARKING RATIO	1.5 PER UNIT	
HANDICAP REQUIRED	12	SPACES
HANDICAP PROVIDED	12	SPACES
OVERFLOW PARKING PROVIDED	180	SPACES

* PARKING PROVIDED TOTAL INCLUDES ACCESSIBILITY PARKING

HARBOR VILLAGE DWELLING UNITS - BUILDING TABULATION LEGEND

TYPE	AREA (SF)	NO.	% UNITS	TOTAL AREA (SF)	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor
L1	807	16	4.27%	12,912	8	8	0	0	0
E1	590	40	10.67%	23,600	8	8	8	8	8
A1	670	70	18.67%	46,900	11	14	15	15	15
A2	742	84	22.40%	62,328	16	17	17	17	17
A3	849	16	4.27%	13,584	2	2	4	4	4
B1	1,086	56	14.93%	60,816	8	9	13	13	13
B2	1,206	42	11.20%	50,652	7	8	9	9	9
B3(a)	1,291	14	3.73%	18,074	3	3	3	3	2
B3(d)	1,315	10	2.67%	13,150	2	2	2	2	2
B4(a)	1,243	5	1.33%	6,215	1	1	1	1	1
B4(c)	1,169	5	1.33%	5,845	1	1	1	1	1
B6	1,244	17	4.53%	21,148	3	3	4	4	3
TOTAL		375	100.00%	335,224	70	76	77	77	75
					61893 SF	66937 SF	69643 SF	69643 SF	67108 SF

LEGEND			
PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCF	"X" Cut in Concrete Found
FH	Fire Hydrant	PKS	PK Nail Set
LP	Light Pole	PKF	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UGC	Underground Cable Marker
CM	Control Monument	EB	Electric Box
		EM	Electric Meter

CASE NO. SP2018–043

DEVELOPER	OWNER
PEGASUS ABLON	ROCKWALL RENTAL PROPERTIES, LP
KEVIN HICKMAN	1608 WEST MOORE,
8222 DOUGLAS AVENUE,	DRAWER B
SUITE 390	TERREL, TX 75160
DALLAS, TX 75225	972–210–0331
214–389–6901	

No.	DATE	REVISION	APPROV.
1.	12/14/2018	SITE PLAN SUBMITTAL	MD
2.	01/04/2019	SITE PLAN RESUBMITTAL	MC
3.			
4.			
5.			
6.			

LAST SAVED BY: MMcHOLLAND January 3, 2019

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
2801 MACARTHUR PARKWAY, SUITE 325
LEWISVILLE, TEXAS 75067
(972) 490-1999 FAX
TBPE Engineer Registration No. F-03864-00
TBPLS Surveyor Registration No. 100866-00

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THESE PLANS WERE PREPARED UNDER THE DIRECTION OF MICHAEL D. CLARK, P.E. #83356. THESE ARE ISSUED FOR INTERIM REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.

LICENSED PROFESSIONAL ENGINEER
01-04-2019

SITE PLAN
HARBOR VILLAGE
ROCKWALL, TEXAS

G:\SPB\09\DATA\ENGINEERING\Construction Plans\SP8809.DA - SITE.dwg

SP8809.DA

CITY OF ROCKWALL

ORDINANCE NO. 17-64

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 11-43 & ORDINANCE NO. 13-16*, PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 10-21*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN ON APPROXIMATELY 7.344-ACRES FOR PROPERTY IDENTIFIED AS LOT 9, BLOCK A, HARBOR-ROCKWALL ADDITION AND TRACT 16 OF THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE FULLY DESCRIBED HEREIN BY *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, the City has received a request from Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a Planned Development (PD) Development Plan within Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail and more fully described 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, and the governing body in the exercise of its legislative discretion, has concluded that *Ordinance No.'s 11-43 & 13-16*, Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That any portion of *Ordinance No.'s 11-43 & 13-16* in conflict with this ordinance shall be subject to the requirements of this ordinance;

SECTION 2. That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the PD Development Plans approved with *Ordinance No.'s 11-43 & 13-16* and the official zoning map of the City of Rockwall so as to approve a PD Development Plan for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

4.1 CONSTRUCTION SCHEDULE

Building Adjacent to Lakefront Trail (i.e. Building 1)

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on June 1, 2019. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to Lakefront Trail (*indicated as 1 on Exhibit 'B' of this ordinance and consisting of 375 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 26 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to Lakefront Trail -- indicated as 1 on Exhibit 'B' of this ordinance -- to 349 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 26 allocated condominium units.

Building Adjacent to the Harbor Fountain (i.e. Building 2)

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on June 1, 2020. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to the Harbor Fountain (*indicated as 2 on Exhibit 'B' of this ordinance and consisting of 75 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 25 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to the Harbor Fountain -- indicated as 2 on Exhibit 'B' of this ordinance -- to 50 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 25 allocated condominium units.

Commencement of Construction and Continuous Construction

Once a building permit has been issued for either property (*i.e. Building 1 or Building 2*), the developer/property owner shall have six (6) months to commence construction on the site in accordance with Section 10-116 of Article III, *Building Code*, of Chapter 10, *Buildings and Building Regulations*, of the Municipal Code of Ordinances (*i.e. Section [A] 105.5, Expiration, of the International Building Code*). Once construction has commenced, construction must be continuous during the regular workweek unless construction is delayed due to delays beyond the control of the developer/property owner. Such delays shall include, but not be limited to, fires, floods, labor disputes, epidemics, abnormal weather conditions, acts of God or any preference, priority or allocation order duly issued by the Federal Government. Abnormal weather delays are those that are beyond what is normal for the climate and time of year. If construction of the site has not commenced within six (6) months of the issuance of a building permit, or construction is not continuous, City staff shall provide a report, to the Planning and Zoning Commission and City Council indicating the progress of the development and possible revocation of the permit. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the permit for additional allocated condominium units (*i.e. reducing the number of units for either project back to the numbers approved under Ordinance No. 13-16*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional allocated condominium units.

4.2 DEVELOPMENT CONDITIONS

1) Development of this property shall generally conform to the *PD Development Plan* depicted in

Exhibit 'B' of this ordinance;

2) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed PD Site Plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;

3) The proposed multi-family development adjacent to Lakefront Trail (*indicated as* 1 *on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 375 condominium units. The proposed multi-family development adjacent to the Harbor Fountain (*indicated as* 2 *on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 75 condominium units.

4) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a subdivision plat;

5) The architectural design of all buildings within the two (2) affected Subdistricts (*i.e. the Harbor Residential Subdistrict and the Harbor Link Mixed-Use Subdistrict*) shall conform to the Harbor District Guidelines (*i.e. Resolution 10-40]*), all applicable ordinances associated with Planned Development District 32 (PD-32) [*as amended*], and to the Unified Development Code;

6) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB);

7) The pedestrian access extending from Lakefront Trail to the Harbor Fountain will be required to be located within a *Pedestrian Access Easement* to be shown of the final plat; and

8) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development to support their use.

SECTION 5. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

SECTION 6. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That 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, 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 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. 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 18TH DAY OF DECEMBER, 2017

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

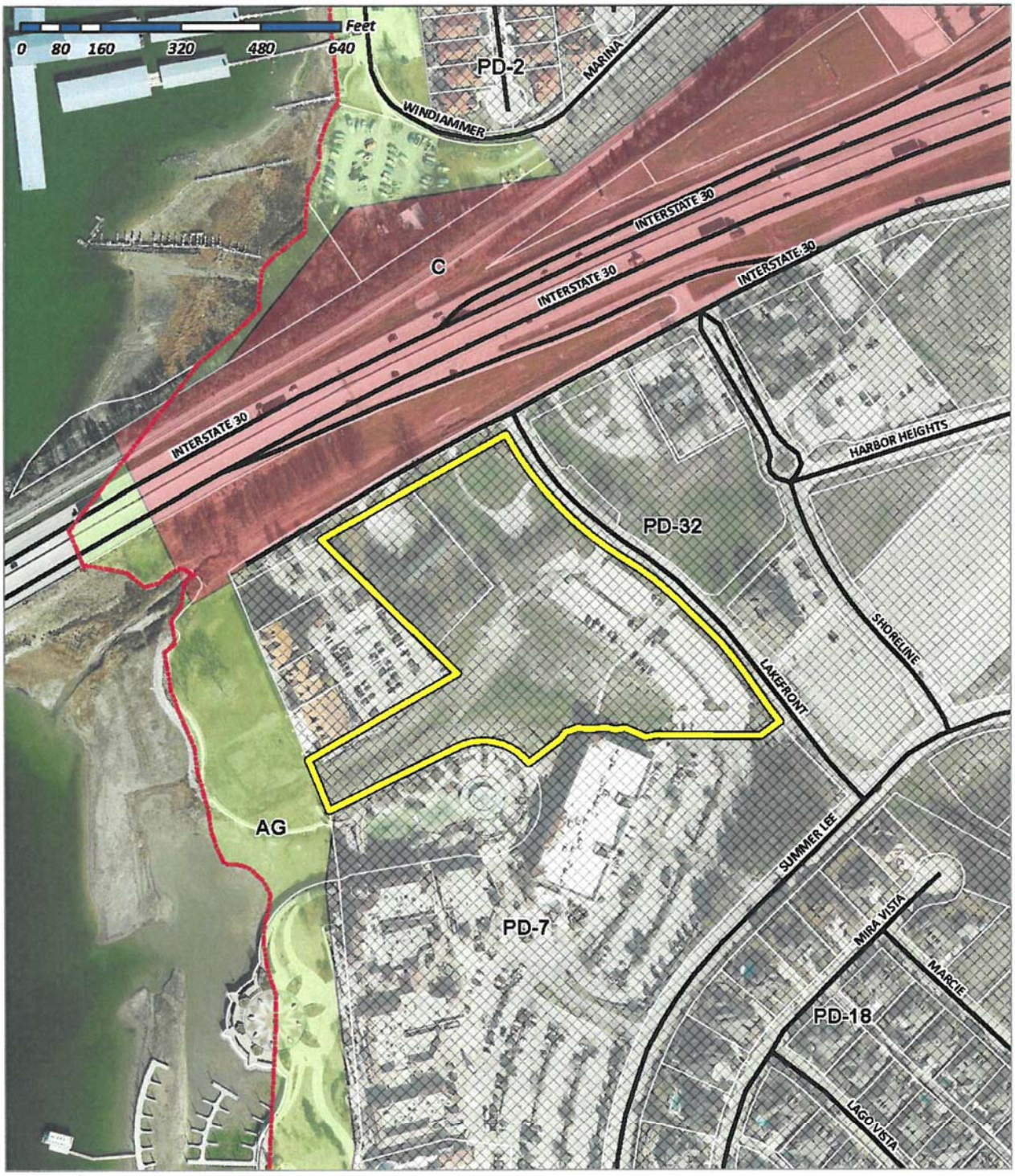
Frank J. Garza, City Attorney

CITY OF ROCKWALL TEXAS SEAL

1st Reading: November 20, 2017

2nd Reading: December 18, 2017

Exhibit 'A':
Legal Description



Legal Description: *Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas*

Exhibit 'A':
Legal Description

Legal Description: Tract 16 of the M. J. Barksdale Survey, Abstract No. 11

Being a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being a 1.225-acre tract out of a 55.200-acre tract as recorded in *Volume 59, Page 383*, deed records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the southeast line of Interstate Highway 30, said point being 286.50-feet more or less, from the north corner of said 55.20-acre tract, a 3/8" iron rod found for corner;

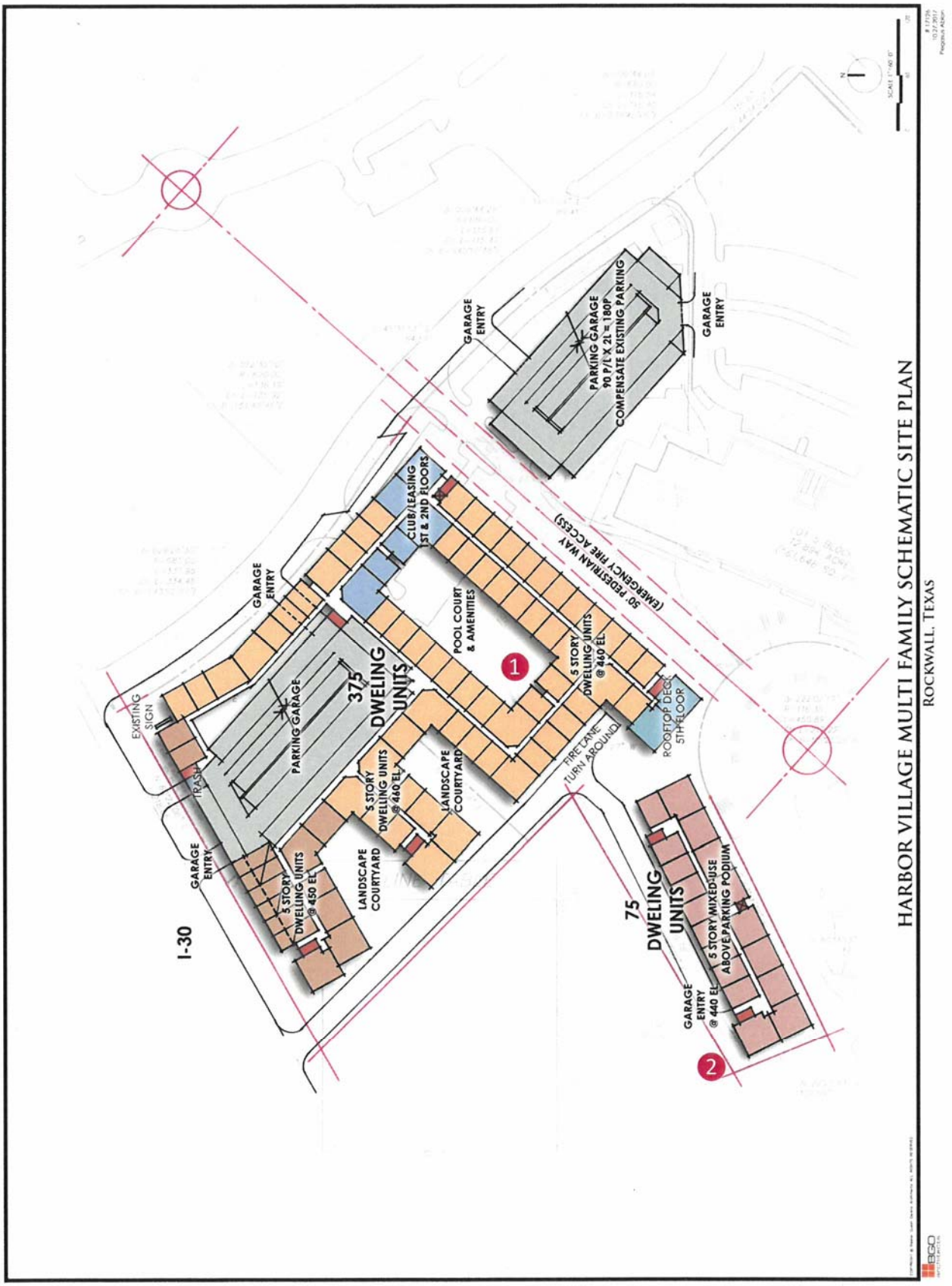
THENCE, South 38 Degrees 29 Minutes 38 Seconds East, leaving the said southeast line of Interstate Highway 30, a distance of 254.63-feet to a 5/8" iron rod found for corner;

THENCE, South 44 Degrees 24 Minutes 14 Seconds West, a distance of 176.46-feet to a ½" iron rod found for corner;

THENCE, North 43 Degrees 48 Minutes 20 Seconds West, a distance of 311.10-feet to a point on the southeast line of the Interstate Highway 30, a 3/8" iron rod set for corner;

THENCE, North 50 Degrees 48 Minutes East, along the southeast line of Interstate Highway 30, a distance of 206.43-feet to the *PLACE OF BEGINNING* and containing 53,371.640 SF or 1.225-acres of land, more or less.

Exhibit 'B':
PD Development Plan

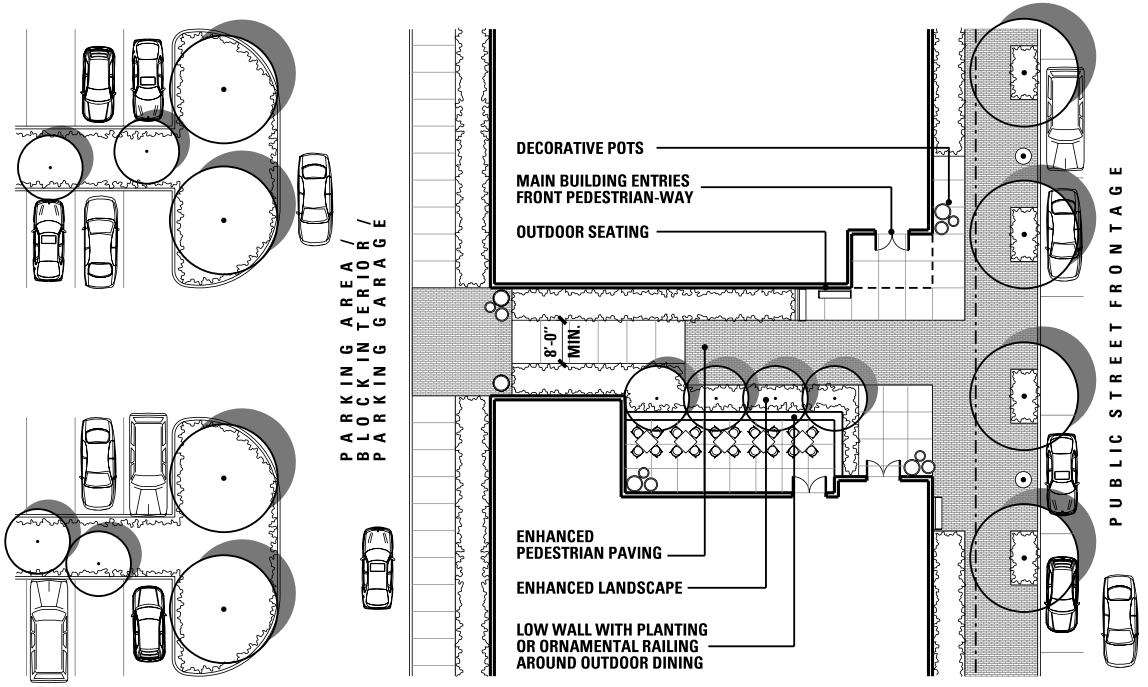


4 STREETS

PEDESTRIAN WAYS

Although it is technically not a streetscape element, pedestrian-ways link freeway frontage parking areas and block interiors with the public street frontage. The pedestrian-way environment may include enhanced pedestrian paving, enhanced landscape planting, special accent lighting, and special features such as fountains or sculpture pieces. Outdoor seating and dining may occur within the pedestrian-way. Building entry access should be provided within pedestrian-ways. The maximum cross slope within a pedestrian-way is 2%.







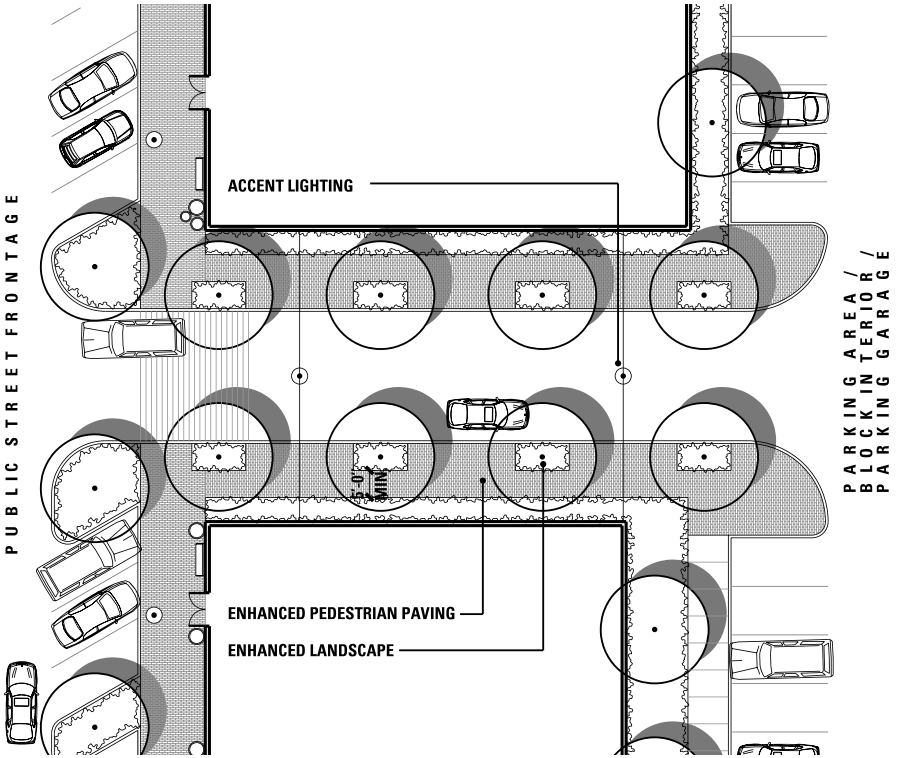






M E W S

Although it is technically not a streetscape element, a mews can also link freeway frontage parking areas and block interiors with the public street frontage. A mews combines a vehicular drive and pedestrian walkway within a narrow cross section. The mews environment includes enhanced pedestrian paving, enhanced landscape planting, special accent lighting, and may also include enhanced vehicular pavement. Bollards may be used in lieu of a typical street curb. Building entry access may be provided within a mews. A carriage-way may also serve the purpose of a mews. The maximum cross slope within a mews is 2%.







CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C2	12°35'10"	620.00'	136.19'	135.92'	S51°48'46"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	S79°07'41"W	7.21'
L10	N23°10'29"E	32.93'
L11	N66°36'24"W	31.00'
L12	N23°10'29"E	27.95'
L13	N82°38'15"W	11.76'
L14	S68°52'14"W	13.20'
L15	S75°08'27"W	12.97'
L16	S36°32'06"W	17.64'

PEDESTRIAN CROSSING
REFER TO LANDSCAPE PLANS FOR PAVER DETAILS

LAKEFRONT TRAIL
CITY PAVING

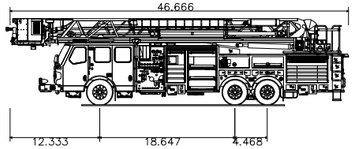
SIDEWALK PAVEMENT (TYP.)
4"-3,000 PSI CONCRETE
5.5 SACK MINIMUM
W/ #3 BARS AT 24" C-C
BOTH WAYS

HEAVY DUTY PAVEMENT
7"-3600 PSI CONCRETE
6.5 SACK MINIMUM
W/ #3 BARS AT 18" O.C.E.W.

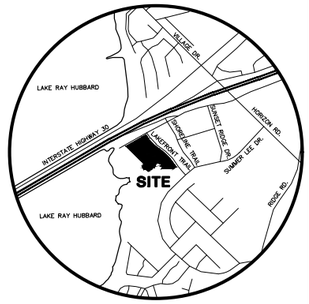
SITE DATA TABLE		
HARBOR VILLAGE - ROCKWALL		
HARBOR - ROCKWALL ADDITION	6.200	ACRES
LOT 9A, BLOCK A	270,065	SQ-FT
BUILDING AREA	127,000	SQ-FT
USE	DWELLING UNITS	
COVERAGE	47.03%	
TOTAL NUMBER OF UNITS	375	UNITS
REQUIRED PARKING RATIO	1.5 PER UNIT	
PARKING REQUIRED	563	SPACES
OFF-STREET PARKING PROVIDED	548	SPACES
ON-STREET PARKING PROVIDED	34	SPACES
TOTAL PARKING PROVIDED	582	SPACES
OFF-STREET PROVIDED PARKING RATIO	1.5 PER UNIT	
HANDICAP REQUIRED	12	SPACES
HANDICAP PROVIDED	12	SPACES
OVERFLOW PARKING PROVIDED	180	SPACES

* PARKING PROVIDED TOTAL INCLUDES ACCESSIBILITY PARKING

HARBOR VILLAGE DWELLING UNITS - BUILDING TABULATION LEGEND									
TYPE	AREA (SF)	NO.	% UNITS	TOTAL AREA (SF)	1ST Floor	2ND Floor	3RD Floor	4TH Floor	5TH Floor
L1	807	16	4.27%	12,912	8	8	0	0	0
C1	590	40	10.67%	23,600	8	8	8	8	8
A1	670	70	18.67%	46,900	11	14	15	15	15
A2	742	84	22.40%	62,328	16	17	17	17	17
A3	849	16	4.27%	13,584	2	2	4	4	4
B1	1,086	56	14.93%	60,816	8	9	13	13	13
B2	1,206	42	11.20%	50,652	7	8	9	9	9
B3(a)	1,291	14	3.73%	18,074	3	3	3	3	2
B3(d)	1,315	10	2.67%	13,150	2	2	2	2	2
B4(a)	1,243	5	1.33%	6,215	1	1	1	1	1
B4(c)	1,169	5	1.33%	5,845	1	1	1	1	1
B6	1,244	17	4.53%	21,148	3	3	4	4	3
TOTAL		375	100.00%	335,224	70	75	77	77	75
					61893 SF	66937 SF	69648 SF	69643 SF	67108 SF



E-ONE HP100 Platform
Overall Length 46.666ft
Overall Width 8.333ft
Overall Body Height 10.651ft
Min Body Ground Clearance 1.269ft
Track Width 8.333ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°



VICINITY MAP
NOT TO SCALE



0 40' 80'
SCALE: 1" = 40'

NOTICES TO CONTRACTOR

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

BEFORE YOU DIG Texas 811

No.	DATE	REVISION	APPROV.
1.	12/14/2018	SITE PLAN SUBMITTAL	MD
2.	01/04/2019	SITE PLAN RESUBMITTAL	MC
3.	03/15/2019	REVISED ACCESS DRIVE	MC
4.			
5.			
6.			

LAST SAVED BY: MAULHOLLAND April 4, 2019

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
901 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-2990
MESQUITE, TEXAS 75230 (972) 490-2999 FAX
Texas Engineering Registration No. 89
Texas Surveyors Registration No. 100866-00

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STATE OF TEXAS
THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF MICHAEL D. CLARK, P.E. #83290. THESE ARE ISSUED FOR INTERIM REVIEW PURPOSES ONLY, THEY ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES
MICHAEL D. CLARK
83290
LICENSED
PROFESSIONAL ENGINEER
04-04-2019

SITE PLAN
HARBOR VILLAGE
ROCKWALL, TEXAS
59809.0A

SHEET
1/2

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LEGEND			
PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCF	"X" Cut in Concrete Found
FH	Fire Hydrant	PKS	PK Nail Set
LP	Light Pole	PKF	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UGC	Underground Cable Marker
CM	Control Monument	EB	Electric Box
		EM	Electric Meter

CASE NO. Z2019-008

DEVELOPER	OWNER
PEGASUS ABLON	ROCKWALL RENTAL PROPERTIES, LP
JIM ZIEGLER	1608 WEST MOORE,
8222 DOUGLAS AVENUE,	DRAWER B
SUITE 390	TERRELL, TX 75160
DALLAS, TX 75225	972-210-0331
214-389-6195	

PEDESTRIAN CROSSING
REFER TO LANDSCAPE PLANS FOR PAVER DETAILS

LAKEFRONT TRAIL
CITY PAVING

SIDEWALK PAVEMENT (TYP.)
4"-3,000 PSI CONCRETE
5.5 SACK MINIMUM
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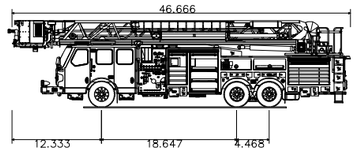

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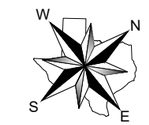

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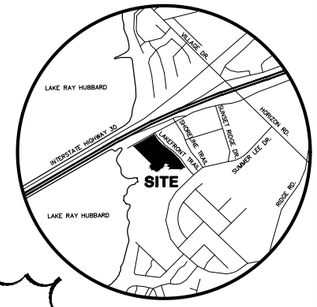
SCALE: 1" = 20'



VICINITY MAP
NOT TO SCALE

LEGEND

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GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
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BEFORE YOU DIG TEXAS 811

No.	DATE	REVISION	APPROV.
6.			
5.			
4.			
3.	03/15/2019	REVISED ACCESS DRIVE	MC
2.	01/04/2019	SITE PLAN RESUBMITTAL	MC
1.	12/14/2018	SITE PLAN SUBMITTAL	MD

LAST SAVED BY: MAULHOLLAND April 4, 2019

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MICHAEL SCOTT CLARK
83290
LICENSED PROFESSIONAL ENGINEER
04-04-2019

SITE PLAN
HARBOR VILLAGE
ROCKWALL, TEXAS

59809.0A

SHEET
2/2

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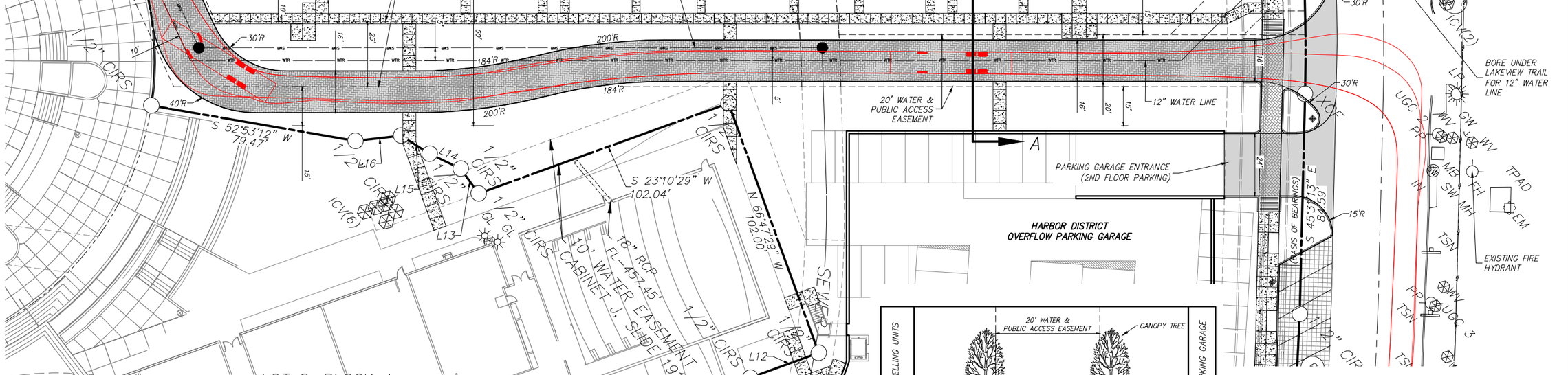

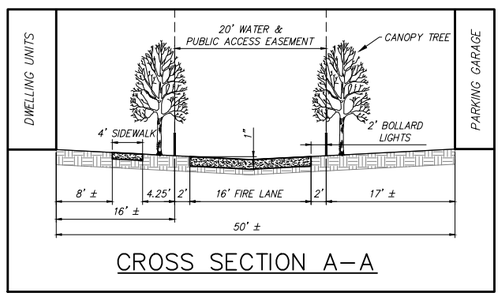

CROSS SECTION A-A

CASE NO. Z2019-008

DEVELOPER
PEGASUS ABLON
JIM ZIEGLER
8222 DOUGLAS AVENUE,
SUITE 390
DALLAS, TX 75225
214-389-6195

OWNER
ROCKWALL RENTAL PROPERTIES, LP
1608 WEST MOORE,
DRAWER B
TERRELL, TX 75160
972-210-0331

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 17-64* & PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 17-22*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN ON APPROXIMATELY 7.344-ACRES FOR PROPERTY IDENTIFIED AS LOT 9, BLOCK A, HARBOR-ROCKWALL ADDITION AND TRACT 16 OF THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE FULLY DESCRIBED HEREIN BY *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, the City has received a request from Jim Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a Planned Development (PD) Development Plan within Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail and more fully described 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, and the governing body in the exercise of its legislative discretion, has concluded that *Ordinance No. 17-64,* Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 17-64*;

SECTION 2. That any portion of *Ordinance No.'s 11-43 & 13-16* in conflict with this ordinance shall be subject to the requirements of this ordinance;

SECTION 3. That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by amending the PD Development Plans approved with *Ordinance No.'s 11-43 & 13-16* and the official zoning map of the City of Rockwall so as to approve a PD Development Plan

DRAFT 04.03.2019

for the *Subject Property*; and,

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 5. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

5.1 CONSTRUCTION SCHEDULE

Building Adjacent to Lakefront Trail (i.e. Building 1)

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on May 6, 2020. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to Lakefront Trail (*indicated as 1 on Exhibit 'B' of this ordinance and consisting of 375 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 26 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to Lakefront Trail -- indicated as 1 on Exhibit 'B' of this ordinance -- to 349 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 26 allocated condominium units.

Building Adjacent to the Harbor Fountain (i.e. Building 2)

This *PD Development Plan* shall be subject to review by City Staff and/or the Planning and Zoning Commission and City Council on June 1, 2020. At the time of review, if a building permit has not been issued for the proposed multi-family development adjacent to the Harbor Fountain (*indicated as 2 on Exhibit 'B' of this ordinance and consisting of 75 condominium units*), City Staff shall provide a report, with the assistance of the developer, to the Planning and Zoning Commission and City Council indicating the progress of the development. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the additional 25 allocated condominium units (*i.e. reducing the number of units for the multi-family development adjacent to the Harbor Fountain -- indicated as 2 on Exhibit 'B' of this ordinance -- to 50 condominium units*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional 25 allocated condominium units.

Commencement of Construction and Continuous Construction

Once a building permit has been issued for either property (*i.e. Building 1 or Building 2*), the developer/property owner shall have six (6) months to commence construction on the site in accordance with Section 10-116 of Article III, *Building Code*, of Chapter 10, *Buildings and Building Regulations*, of the Municipal Code of Ordinances (*i.e. Section [A] 105.5,*

DRAFT ORDINANCE 04.16.19

Expiration, of the International Building Code). Once construction has commenced, construction must be continuous during the regular workweek unless construction is delayed due to delays beyond the control of the developer/property owner. Such delays shall include, but not be limited to, fires, floods, labor disputes, epidemics, abnormal weather conditions, acts of God or any preference, priority or allocation order duly issued by the Federal Government. Abnormal weather delays are those that are beyond what is normal for the climate and time of year. If construction of the site has not commenced within six (6) months of the issuance of a building permit, or construction is not continuous, City staff shall provide a report, to the Planning and Zoning Commission and City Council indicating the progress of the development and possible revocation of the permit. Upon review of the report, the Planning and Zoning Commission shall provide a recommendation to the City Council concerning the possible revocation of the permit for additional allocated condominium units (*i.e. reducing the number of units for either project back to the numbers approved under Ordinance No. 13-16*), and after review of the report and recommendation of the Planning and Zoning Commission the City Council may -- *after proper notice* -- initiate public hearings for the revocation of the additional allocated condominium units.

5.2 DEVELOPMENT CONDITIONS

1) Development of this property shall generally conform to the *PD Development Plan* depicted in *Exhibit 'B'* of this ordinance;

2) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed PD Site Plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;

3) The proposed multi-family development adjacent to Lakefront Trail (*indicated as* 1 *on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 375 condominium units. The proposed multi-family development adjacent to the Harbor Fountain (*indicated as* 2 *on Exhibit 'B' of this ordinance*) shall be permitted to consist of a maximum of 75 condominium units.

4) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a subdivision plat;

5) The architectural design of all buildings within the two (2) affected Subdistricts (*i.e. the Harbor Residential Subdistrict and the Harbor Link Mixed-Use Subdistrict*) shall conform to the Harbor District Guidelines (*i.e. Resolution 10-40]*), all applicable ordinances associated with Planned Development District 32 (PD-32) [*as amended*], and to the Unified Development Code;

6) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB);

7) The private street and pedestrian access easement extending from Lakefront Trail to the proposed multi-family development adjacent to the Harbor Fountain (*indicated as* 2 *on Exhibit 'B' of this ordinance*), will be required to be located within a *Pedestrian Access Easement* on the final plat and shall be constructed in accordance with the street cross section and concept plan depicted in *Exhibit 'C'* of this ordinance; and

8) The proposed uses for this development shall be required to demonstrate that they

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have access to a sufficient number of parking spaces within the development to support their use.

SECTION 6. The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

SECTION 7. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That 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, 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 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. 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 6TH DAY OF MAY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *April 15, 2019*

2nd Reading: *May 6, 2019*

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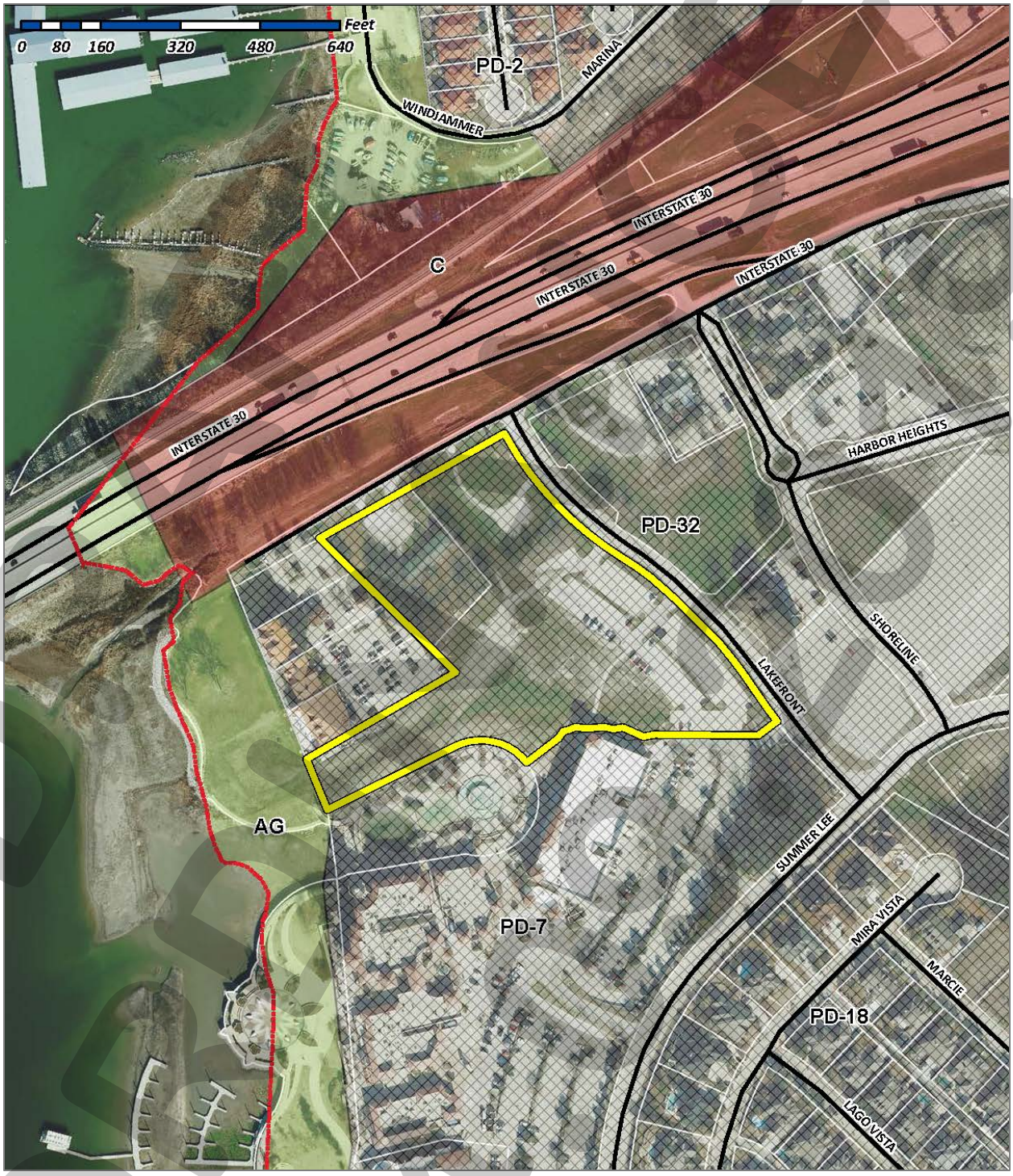
Exhibit 'A':
Legal Description



Legal Description: *Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas*

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Exhibit 'A':
Legal Description

Legal Description: *Tract 16 of the M. J. Barksdale Survey, Abstract No. 11*

Being a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, and being a 1.225-acre tract out of a 55.200-acre tract as recorded in *Volume 59, Page 383*, deed records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the southeast line of Interstate Highway 30, said point being 286.50-feet more or less, from the north corner of said 55.20-acre tract, a 3/8" iron rod found for corner;

THENCE, South 38 Degrees 29 Minutes 38 Seconds East, leaving the said southeast line of Interstate Highway 30, a distance of 254.63-feet to a 5/8" iron rod found for corner;

THENCE, South 44 Degrees 24 Minutes 14 Seconds West, a distance of 176.46-feet to a ½" iron rod found for corner;

THENCE, North 43 Degrees 48 Minutes 20 Seconds West, a distance of 311.10-feet to a point on the southeast line of the Interstate Highway 30, a 3/8" iron rod set for corner;

THENCE, North 50 Degrees 48 Minutes East, along the southeast line of Interstate Highway 30, a distance of 206.43-feet to the *PLACE OF BEGINNING* and containing 53,371.640 SF or 1.225-acres of land, more or less.

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Exhibit 'B':
PD Development Plan

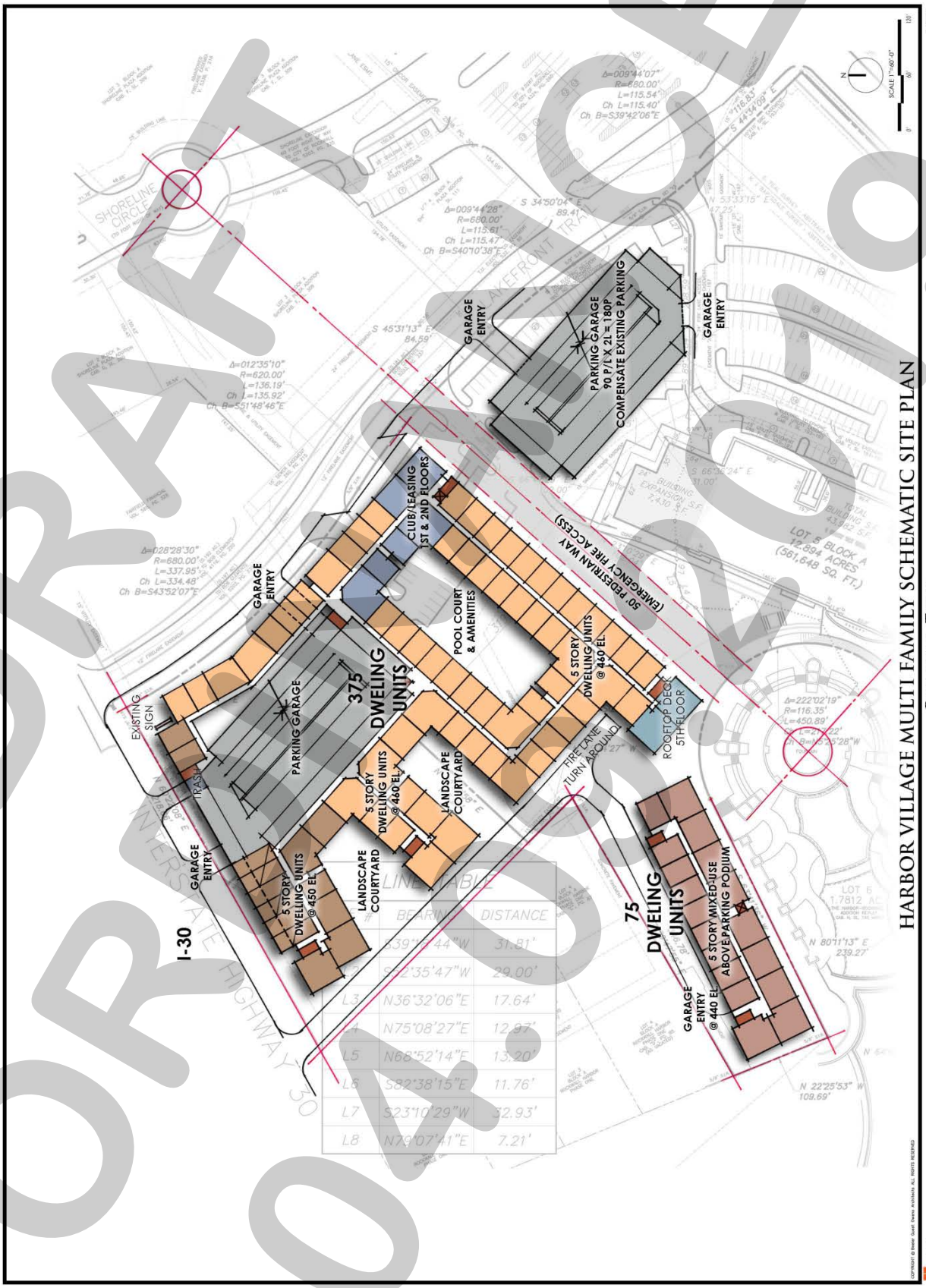

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Exhibit 'C':
Private Street and Pedestrian Access Easement

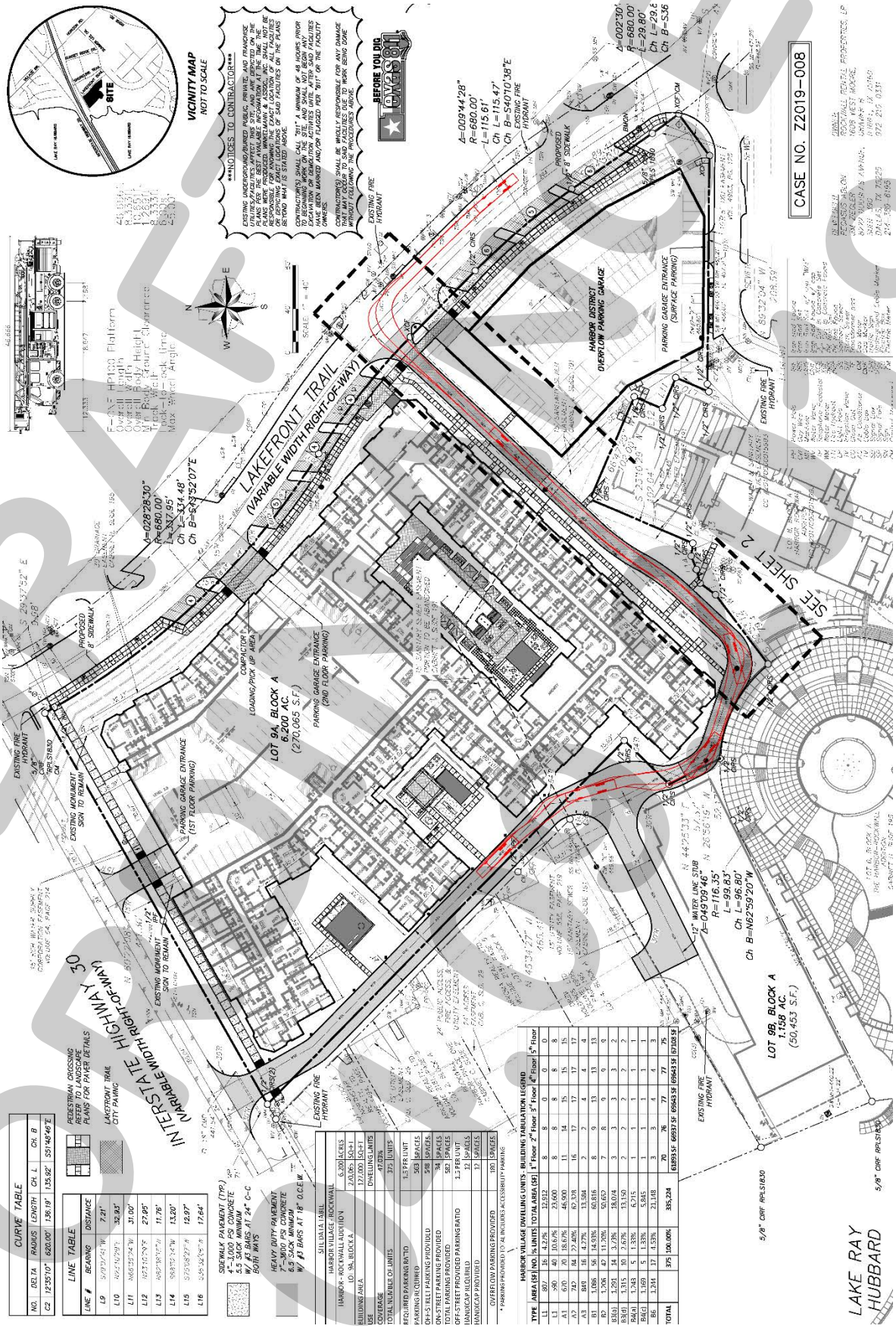

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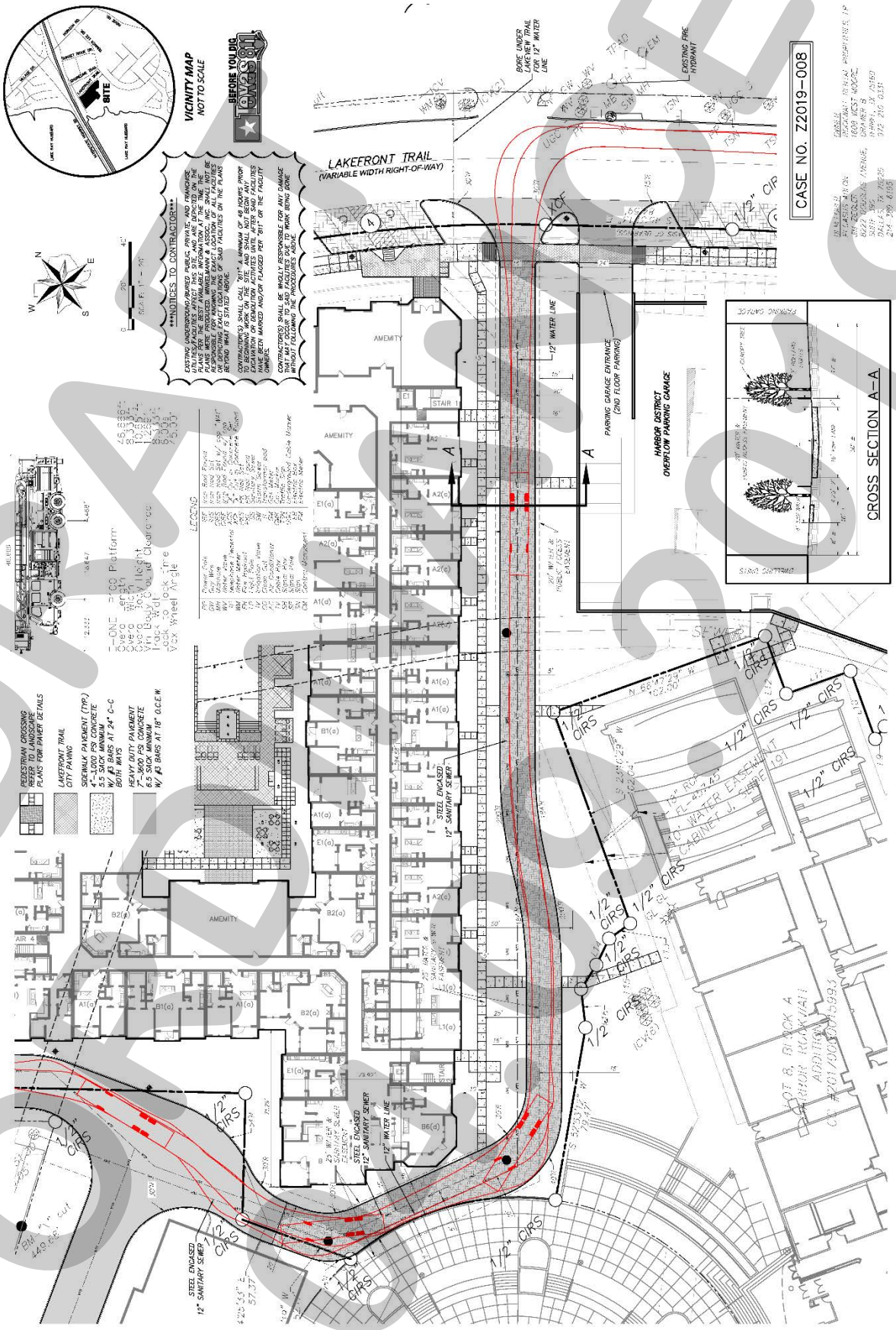
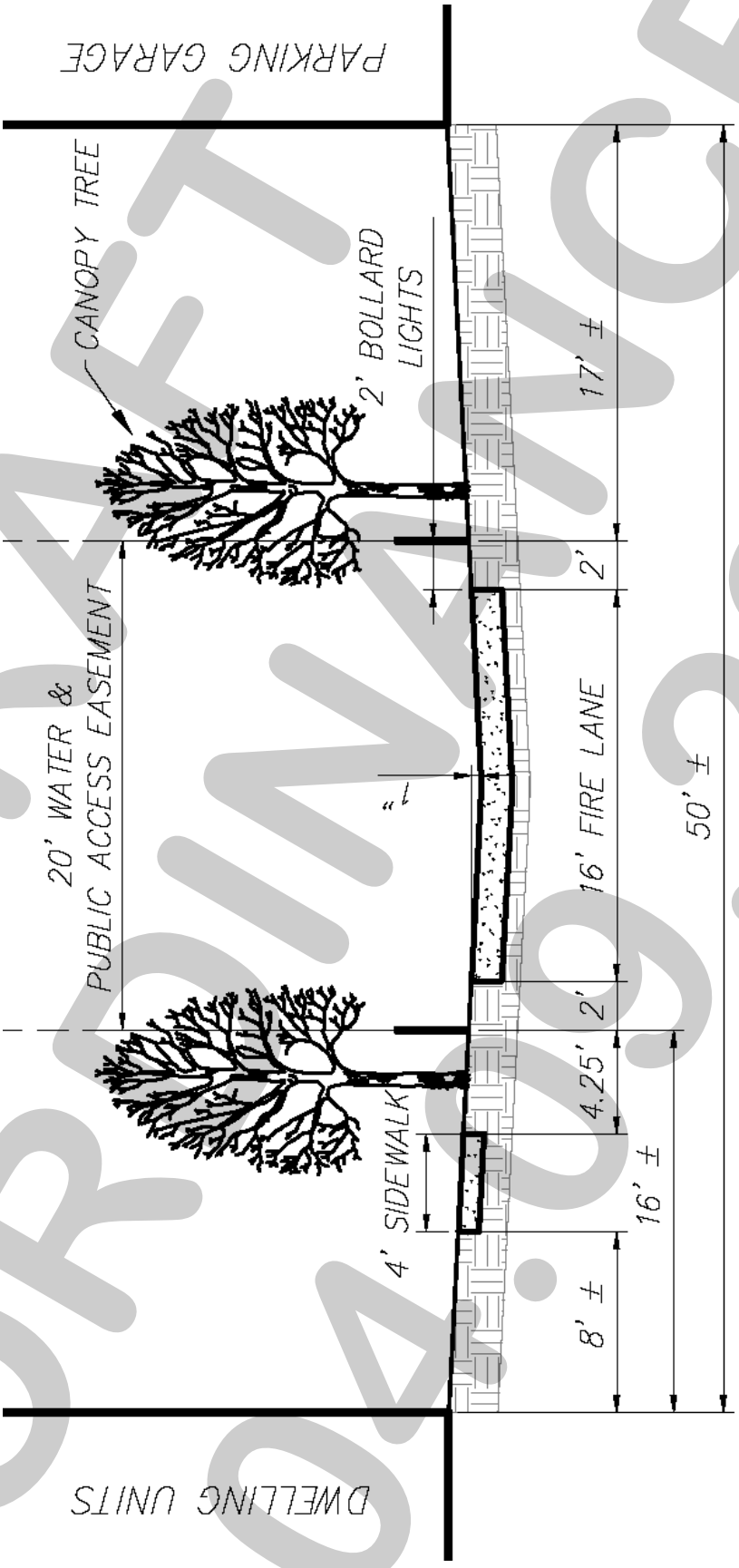
Exhibit 'C':

Private Street and Pedestrian Access Easement



DRAFT
OFFICIAL DOCUMENT

Exhibit 'C':
Private Street and Pedestrian Access Easement



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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 9, 2019
APPLICANT:	Marla Mauricio; *Kimley-Horn and Associates, Inc.*
CASE NUMBER:	SP2019-006; *Plaza at Rockwall*

SUMMARY

Discuss and consider a request by Marla Mauricio of Kimley-Horn and Associates, Inc. on behalf of Steve Russell of Excel Rockwall, LLC (ShopCore Properties, LLC) for the approval of a site plan for a commercial retail building on a 0.69-acre portion of a larger 11.125-acre parcel of land being identified as Lot 11, Block A, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1041 E. IH-30, and take any action necessary.

BACKGROUND

The subject property was annexed in 1981 [*Ordinance No. 81-33*] and was later zoned Commercial (C) District. The property is situated within the IH-30 Overlay (IH-30 OV) District, is addressed as 1041 E. IH-30, and is occupied with an existing multi-tenant shopping center. On June 8, 2010, the Planning and Zoning Commission approved a site plan [*Case No. SP2010-007*] for a multi-tenant shopping center that contained several buildings (*i.e. Rockwall Plaza, Phase II*). At that time, the developer was seeking several variances. As a compensatory measure to offset the requested variances, the developer proposed providing a large park area between Buildings 16 and 17 (*i.e. between the existing adjacent building and the proposed building*). Staff should note, Building 16 was 9,600 SF and Building 17 was 8,800 SF. The park area was approximately 6,600 SF at the time of that request. The City Council approved the associated variances and park area on June 21, 2010. In 2013, staff approved an administrative site plan [*Case No. SP2013-003*] for a commercial retail building (*i.e. the adjacent building*) on an approximately 1.7095-acre portion of the subject property. As part of that request, the applicant increased Buildings 16 and 17 to be 11,500 SF each (*i.e. Building 16 was 1,900 SF larger and Building 17 was 2,700 SF larger than originally requested*). As a result, the park area decreased in size to approximately 4,000 SF. Building 16 was later constructed; however Building 17 was never constructed.

PURPOSE

The applicant is requesting approval of a site plan for a commercial retail building (*i.e. Building 17 on the site plan approved in 2013*), which will be approximately 9,835 SF. As part of this request, the park will be relocated adjacent to the east façade of the proposed commercial retail building (*i.e. the park are will no longer be between the two buildings as originally intended*). The existing park area has been reduced in size and resembles an alley. The proposed building will utilize the same design scheme, building materials, and colors as the adjacent commercial retail buildings and will have one (1) retail space and two (2) restaurant with outdoor dining areas.

ADJACENT LAND USES AND ACCESS

The subject property is located 1041 E. IH-30. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a restaurant (*i.e. Olive Garden*) and other commercial retail businesses within the Rockwall Plaza Shopping Center (*e.g. Freebirds, Firehouse Subs, Sweet Frog*). Beyond this is IH-30, which is identified as a TxDOT roadway on the City's Master Thoroughfare Plan. Following this are two (2) automotive dealers (*i.e. Rockwall Ford and Rockwall Honda*), two (2) hotels (*i.e. Best Western and Wood Spring Suites*), and a shopping center with several commercial retail businesses (*e.g. T-Mobile, Hobby Lobby, Batteries Plus*). These areas are zoned Commercial (C) District.

South: Directly south of the subject property are several businesses within the Rockwall Plaza Shopping Center (*e.g. J.C. Penney, Dicks Sporting Goods, and Staples*). Following this is Ralph Hall Parkway, which is identified as a M4D (*major collector, four [4]-lane divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a medical office building (*i.e. Rockwall Medical Center*), an assisted living facility (*i.e. Rock Ridge Assisted Living*), and a single-family residential subdivision (*i.e. Flagstone Estates Subdivision*). These areas are zoned Commercial (C) District and Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) and Commercial (C) District land uses.

East: Directly east of the subject property are several commercial retail businesses (*e.g. Home Goods, Jo-Ann Fabric and Crafts, and Versona Accessories*) followed by SH-205 [S. Goliad Street], which is identified as a TxDOT roadway on the City's Master Thoroughfare Plan. Beyond this are several restaurants and commercial retail businesses (*e.g. Soulman's Barbeque, Rosa's Café, and Race-Trac*k). These areas are zoned Commercial (C) District.

West: Directly west of the subject property are several commercial retail businesses (*e.g. Verizon, Zales, and Mattress Firm*) followed by IH-30, which is identified as a TxDOT roadway on the City's Master Thoroughfare Plan. Beyond this is a Rockwall Independent School District (RISD) athletic field, two (2) automotive dealerships (*i.e. Rockwall Chrysler and Heritage Buick-GMC*), and a furniture store (*i.e. Rooms to Go*). Beyond this is a high school (*i.e. Rockwall High School*) and a multi-family residential development (*i.e. Legends on the Lake*). These areas are zoned Commercial (C) and Multi-Family 14 (MF-14) Districts.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses,* of the Unified Development Code (UDC), the proposed use (*i.e. a commercial retail building*) is permitted by-right in a Commercial (C) District and will not require any additional approvals. With the exception of the variances being requested the submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Commercial (C) District and situated within the IH-30 Overlay (IH-30 OV) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*43,560 SF*	*X=484,605 SF: In Conformance*
Minimum Lot Frontage	*200 Feet*	*X=886.42-Feet: In Conformance*
Minimum Lot Depth	*200 Feet*	*X=958-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X=25-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X=10-Feet: In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X=10-Feet; In Conformance*
Maximum Building Height	*60-Feet*	*X~ 27-Feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X>60%; In Conformance*
Minimum Masonry Requirement	*90%*	*X=25-60; Not in Conformance*
Minimum Stone Requirement	*20%*	*X=25-60%; In Conformance*
Minimum Landscaping Percentage	*15%*	*X=28%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X>85%; In Conformance*

TREESCAPE PLAN

The applicant has submitted a landscape plan showing a total of 40 caliper-inches of primary protected trees (*i.e. Live Oak trees*) being removed in order to develop the site. The trees range in size from four (4) caliper-inches to seven (7) caliper-inches and removal of the trees requires approval from the Planning and Zoning Commission. According to Subsection 5, *Tree Mitigation Requirements*, of Article IX, *Tree Preservation*, of the Unified Development Code (UDC), primary protected trees measuring four (4) inches through 24 inches DBH shall be replaced on an inch-for-inch basis. The applicant has submitted a landscape plan showing the tree mitigation being satisfied by planting 63 caliper-inches of trees on site.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OurHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the IH-30 Corridor District. This district is the primary retail corridor for the City of Rockwall and is about 55% developed. In addition, this corridor serves as the western gateway for both the City and County of Rockwall. Land uses within the corridor include retail, personal services, medical, and industrial land uses, which contribute to the high per capita sales tax for the City of Rockwall. The vision for this district is that it will continue to remain the City's primary retail corridor in the future. A goal in the Comprehensive Plan regarding non-residential development is to create distinctive destinations by incorporating central greenspaces that are well landscaped, functional, and connected from all points of the development. Non-residential policies in the Comprehensive Plan encourage the incorporation of pedestrian elements such as benches and trash receptacles. In this case, the proposed building will house retail land uses and incorporate a park area with landscaping, benches, trellises, and a water feature. Based on the proposed land use and the incorporation of pedestrian elements, the applicant's request appears to conform to the vision of the IH-30 Corridor District and the goals and policies of non-residential development outlined in the Comprehensive Plan.

CONFORMANCE WITH THE CITY'S CODES

The proposed commercial retail building utilizes secondary materials on the façade (*i.e. tilt-up wall*) and the material will be textured with an acrylic treatment to give the appearance of stucco. The proposed building will match the adjacent commercial retail buildings with regard to design, architectural elements, building materials, and color. Additionally, the applicant is proposing to exceed the minimum 20% stone requirement by utilizing between 25-60% natural stone on each façade. The building will incorporate spandrel glass and steel awnings on the side and rear façades, which will match the front façade and give the appearance storefront glass on all façades. While the applicant is requesting variances to the secondary materials and building articulation requirements, it should be pointed out that these variances are necessary in order to match the adjacent buildings. In addition approval of these variances do not appear to have a negative impact on the subject property or surrounding developments. The proposed site plan shows the existing park area being decreased in width; however, the applicant is proposing to provide lighting and tree wells in the alley that will be between the two buildings as a result of moving the park area. These improvements seem to allow the alley to continue to serve as a pedestrian pathway from the rear of the buildings to the front of the buildings. With the exception of the variances requested, the request seems to generally conform to the requirement of the Unified Development Code (UDC). The applicant is relocating the existing signage to the new park area, which appears to be larger than the existing park area, which will and incorporate additional amenities. Although the proposed park area is being relocated, it seems to provide increased amenities, and the overall plan appears to generally conform to the intent of the original approval.

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following variances to the requirements of the Unified Development Code (UDC):

(1) Masonry and Materials Composition

(a) *Secondary Materials*. According to Subsection 6.02.C, *Architectural Standards*, of Section 6, *Overlay Districts*, of Article V, District *Development Standard*s, of the Unified Development Code (UDC), each exterior wall of a building's façade shall consist of a minimum 90% primary materials and a maximum of ten (10) % secondary materials. Primary materials shall include stone, brick, glass curtain wall, glass block, tile, and custom concrete masonry units (CMU's). Materials that are not deemed primary materials are considered to be secondary materials. In this case, the applicant is proposing to utilize between 30-36% concrete tilt-up wall treated with an acrylic texture. Since this exceeds the maximum allowable amount of secondary materials, a variance is required.

(2) Building Articulation

(a) *Primary Building Façades*. According to Subsection 4.01.C, *Building Articulation*, of Section 4, *Commercial (C) Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), primary building façades shall not exceed a wall length of three (3) times the wall height without a secondary entryway or projecting architectural element that is a minimum of 25% of the wall's length, and projects a minimum of 25% of the wall's height. Additionally, the minimum width of the architectural element shall extend a minimum of twice the required wall projection and have a minimum projection height of 25% of the wall's height above the top of the wall. In this case, the maximum wall length is 66-feet and shall include an architectural element that projects 5½-feet, is 11-feet wide, and 5½-feet in height. The applicant is providing architectural elements that meet the minimum width; however, the architectural elements do not meet the minimum projection depth or height. The depth of the architectural elements is approximately two (2) feet and the height is approximately four (4) feet. Since this does not meet the minimum requirements, a variance is required.

These variances are discretionary decisions for the Planning and Zoning Commission and require approval by a ¾ majority vote of all Commissioners present with a minimum of four (4) votes in the affirmative. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department that provides justification for the exception being requested.

ARCHITECTURAL REVIEW BOARD (ARB):

On March 26, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant finish the inside of the parapets, and provide tree wells and lighting elements in the new alley (*i.e. the existing park area*). Additionally, the Architectural Review Board (ARB) requested a rendering of the proposed park area and alley. The applicant has submitted revised building elevations for the Architectural Review Board (ARB) to review and forward a recommendation to the Planning and Zoning Commission at the April 9, 2019 Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request, then staff would propose the following conditions of approval:

(1) All comments provided by the Planning, Engineering, and Fire Department must be addressed prior to the submittal of a building permit;

(2) The park area and alley shall include the amenities indicated on the submitted landscape plan and renderings;

(3) The existing signage shall be relocated to the park area as indicated on the submitted landscape plan and renderings; and

(4) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Project Number	SP2019-006	**Owner**	EXCEL, ROCKWALL LLC	**Applied**	2/27/2019 LM
Project Name	Plaza at Rockwall	**Applicant**	KIMLEY-HORN	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype	AMENDING			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
1041 E INTERSTATE 30	Rockwall, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL BUSINESS PARK EAST	11		11	4831-0000-0011-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	2/27/2019	3/6/2019	3/19/2019	20	APPROVED	
ENGINEERING	Sarah Hager	2/27/2019	3/6/2019	3/21/2019	22	COMMENTS	

(3/21/2019 4:29 PM SH)
- 4% Engineering Fees
- Impact Fees
- Must replat to remove easements.
- Walls 3' and over must be designed by an engineer. All retaining walls must be rock or stone face. No smooth concrete walls.
- Show all utility relocations.
- Where are you tying in the domestic meter?
- Min 20' wide easements.
- Must match existing drainage basins for Lot 10.
- Dumpster to drain to an oil/water separator before going to the storm lines.
- Include tree mitigation for trees in the breeze way.
- Where the existing curbs are being cut, the cut must be 2' into the paving to prevent chipping later.
- 3000psi (5.5 sack mix) 3600psi (6.5 sack mix) Rebar for concrete?
- Must meet all City Standards of Design and Construction.
- Note 4. on the landscape sheet should read, "No trees within 5' of utilities"
- See mark up

FIRE	Kevin Clark	2/27/2019	3/6/2019	3/22/2019	23	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(3/22/2019 1:21 PM KC) Fire sprinkler protection required for all buildings exceeding 5,000ft2, A2 Occupancies with an occupant load over 99, occupancy used for the manufacture and/or storage of upholstered furniture or mattresses exceeds 2,500 ft2. Size and location of the underground water line servicing the fire sprinkler system shall be indicated on the plans. The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: (i)For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. (ii)For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet. Fire alarm sprinkler monitoring will be required for sprinkler system in shell building. Full fire alarm may be required depending on tenant and use of their space.							
GIS	Lance Singleton	2/27/2019	3/6/2019	3/20/2019	21	APPROVED	See comments
(3/20/2019 8:41 AM LS) Address assignment will be: 1041 E INTERSTATE 30, ROCKWALL, TX 75032 All suites should follow a #110,120,130 or similar scheme. No letters.							
PLANNING	Korey Brooks	2/27/2019	3/6/2019	3/21/2019	22	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
SP2019-006 Site Plan for Rockwall Plaza: Please address the following comments (M= Mandatory Comments; I = Informational Comments) 1. This is a request by Marla Mauricio of Kimley-Horn and Associates, Inc. on behalf of Steve Russell of Excel Rockwall, LLC (ShopCore Properties, LLC) for the approval of a site plan for a commercial retail building on a 0.69-acre portion of a larger 11.125-acre parcel of land being identified as Lot 11, Block A, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1041 E. IH-30 2. For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. 3. For reference, include the case number (SP2019-006) in the lower right hand corner of all pages on future submittals. 4. Site Plan. Please indicate patio on site plan and use a different line-weight. It appears to be an extension of the building as drawn. 5. Site Plan. Please dimension the projections (length and width). 6. Site Plan. Please note, this will need a variance to horizontal articulation in order to match existing buildings. 7. Site Plan. Please provide note that the dumpster enclosure shall be 8-feet tall, constructed of same masonry as the building, and have a self-latching opaque gate. 8. Site Plan. The site plan seems to show two retaining walls within close proximity. What is the distance between the two walls and how will that area be maintained? 9. Site Plan. Is it possible to provide some type of beautification to the alley between the buildings (since that area was originally supposed to be a park)? Previous variances were approved due to the agreement of the park area. 10. Site Plan. Please change "Property Description" table to Site Data Table and provide on each sheet—Also, please provide the additional highlighted information.The lower left corner of the title block of each sheet should be the project information. 11. Site Plan. Please try to show more of the adjacent properties (in greyscale) and label. 12. Landscape Plan. Please provide the proposed park area v.s. existing approved park area and list any amenities above and beyond the approved plan. 13. Landscape Plan. Please provide site data table as shown on site plan. 14. Landscape Plan. Please try to show more of the adjacent properties (in greyscale) and label. 15. Landscape Plan. Will there be any fencing on the patio and park areas? 16. Floor Plan. Please note that the floor plan is not reviewed during this phase so it does not need to be provided. 17. Building Elevations. Please provide site data table. 18. Building Elevations. Please subtract the windows from the exterior building material percentages. 19. Building Elevations. Please indicate roof-mounted equipment and indicate how it will be screened. 20. Building Elevations. Is the "textured concrete" stucco? If so, please indicate. Also, will this be a tilt-up wall? This requires a variance. 21. Building Elevations. Please match existing building with regard to exterior building materials (it appears that you are matching, based on your legend). 22. Building Elevations. Please note that this will need a variance to vertical articulation. 23. Building Elevations. Please provide a sheet showing the dumpster enclosure elevations. 24. A rendering of the park would be very helpful since it deviates substantially from the approved park. 25. Photometric Plans. Please provide cut sheets for fixtures. Also will the fixtures be the same as on the adjacent building? 26. The Architectural Review Board (ARB) meeting for this case will be held on March 26, 2019 at 5:00 p.m. 27. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 2, 2019. The Planning and Zoning Worksession for this case will be March 26, 2019, at 6:00 p.m. The Planning and Zoning Meeting will be April 9, 2019							
Police Department	Police Department	3/22/2019	3/29/2019	3/22/2019		COMMENTS	Comments

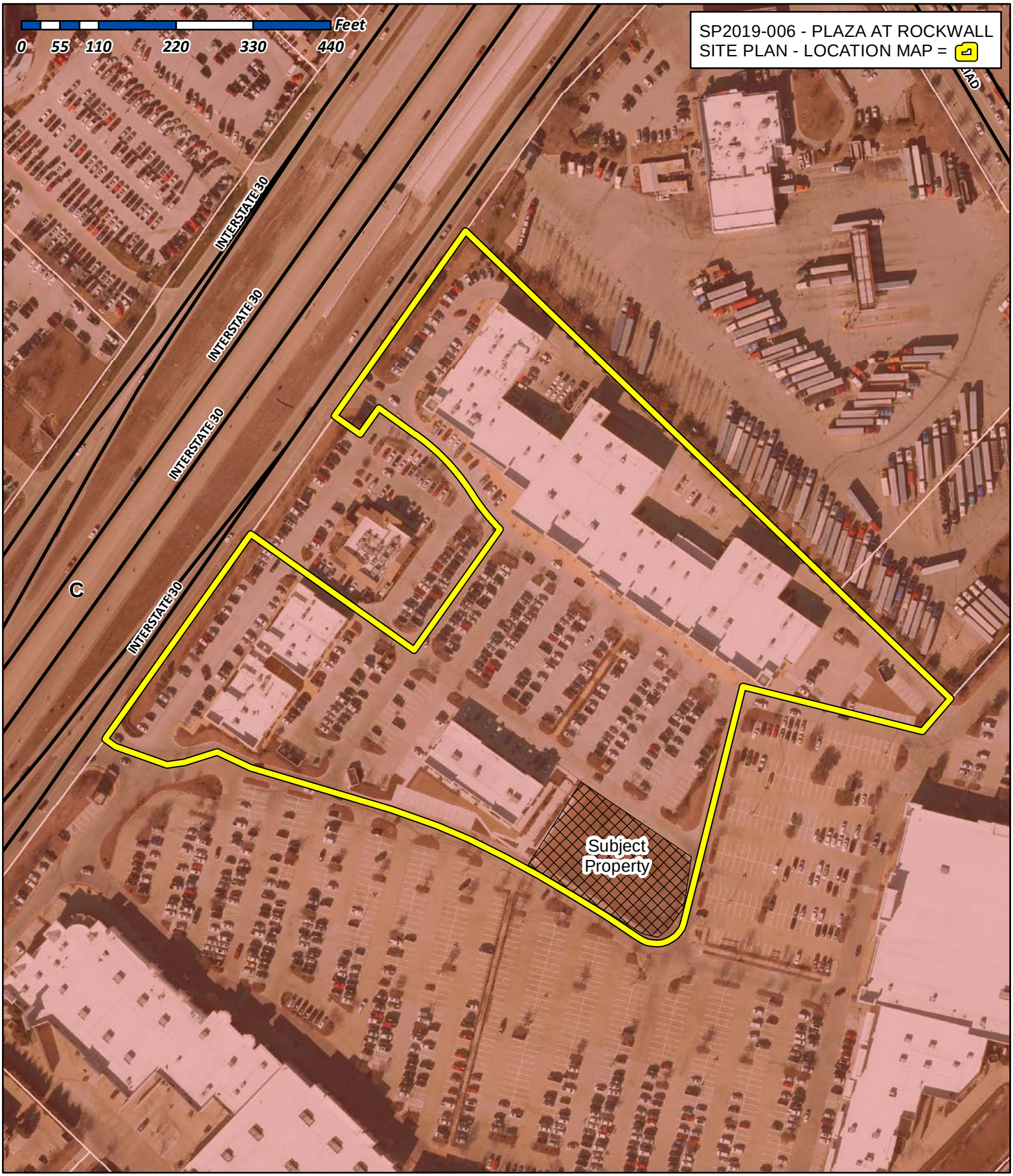
Considerations:

- Bollards at or near the front of business to prevent a vehicle from intentionally or accidentally entering the front of the business. The bollards aesthetic(s) would be dictated by the business and city code(s).

- Assuming there are exterior receptacles (dumpsters and recycle) at the location. Receptacle Locations (Areas outside of the business) should be secured to prevent opportunities for criminal activity (Savaging). Prevention would include locking barriers (fencing) around receptacles and lighting to determine any criminals. The lower portion of fencing should be raised from the ground with enough clearance so that approaching employees would be capable of seeing if anyone is inside receptacle holding area prior to entering.

- Lighting around the rear of business should be within specifications dictated by city code and provide enough illumination to discourage anyone who does not have business at the location to leave the area.

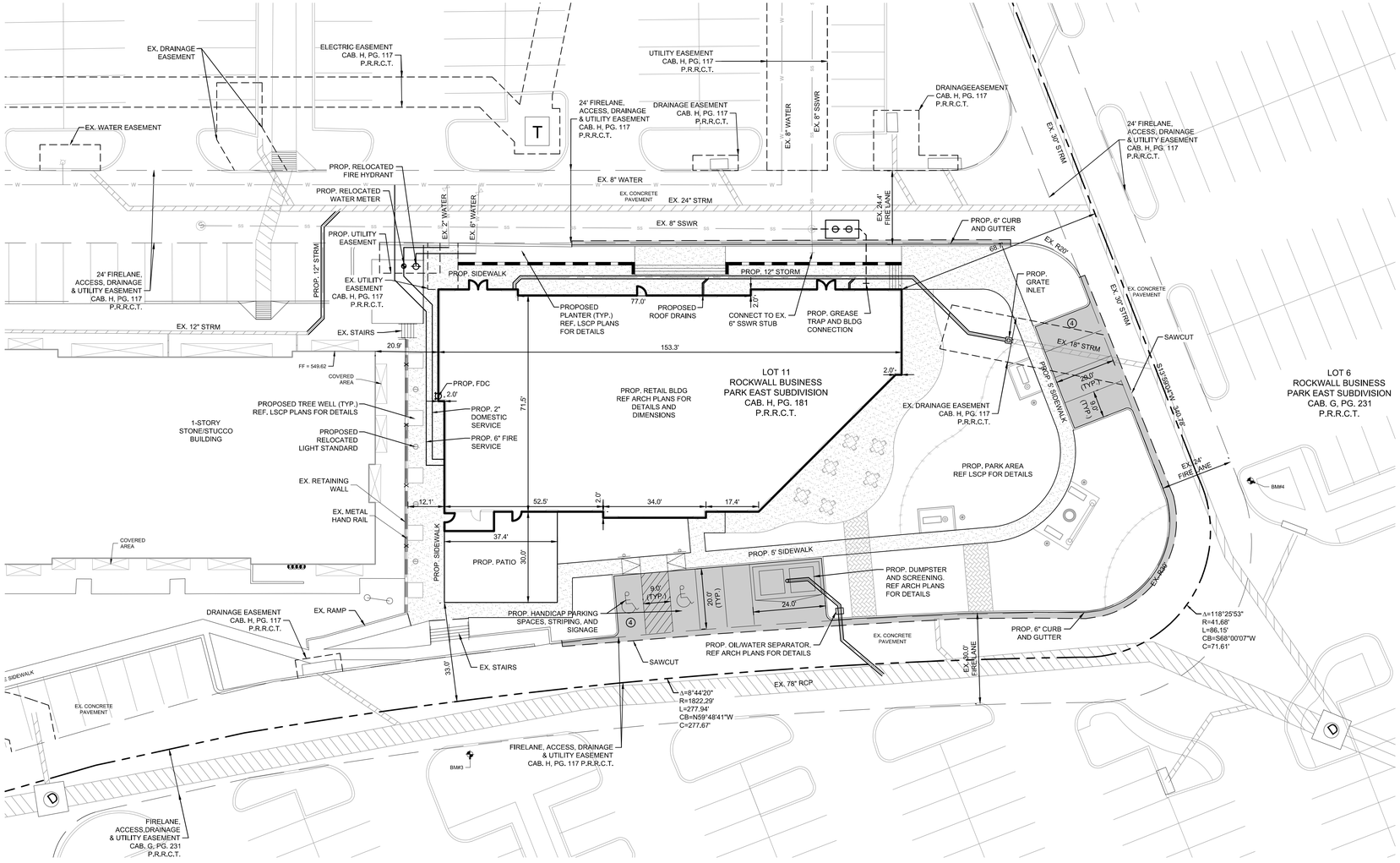
- Soft, ground wash (Base of trees upward) lighting along rear tree lines to eliminate dark areas which could conceal someone.



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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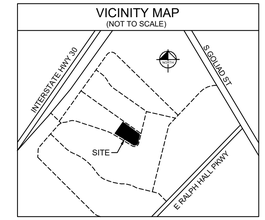
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: SARAH E. SCOTT, P.E.
P.E. No. 113285 Date 03/15/2019

VICINITY MAP
(NOT TO SCALE)



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- PROPOSED 3,600 PSI 4" SIDEWALK PAVEMENT WITH □3 BARS AT 18" O.C.E.W.
- PROPOSED 3,600 PSI 5" CONCRETE PAVEMENT WITH □3 BARS AT 18" O.C.E.W.
- PROPOSED PAVERS REF. LSCP ARCH PLANS FOR DETAILS
- FULL DEPTH SAWCUT
- ③ PARKING STALL COUNT
- WATER METER

SITE DATA TABLE	
CURRENT LAND USE	C - COMMERCIAL
PROPOSED LAND USE	C - COMMERCIAL
TOTAL LOT AREA	±30,200 SF
	±0.7 AC
SITE PERIMETER	±170 LF
BUILDING S□UARE FOOTAGE	9,835 SF
BUILDING HEIGHT	27.5 FT

SITE NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. ALL CURB RADII DIMENSIONS ARE TO FACE OF CURB. ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
2. ALL PAVING CUTS SHALL BE MADE BY SAW CUTS. EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.
3. PARKING STUDY IS NOT RE□UIRED PER CITY OF ROCKWALL PER PRE-DEVELOPMENT MEETING ON 1/10/2019. ADDITIONAL PARKING IS NOT RE□UIRED DUE TO SHOPPING CENTER BEING OVER PARKED.
4. DUMPSTER ENCLOSURE SHALL BE 8' TALL CONSTRUCTED OF THE SAME MASONRY AS THE BUILDING. THE ENCLOSURE SHALL HAVE A SELF-LATCHING OPA□UE GATE. REFERENCE ARCHITECT PLANS FOR DETAILS.

BENCHMARKS

BM□1 (CITY OF ROCKWALL MONUMENT (RESET R005-1)) A CONCRETE MONUMENT WITH BRASS CAP FOUND IN THE CENTER MEDIAN OF SUMMIT RIDGE DRIVE AT ITS INTERSECTION WITH F.M. HWY. NO. 740.
ELEV□578.63

BM□2 S□UARE CUT WITH "X" CUT SET ON THE WEST CORNER OF A CONCRETE CURB INLET LOCATED ON THE NORTHWEST SIDE OF A PARKING LOT APPROXIMATELY 60 FEET SOUTHEAST FROM THE CENTER OF THE EAST BOUND SERVICE ROAD OF IH 30 AND 270 FEET SOUTHWEST FROM THE CENTER OF THE NORTHERNMOST ENTRANCE TO PLAZA OF ROCKWALL.
ELEV□552.98

BM□3 "X" CUT SET ON THE NORTHWEST CORNER OF A CONCRETE MEDIAN LOCATED ON THE SOUTH SIDE OF A ACCESS DRIVE, ±810 FEET SOUTHEAST FROM THE CENTER OF ENTRANCE DRIVE FROM THE EAST BOUND SERVICE ROAD OF IH 30 AND ±800 FEET NORTHWEST FROM THE CENTER ENTRANCE DRIVE FROM RALPH HALL PARKWAY.
ELEV□543.15

BM□4 "X" CUT SET ON THE NORTHWEST CORNER OF A CONCRETE MEDIAN LOCATED ON THE EAST SIDE OF A ACCESS DRIVE, ±875 FEET SOUTHEAST FROM THE CENTER OF ENTRANCE DRIVE FROM THE EAST BOUND SERVICE ROAD OF IH 30 AND ±600 FEET NORTHWEST FROM THE CENTER ENTRANCE DRIVE FROM RALPH HALL PARKWAY.
ELEV□539.11

811 K□□□ □ □□□□ □□□□ □ C□□□□r□ □□□ d□□□

CA□TION□
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DEVELOPER:
SHOPCORE PROPERTIES
233 S. WACKER DR. SUITE 3400
CHICAGO, IL 60606
PH. (312) 798-5151
CONTACT: STEVE RUSSELL

CASE NUMBER: SP2019-006

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PROJECT No.	064226800
DATE:	MARCH 2019
SCALE:	AS SHOWN
DESIGNED BY:	MM
DRAWN BY:	RNI
CHECKED BY:	SES

ROCKWALL PLA□A

LOT 11, ROCKWALL BUSINESS PARK EAST SUBDIVISION
1041 E INTERSTATE HWY 30
ROCKWALL, TX

SITE PLAN

SHEET NUMBER
C-03

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2017 KIMLEY-HORN AND ASSOCIATES, INC.

IMAGES
XREFS
PLOTTED BY
DWG NAME
LAST SAVED
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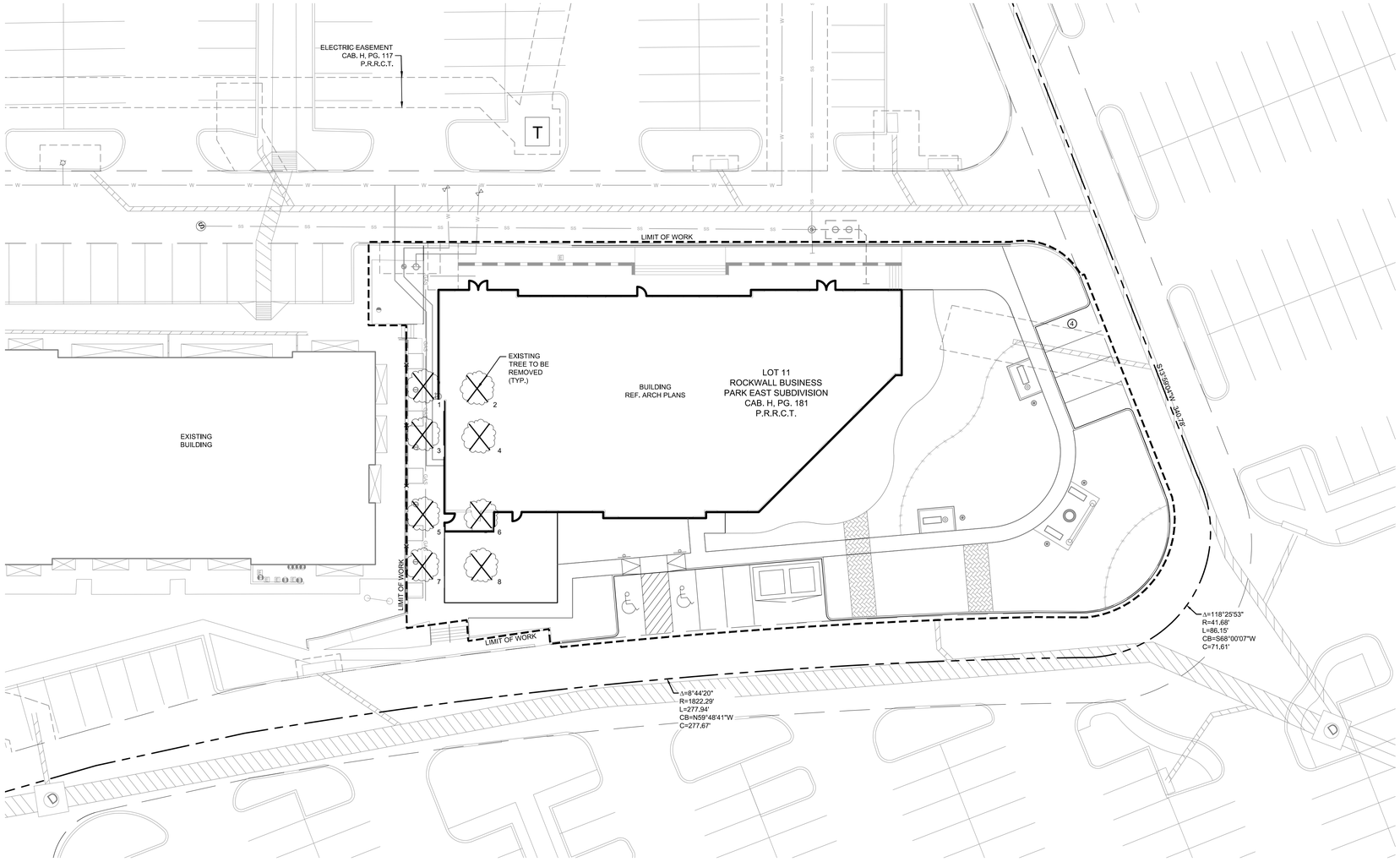
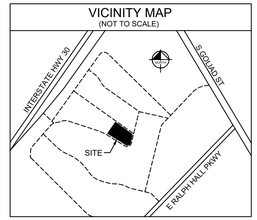
4/4/2019 8:08 AM





ROCKWALL - TREE INVENTORY					
NO.	DBH	COMMON NAME	SCIENTIFIC NAME	ACTION	MITIGATION REQUIRED
1	4.8	Live Oak	*Quercus virginiana*	REMOVE	4.8
2	4.7	Live Oak	*Quercus virginiana*	REMOVE	4.7
3	6.3	Live Oak	*Quercus virginiana*	REMOVE	6.3
4	4.5	Live Oak	*Quercus virginiana*	REMOVE	4.5
5	5.6	Live Oak	*Quercus virginiana*	REMOVE	5.6
6	4.6	Live Oak	*Quercus virginiana*	REMOVE	4.6
7	5.6	Live Oak	*Quercus virginiana*	REMOVE	5.6
8	4.1	Live Oak	*Quercus virginiana*	REMOVE	4.1

TREE INCHES BEING REMOVED	
TOTAL TREE INCHES BEING REMOVED [NOT REQUIRING MITIGATION]	0"
TOTAL TREE INCHES BEING REMOVED [REQUIRING MITIGATION]	40.2"
TOTAL TREE INCHES BEING REMOVED	40.2"
TOTAL REPLACEMENT TREE INCHES *Ref. Sheet LP 1.01 for Replacement trees	63"

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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CA□TION□
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DEVELOPER:

SHOPCORE PROPERTIES
233 S. WACKER DR. SUITE 3400
CHICAGO, IL 60606
PH. (312) 798-5151
CONTACT: STEVE RUSSELL

LANDSCAPE ARCHITECT:

KIMLEY-HORN □ ASSOCIATES
13455 NOEL RD, TWO GALLERIA TOWER
STE 700
DALLAS, TX 75240
PH. (972) 770-1300
CONTACT: PATRICK B. HART, PLA

CASE NUMBER: SP2019-006

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date APRIL 2019

PROJECT No. 064526800
DATE: APRIL 2019
SCALE: AS SHOWN
DESIGNED BY: LLL
DRAWN BY: LLL
CHECKED BY: PBH

ROCKWALL PLA□A
LOT 11, ROCKWALL BUSINESS PARK EAST SUBDIVISION
995 INTERSTATE HWY 30
ROCKWALL, TX

TREESCAPE PLAN

SHEET NUMBER
TP 1.01

2017 KIMLEY-HORN AND ASSOCIATES, INC.

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IMAGES
XREFS XREF x-survey - XREF x-site - XREF x-24x36 LA - XREF x-utility - XREF x-storm - XREF x-grad - XREF x-hscp - XREF x-lscp
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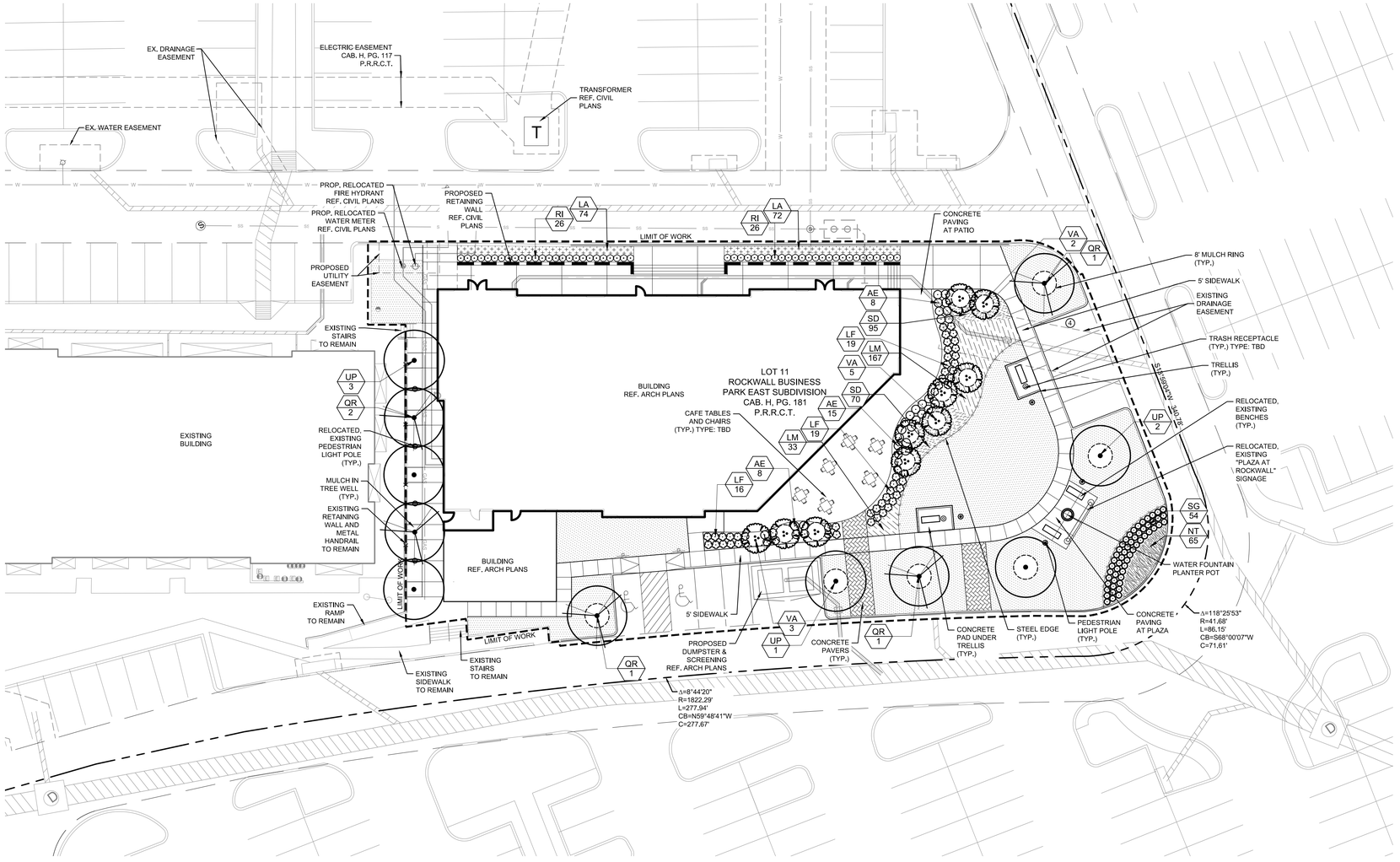

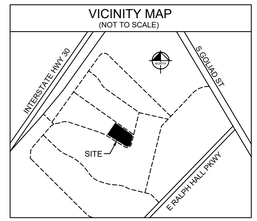

City of Rockwall - Article VIII - Landscape Standards	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA REQUIREMENT		
Minimum square footage requirements for landscaping shall be provided and maintained in the zoning districts. 30,200 SF x 15% = 4,530 SF	15% (4,530 SF)	27% (8,115 SF)
LANDSCAPE BUFFER STRIP		
A minimum 10' wide landscape buffer strip must be provided along the entire length of the portion of the perimeter of any commercial or industrial lot that abuts, without an alley or drive separation, or is directly across a public street from a residential zoning district.	N/A	N/A
A street landscape buffer strip with a minimum width of 10' must be provided along the entire length of the property to the developed that is adjacent to a major arterial or collector street.	N/A	N/A
SCREENING OF OFF-STREET LOADING DOCKS		
Off-street loading docks in commercial zoning classifications must be screening from: 1. All public streets 2. Any residential district that abuts or is directly across a public street or alley from the lot.	N/A	N/A
PARKING LOT LANDSCAPING		
Any parking lot with more than two rows of spaces shall be a minimum of 5% or 200 SF in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping.	N/A	N/A
No tree shall be planted closer than 2 1/2' to the pavement.	Yes	Yes

City of Rockwall - Site Data	
Current Land Use	C-Commercial
Proposed Land Use	C-Commercial
Total Lot Area	+/- 30,200 SF
	+/- 0.7 acres
Site Perimeter	+/- 170 LF
Building Square Footage	9, 835 SF
Building Height	27.5 FT
Previously approved Park Area (SP213-003)	+/- 0.07 acres
Proposed Park Area	+/- 0.25 acres

NOTE:
1. ALL LANDSCAPE AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN/FREEZE SENSORS AND COMPLY WITH REQUIREMENTS AS NOTED BY TCEQ AND CITY OF ROCKWALL UDC.
2. ALL BED AREAS MUST BE SEPARATED FROM TURF AREAS BY STEEL EDGE
3. CONTRACTOR TO SEED ALL DISTURBED AREAS.
4. NO TREES WITHIN 5' OF UTILITIES.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	CAL	SIZE	REMARKS
	UP	6	ULMUS PARVIFOLIA SEMPERVIRENDS ` ATHENA ` / ATHENA LACEBARK ELM	B & B	3" CAL.	14`-16` HT,	STRONG CENTRAL LEADER, FULL
	VA	10	VITEX AGNUS-CASTUS / CHASTE TREE	CONT.	3- 1.5" CANES	8`-10` HT,	MULTI-TRUNK (3-5 STEMS), FULL
	QR	5	QUERCUS RUBRA / RED OAK	B & B	3" CAL.	14`-16` HT	STRONG, CENTRAL LEADER, FULL
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**ROOT**	**SIZE**	**SPACING**	**REMARKS**
	SG	54	SALVIA GREGGII / AUTUMN SAGE	CONT.	18" HT,	24" O.C.	FULL AND MATCHING
	LF	54	LEUCOPHYLLUM FRUTESCENS `COMPACTA` / COMPACT TEXAS RANGER	3 GAL. MIN.	24" HT,	36" O.C.	FULL AND MATCHING
	AE	31	ABELIA X GRANDIFLORA `EDWARD GOUCHER` / GLOSSY ABELIA	3 GAL. MIN.	24" HT,	36" O.C.	FULL AND MATCHING
	RI	52	RAPHIOLEPIS INDICA ` CLARA ` / INDIAN HAWTHORN	3 GAL MIN.	24" HT,	30" O.C.	FULL AND MATCHING
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**ROOT**	**SIZE**	**SPACING**	**REMARKS**
	LA	146	LIRIOPE MUSCARI `AZTEC` / AZTEC LILY TURF	1 GAL	9"-12" HT	18" O.C.	5 BIB MIN, FULL
	LM	200	LIRIOPE MUSCARI `BIG BLUE` / BIG BLUE LILY TURF	1 GAL	9"-12" HT	18" O.C.	5 BIB MIN, FULL
	SOD	6,035 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	NT	65	NASSELLA TENUISSIMA / MEXICAN FEATHERGRASS	1 GAL	12" HT.	18" O.C.	FULL
	SD	132	LIRIOPE MUSCARI `SILVER DRAGON` / SILVER DRAGON LILY TURF	1 GAL	9"-12" HT	18" O.C.	5 BIB MIN, FULL

DEVELOPER:
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NORTH

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CA□TION□
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ROCKWALL PLA□A
LOT 11, ROCKWALL BUSINESS PARK EAST SUBDIVISION
995 INTERSTATE HWY 30
ROCKWALL, TX

LANDSCAPE PLAN

SHEET NUMBER
LP 1.01

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IMAGES
XREFS XREF x-survy - XREF x-site - XREF x-24x36 LA - XREF x-utility - XREF x-storm - XREF x-grad - XREF x-bwp - XREF x-lwp
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IMAGES
XREF Shrub Planting Details - XREF steel edge @ Rock Cobble - XREF Tree Fence Details - XREF 063410006 tree planting details - XREF Steel edge @ landscape - XREF Tree Planting Details - XREF x-24x36 LA
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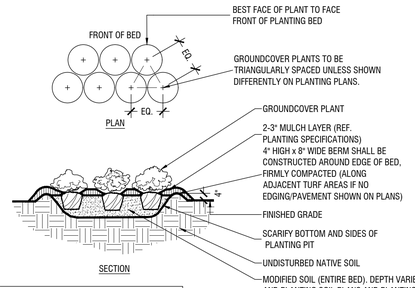
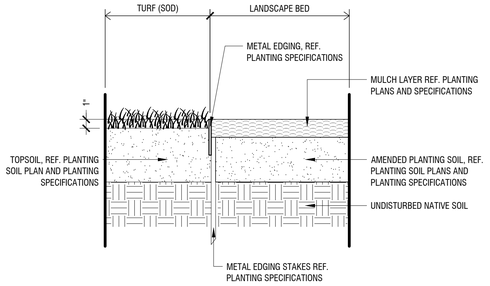


NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

TYPICAL GROUNDCOVER PLANTING B

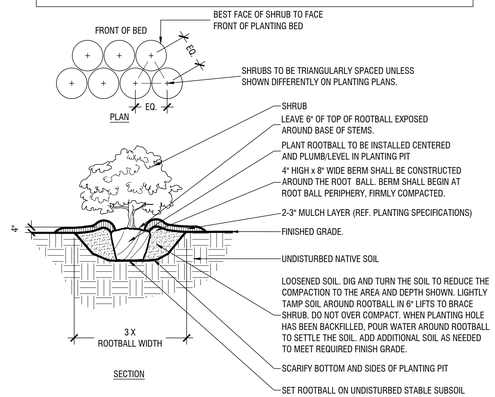
Scale: NTS



METAL EDGING (AT TURF & LANDSCAPE BED) D

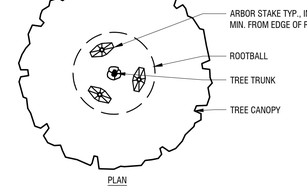
Scale: 1 1/2" = 1'-0"

NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

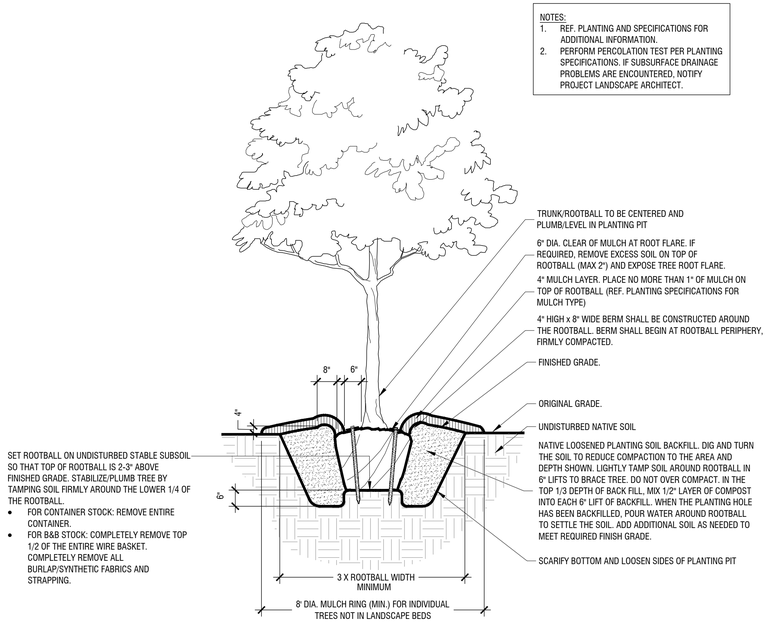


TYPICAL SHRUB PLANTING C

Scale: NTS



NOTES:
1. REF. PLANTING AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.
- FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
- FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.

TYPICAL TREE PLANTING A

Scale: NTS

CASE NUMBER: SP2019-006

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date APRIL 2019

PROJECT No. 064526800	
DATE:	APRIL 2019
SCALE:	AS SHOWN
DESIGNED BY:	LLL
DRAWN BY:	LLL
CHECKED BY:	PBH

ROCKWALL PLAZA
LOT 11, ROCKWALL BUSINESS PARK EAST SUBDIVISION
995 INTERSTATE HWY 30
ROCKWALL, TX

LANDSCAPE DETAILS

SHEET NUMBER
LP 2.01

2017 KIMLEY-HORN AND ASSOCIATES, INC.

FINISH LEGEND

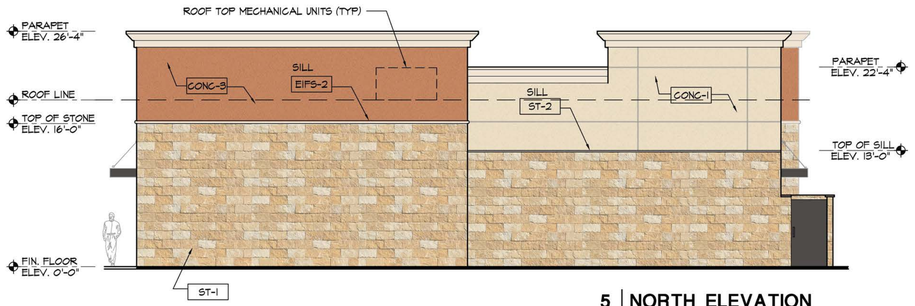
MATERIAL	SYMBOL	DESCRIPTION	MODEL / COLOR
EIFS	EIFS-1	E.I.F.S CORNICE / MOLDINGS	PAINT TO MATCH SHER. WILLIAMS #6112 BISCUIT
	EIFS-2	E.I.F.S SILL WITH ROUNDED END, 4" HIGH	PAINT TO MATCH SHER. WILLIAMS #6112 BISCUIT
CONCRETE TILT WALL	CONC-1	ACRYLIC TEXTURED CONC. TILT WALL	SAND FINISH, COLOR TO MATCH DRYVIT #494A CHLOE
	CONC-3	ACRYLIC TEXTURED CONC. TILT WALL	SAND FINISH, DRYVIT -MATCH S.W. #0007 DECOROUS AMBER
STONE TILE	ST-1	STONE TILE	NATURAL LIMESTONE TILE, "LUEDERS" (ROCK FACE) 12" X 24" , 1 1/4" THICKNESS,OVER MORTAR SETTING BED, MORTARED JOINTS
	ST-2	STONE WATER TABLE SILL	NATURAL LIMESTONE "LUEDERS" (ROCK FACE) WATER TABLE SILL, 2" HIGH
STOREFRONT	SF-1	1" INSULATING CLEAR GLASS IN CLEAR ANODIZED FRAMING. GLAZING SPEC: Product ID: Pilk, SHGC 0.41 (C)	
	SF-2	1/4" SPANDREL GLASS IN CLEAR ANODIZED FRAMING	
STEEL TUBE AWNING	AWN	12" X 4" STEEL TUBE AWNING. PAINT BARK BRONZE (SEMI-GLOSS)	

EXTERIOR MATERIAL BREAKDOWN

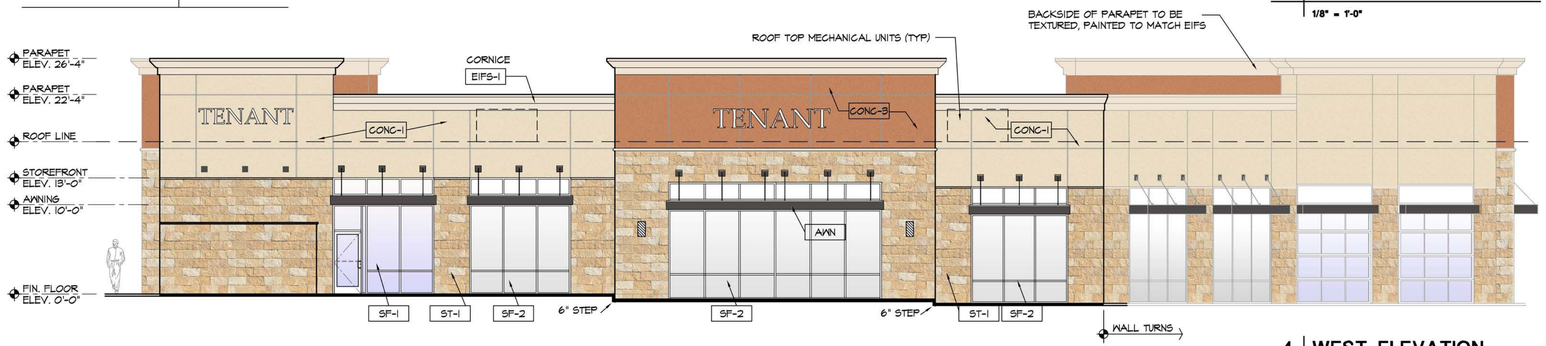
MATERIAL	STONE	TEXT. CONC.	EIFS	CLEAR STORY GLAZING
NORTH ELEVATION	60 %	33 %	1 %	
SOUTH ELEVATION	39 %	30 %	1 %	30 %
WEST ELEVATION	31 %	33 %	1 %	35 %
EAST ELEVATION	29 %	32 %	1 %	38 %
SOUTHWEST ELEVATION	25 %	36 %	1 %	38 %

SITE DATA

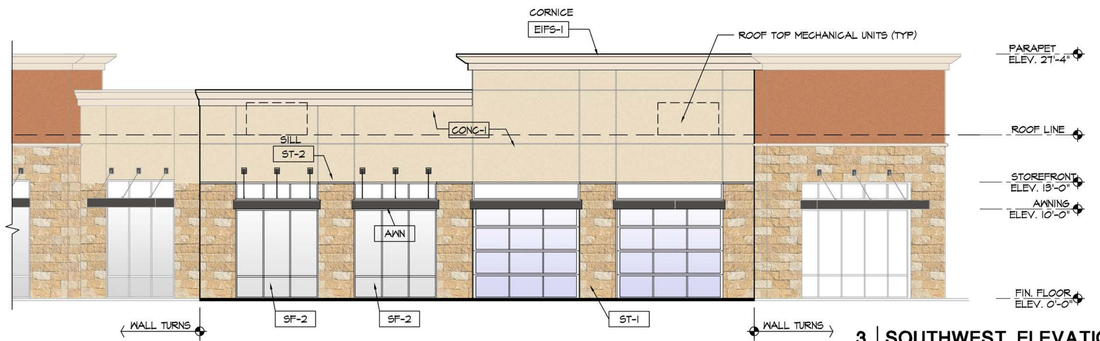
CURRENT LAND USE	C- COMMERCIAL
PROPOSED LAND USE	C- COMMERCIAL
TOTAL LOT AREA	+/- 30,200 SFF
SITE PERIMETER	+/- 0.7 AC
BUILDING SQUARE FOOTAGE	9,835 SF
BUILDING HEIGHT	27.5 FT



5 | NORTH ELEVATION
1/8" = 1'-0"



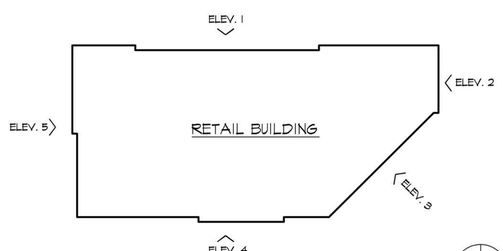
4 | WEST ELEVATION
1/8" = 1'-0"



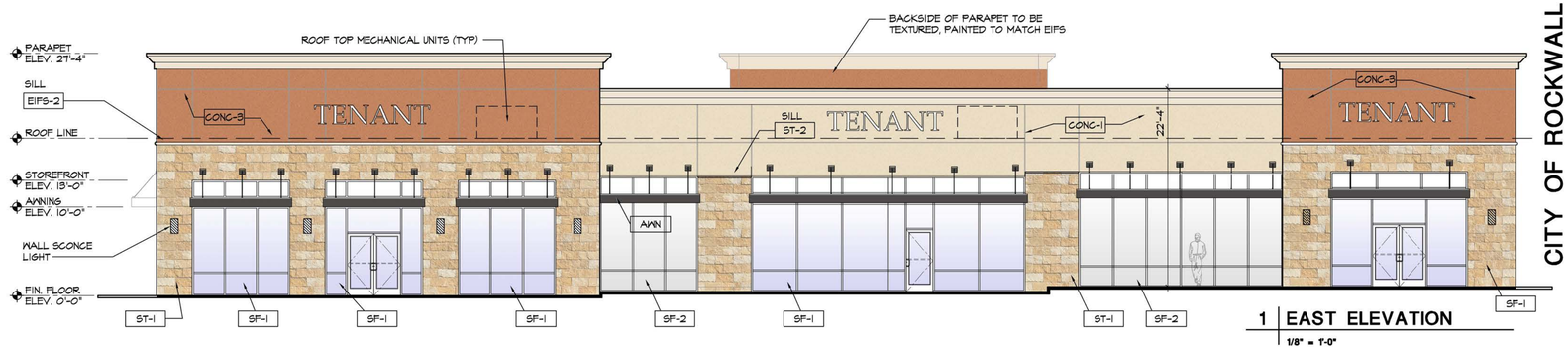
3 | SOUTHWEST ELEVATION
1/8" = 1'-0"



2 | SOUTH ELEVATION
1/8" = 1'-0"



BUILDING FLOOR PLAN
NOT TO SCALE



1 | EAST ELEVATION
1/8" = 1'-0"

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216.283.3200 onyxcreative.com

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CITY OF ROCKWALL CASE # SP2019-006

RETAIL BUILDING

PLAZA AT ROCKWALL
905 INTERSTATE HWY 30
ROCKWALL, TEXAS.

Project No.:	T.B.A.
Drawn By:	JF
Date	Issue
4-3-19	CITY REVIEW

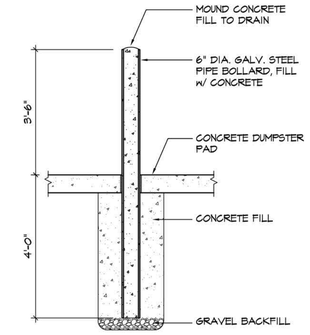
A1

BUILDING ELEVATIONS

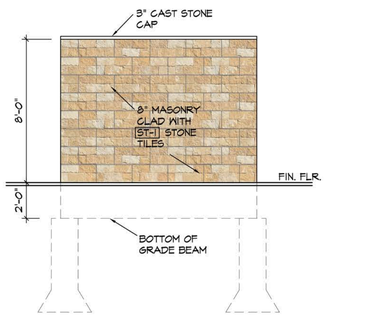
Job Path:\\CJE01\Glasson Properties\16873 Retail Building Plaza at Rockwall Rockwall TX\Preliminary\Building Elevations\Bldg Elevations 3-6-19.dwg
Drawn By:Jon Freeman

FINISH LEGEND

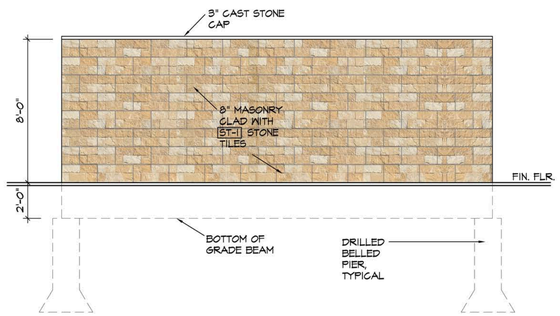
MATERIAL	SYMBOL	DESCRIPTION	MODEL / COLOR
STONE TILE	ST-1	STONE TILE	NATURAL LIMESTONE TILE. "LUEDERS" (ROCK FACE) 12" X 24" , 1 ½" THICKNESS, OVER MORTAR SETTING BED. MORTARED JOINTS



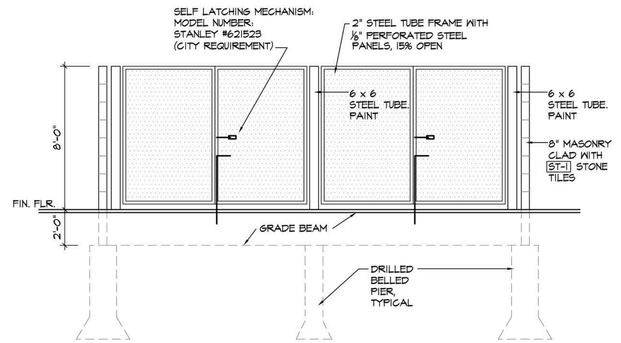
6 BOLLARD DETAIL
1/2"=1'-0"



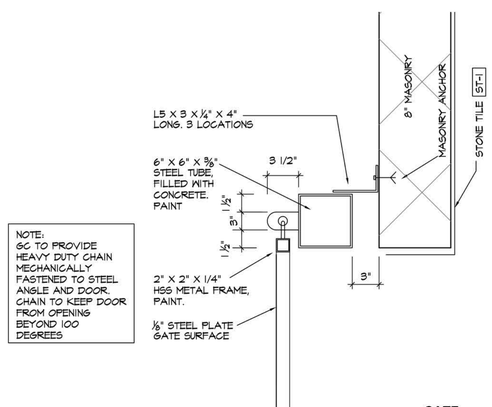
5 SIDE ELEVATION
1/4" =1'-0"



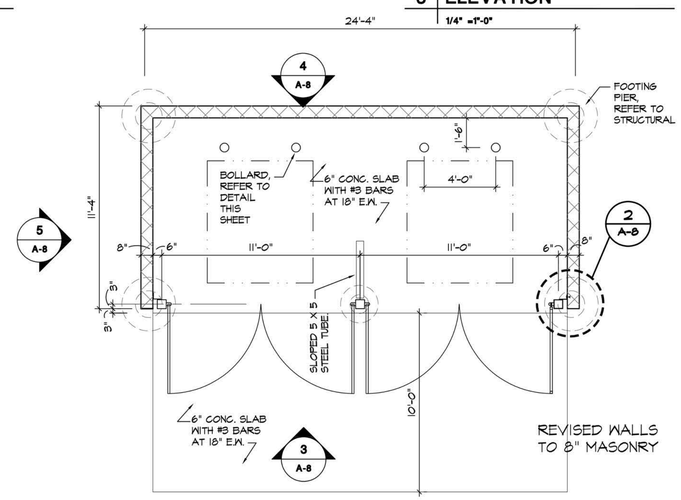
4 REAR ELEVATION
1/4" =1'-0"



3 FRONT ELEVATION
1/4" =1'-0"



2 GATE DETAIL
1 1/2"" =1'-0"



1 DUMPSTER ENCLOSURE PLAN
1/4" =1'-0"

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CITY OF ROCKWALL CASE # SP2019-006

RETAIL BUILDING

PLAZA AT ROCKWALL
1041 INTERSTATE HWY 30
ROCKWALL, TEXAS

Project No.:	T.B.A.
Drawn By:	JF
Date	Issue
4-03-19	CITY REVIEW

A8.0

DUMPSTER ENCLOSURE

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CITY OF ROCKWALL CASE # SP2019-006

RETAIL BUILDING

PLAZA AT ROCKWALL
1041 INTERSTATE HWY 30
ROCKWALL, TEXAS.

Project No.:	T.B.A.
Drawn By:	JF
Date	Issue
4-03-19	CITY REVIEW

VIEW 1.1

CITY OF ROCKWALL CASE # SP2019-006

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RETAIL BUILDING

PLAZA AT ROCKWALL
1041 INTERSTATE HWY 30
ROCKWALL, TEXAS.

Project No.:	T.B.A.
Drawn By:	JF

Date	Issue
4-03-19	CITY REVIEW

VIEW 1.2

CITY OF ROCKWALL CASE # SP2019-006

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RETAIL BUILDING

PLAZA AT ROCKWALL
1041 INTERSTATE HWY 30
ROCKWALL, TEXAS.

Project No.:	T.B.A.
Drawn By:	JF
Date	Issue
4-03-19	CITY REVIEW

VIEW 1.3

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CITY OF ROCKWALL CASE # SP2019-006

RETAIL BUILDING

PLAZA AT ROCKWALL
1041 INTERSTATE HWY 30
ROCKWALL, TEXAS.

Project No:	T.B.A.
Drawn By:	JF
Date	Issue
4-03-19	CITY REVIEW

VIEW 1.4

CITY OF ROCKWALL CASE # SP2019-006

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RETAIL BUILDING

PLAZA AT ROCKWALL
1041 INTERSTATE HWY 30
ROCKWALL, TEXAS.

Project No:	T.B.A.
Drawn By:	JF

Date	Issue
4-03-19	CITY REVIEW

VIEW 1.5

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CITY OF ROCKWALL CASE # SP2019-006

RETAIL BUILDING

PLAZA AT ROCKWALL
1041 INTERSTATE HWY 30
ROCKWALL, TEXAS.

Project No.:	T.B.A.
Drawn By:	JF

Date	Issue
4-03-19	CITY REVIEW

VIEW 1.6

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CITY OF ROCKWALL CASE # SP2019-006

RETAIL BUILDING

PLAZA AT ROCKWALL
1041 INTERSTATE HWY 30
ROCKWALL, TEXAS.

Project No.:	T.B.A.
Drawn By:	JF

Date	Issue
4-03-19	CITY REVIEW

VIEW 1.7

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CITY OF ROCKWALL CASE # SP2019-006

RETAIL BUILDING

PLAZA AT ROCKWALL
1041 INTERSTATE HWY 30
ROCKWALL, TEXAS.

Project No.:	T.B.A.
Drawn By:	JF

Date	Issue
4-03-19	CITY REVIEW

VIEW 1.8

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CITY OF ROCKWALL CASE # SP2019-006

RETAIL BUILDING

PLAZA AT ROCKWALL
1041 INTERSTATE HWY 30
ROCKWALL, TEXAS.

Project No.:	T.B.A.
Drawn By:	JF
Date	Issue
4-03-19	CITY REVIEW

VIEW 1.9

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CITY OF ROCKWALL CASE # SP2019-006

RETAIL BUILDING

PLAZA AT ROCKWALL
1041 INTERSTATE HWY 30
ROCKWALL, TEXAS.

Project No.:	T.B.A.
Drawn By:	JF

Date	Issue
4-03-19	CITY REVIEW

VIEW 1.10

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CITY OF ROCKWALL CASE # SP2019-006

RETAIL BUILDING

PLAZA AT ROCKWALL
1041 INTERSTATE HWY 30
ROCKWALL, TEXAS.

Project No.:	T.B.A.
Drawn By:	JF
Date	Issue
4-03-19	CITY REVIEW

VIEW 1.11

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 30, 2019
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. Approval of Minutes for the *March 26, 2019* Planning and Zoning Commission meeting.

2. **P2019-018** (Korey)
   Consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a replat for the Park Place West, Phase III Addition containing 85 single-family lots on a 24.439-acre tract of land being located in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, generally located at the terminus of Park Place Boulevard, and take any action necessary.

3. **P2019-019** (David)
   Consider a request by Mike Samples for the approval of a final plat for Lot 11, Block A, 205 Business Park Addition being a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.

4. **SP2019-008** (David)
   Consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of William Salee of Rockwall ISD for the approval of a site plan for a parking area adjacent to an existing public school on a 35.295-acre parcel of land identified 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 take any action necessary.

5. **SP2019-011** (David)
   Consider a request by Phil Craddock of Craddock Architecture on behalf of the Michael Fisher of 1306 Summer Lee, LLC for the approval of an amended site plan for a medical office building on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1306 Summer Lee Drive, and take any action necessary.

APPOINTMENTS

6. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

7. **Z2019-005** (Ryan) **[*REQUEST TO WITHDRAW*]**
   Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [*50.0-acres*], 17-14 [*26.452-acres*], 17-15 [*134.33-acres*], 17-16 [*43.6-acres*], & 40-8 [*8.79-acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

ACTION ITEMS

8. **MIS2019-004** (Korey)
   Discuss and consider a request by Lonnie and Amy Herbst for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code, for a 0.33-acre parcel of land identified as Lot 8,

Block A, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1509 S. Alamo Drive, and take any action necessary.

9. **MIS2019-005** **(David)**
   Discuss and consider a request by Michael Duval of G & A Consultants on behalf of John Delin of R. W. Ladera, LLC for the approval of an *Alternative Tree Mitigation Settlement Agreement* for a 28.011-acre parcel of land identified as a Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

DISCUSSION ITEMS

10. **Z2019-009** **(David)**
    Hold a public hearing to discuss and consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a Specific Use Permit (SUP) for a *restaurant less than 2,000 SF without a drive-through or drive-in* on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

11. **Z2019-010** **(Korey)**
    Hold a public hearing to discuss and consider a request by Dwayne Cain of EVSR (D), LLC for the approval of a Specific Use Permit (SUP) for a *guest quarters/secondary living unit* and *barn or agricultural accessory building* on a 10.61-acre portion of a larger 26.078-acre tract of land identified as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, and take any action necessary.

12. **Z2019-011** **(Korey)**
    Hold a public hearing to discuss and consider a request by Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) [*Ordinances 99-17 & 07-04*] being a 14.4715-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church, Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, generally located at the northeast corner of the intersection of Ridge Road [*FM-740*] and White Road, and take any action necessary.

13. **P2019-017** **(Korey)**
    Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

14. **SP2019-009** **(Korey)**
    Discuss and consider a request by Cari Foote of Cari Foote & Associates, PLLC for the approval of a site plan for an office building on a one (1) acre parcel of land identified as Lot 1, Block A, Isaac Pena Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 925 N. Goliad Street, and take any action necessary.

15. **SP2019-012** **(David)**
    Discuss and consider a request by Kyle McCullah of Callaway Architecture on behalf of Jason Lee of Lollicup USA, Inc. for the approval of an amended site plan for an existing manufacturing facility on a 34.23-acre tract of land identified as Lot 2, Block A, Rockwall Technology Park, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 3201 Capital Boulevard, and take any action necessary.

16. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

    - ✓ P2019-010: Final Plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition [*Approved*]
    - ✓ P2019-013: Replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition [*Approved*]

- ✓ P2019-016: Replat for Lot 2 of the Cain Properties #1 Addition [*Approved*]
- ✓ Z2019-005: Zoning Change (AG to PD) for Heritage Park [*Postponed to May 20,* 2019]
- ✓ Z2019-006: SUP for a Structure Exceeding 60-Feet in a Light Industrial (LI) District (*1st Reading*) [*Approved*]
- ✓ Z2019-007: SUP for Outdoor Commercial Amusement/Recreation (*1st Reading*) [*Approved*]
- ✓ Z2019-008: Amended PD Development Plan for Planned Development District 32 (PD-32) (*1st Reading*) [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 26th day of April 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
April 30, 2019
5:00 PM

CALL TO ORDER

CONSENT AGENDA

1. **SP2019-008** (David)
   Consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of William Salee of Rockwall ISD for the approval of a site plan for a parking area adjacent to an existing public school on a 35.295-acre parcel of land identified 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 take any action necessary.

2. **SP2019-009** (Korey)
   Discuss and consider a request by Cari Foote of Cari Foote & Associates, PLLC for the approval of a site plan for an office building on a one (1) acre parcel of land identified as Lot 1, Block A, Isaac Pena Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 925 N. Goliad Street, and take any action necessary.

3. **SP2019-011** (David)
   Consider a request by Phil Craddock of Craddock Architecture on behalf of the Michael Fisher of 1306 Summer Lee, LLC for the approval of an amended site plan for a medical office building on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1306 Summer Lee Drive, and take any action necessary.

ACTION ITEMS

4. **SP2019-012** (David)
   Discuss and consider a request by Kyle McCullah of Callaway Architecture on behalf of Jason Lee of Lollicup USA, Inc. for the approval of an amended site plan for an existing manufacturing facility on a 34.23-acre tract of land identified as Lot 2, Block A, Rockwall Technology Park, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 3201 Capital Boulevard, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 26th day of April 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 26, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:02 p.m. The Commissioners present at the meeting were, Jerry Welch, Mark Moeller, Tracey Logan, and John Womble. Absent from the meeting was Commissioner Eric Chodun and Annie Fishman. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the February 26, 2019 Planning and Zoning Commission meeting.

2. P2019-006
Discuss and consider a request by Debora Allegranti of CBOCS Texas, LLC on behalf of Eric Borkenhagen of Kohls Illinois, Inc. for the approval of a replat for Lots 6 & 7, Market Center East Addition being a 9.012-acre tract of land identified as Lot 1, Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 823 & 845 E. IH-30, and take any action necessary.

3. P2019-014
Discuss and consider a request by Mike Whittle and Randall Noe of Rockwall Rental Properties, LLC for the approval of a replat for Lots 16 & 17, Block 2, Alliance Addition, Phase 2 being a 0.98-acre tract of land identified as Lots 14 & 15, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6520 & 6530 Alliance Addition, and take any action necessary.

4. P2019-015
Discuss and consider a request by Matt Moore of Claymoore Engineering on behalf of Phil Wagner of the Rockwall Economic Development Corporation for the approval of a replat for Lot 4, Block E, Rockwall Technology Park Addition being a 3.634-acre parcel of land identified as Lot 1, Block E, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northwest corner of the intersection of Technology Way and Observation Trail, and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Moeller seconded the motion which passed by a vote of 5-0 with Commissioners Chodun and Fishman absent.

III. APPOINTMENTS

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative, Julian Meyrat, gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. ACTION ITEMS

6. SP2017-025
Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Doug Fox of Cornerstone Church for the approval of an amended site plan for a church on a six (6) acre parcel of land

identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1565 Airport Road, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the case. In August 2017, the applicant submitted a request for approval of a site plan for an approximately 21,600 square foot house of worship. While reviewing the proposed site plan, landscape plan, treescape plan, photometric plan, and building elevations, staff notified the applicant of the variances required to construct the building. At the time of this review, it appeared that the rear of the building did not have a parapet wall providing screening from the mechanical equipment that was thought to be mounted on the roof. In response to this, staff requested that the applicant provide the height of the parapet wall, and indicate how the equipment would be screened. In addition, staff requested that the applicant provide a dash line on the building elevations indicating where the equipment would be located. The applicant submitted revised comments noting that the rooftop units (RTU's) were to be screened utilizing a six foot tall masonry wall matching the exterior materials used on the building; however, the applicant intended for the HVAC system to be on the ground and screened by a six foot wing wall (despite indicating RTU's on the provided comments as opposed to noting HVAC's). Staff was under the impression that the intent of the applicant's comment was to provide a six foot tall masonry wall on the rear of the building where there was no parapet wall. The revised building elevations depicted a sloped dash line on the east and west building elevations, but did not indicate the provision of a parapet wall. At the time of building permit, a comment was made indicating a need to show the parapet wall, but this was never followed up on and a building permit was issued. Based on this issuance the applicant felt like they had addressed all of staff's comments, and the applicant commenced construction of the building. Currently, the building shell has been erected. Recently, it was discovered by staff that the building did not incorporate the required parapet in accordance with the requirements of the Unified Development Code, and that the variance was not requested by the applicant as part of the original case nor was it approved as part of this case. Based on this, staff notified the applicant that this would need to be rectified prior to the City giving final acceptance to the project.

Mr. Brooks further noted that since this notification, the applicant has stated that they do not wish to construct the parapet wall citing the cost required to retrofit the building as being the main reason. Based on this, the applicant has submitted an application requesting the approval of a variance for this issue. As a compensatory measure the applicant is requesting that the Planning and Zoning Commission accept one of the following alternatives: (1) Grant a variance to the requirement and leave the building as-is since the City issued a permit in error; (2) Grant a variance to utilize trees to partially screen the parapet walls at the rear; or (3)Grant a variance to paint the back of the parapet walls that are visible from John King Boulevard a color to match the stucco on the front façades and provide the additional trees mentioned in Option 2 above. The rear of this building is highly visible from John King Boulevard and both staff and the applicant have provided pictures of the visibility of the building. The Planning and Zoning Commission is not limited to approving the variance as presented, and retains discretion with regard to the request. Based on the requirements of the Unified Development Code, since the four sided parapet wall is a requirement of the overlay district it will require a super-majority vote of the Planning and Zoning Commission for approval. If the request is approved, the applicant would be required to amend the existing site plan and provide staff with new documents reflecting the changes required by the Planning and Zoning Commission.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward and speak.

Wayne Mershawn
2313 Ridge Road
Rockwall, TX

Greg Wallis
2313 Ridge Road
Rockwall, TX

Mr. Mershawn came forward and provided additional comments in regards to the case. He shared that they received the quote for the price of parapet wall and it is very cost prohibitive to the project and is the reason they are proposing other options. He added that they are currently 65% complete on the project which also adds to it being even more problematic to try and add the parapet wall at this point.

Mr. Wallis came forward and shared during the comments that were given to them by staff the main focus was in regards to screening the HVAC mechanical system which they addressed and responded to. They feel the intent of the parapet wall was met.

Chairman Lyons brought the item back to the Commission for further discussion or action.

General discussion took place between the Commission in regards to the options that were provided by the applicant and which would better suited.

Commissioner Womble made a motion to approve SP2017-025 to include the recommendations of the Architectural Review Board to paint the back of the parapets and provide landscape screening as presented. Commissioner Logan seconded the motion which passed by a vote of 5-0 with Commissioners Chodun and Fishman absent.

V. DISCUSSION ITEMS

7. Z2019-004

Hold a public hearing to discuss and consider a request by Sandie Wood for the approval of a Specific Use Permit (SUP) for a *guest quarters/secondary living unit* that does not meet the minimum requirements as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) on a 3.574-acre parcel of land identified as Lot 1, Block A, Wood Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 207 Nash Street, and take any action necessary.

Senior Planner, Korey Brooks, advised the Commission that the applicant was present and would provide details of the case.

Mike Reed
Reed Homes
307 S. Nash
Rockwall, TX

Mr. Reed came forward and indicated he is the builder working on the project. He shared that the property being discussed had been used as a dump for many years and they have been hauling large amounts of trash and items left behind as well as trimmed trees.

Sandy Wood
8718 Clearlake Drive
Rowlett, TX

Ms. Wood came forward came forward and provided a brief explanation of the request. She shared her son has down syndrome and the area they are trying to get the Specific Use Permit approved for would serve as an area that her son and his friends with special needs could use as an additional independent space to allow independence for her son.

Mr. Brooks added that the request contains two uses, it contains a detached garage use and also a living quarter's use which are two different uses. For the detached garage if it exceeds the maximum square footage for that district it is required to go before the Board of Adjustments first to request a variance to the maximum square footage. Following that it would come before the Planning and Zoning Commission for a masonry exception if it does not meet the masonry requirement which would be an SUP process. In this case, the guest quarters is an SUP process however the detached garage is not. The Commission would be looking at separating the two uses because it would be hard to regulate in the future to ensure compliance with the SUP if all is in one building.

Chairman Lyons brought the item back to the Commission for questions or discussion.

Commissioner Womble asked for clarification as to what is being proposed. Ms. Wood stated it is for a house and a garage that will contain the secondary living quarters that she intends to use for a play area for her son.

Commissioner Moeller asked in regards to the material of the main structure. Mr. Reed indicated it would be stone and hardyboard. Commissioner Moeller asked if they have considered those same materials for the secondary quarter's space rather than metal which is what they are proposing. Mr. Reed shared that they had looked into it, would rather not due to the cost, but would go with that option if they had to. Commissioner Moeller shared he does not have a problem with the concept however there are rules that need to be abided by, that being one of them.

Mr. Brooks added that should the request be approved for the use, it would then have to go before the Board of adjustments for a variance for the maximum size of the entire structure and would then come back to the Planning and Zoning Commission for a masonry exception.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

8. Z2019-005

Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [*50.0-acres*], 17-14 [*26.452-acres*], 17-15 [*134.33-acres*], 17-16 [*43.6-acres*], & 40-8 [*8.79-acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

Planning Director, Ryan Miller, indicated that the applicant was present and would provide information in regards to the request.

Kent Donahue
15443 Noel Trail
Dallas, TX

Mr. Donahue came forward and provided a brief explanation of the case. He shared the subject property is a unique site with a beautiful creek in the shape of the state of Texas. He has been working with Planning and Parks staff on ideas to not only add amenities to the creek area but also do a regional park which the south side of town is in great need of. The original plan had 39 acres of creek area with hike and bike trails and the lake area with 15 acres of high and dry land however as they got into it they understood that there was a need for a regional park which has a minimum requirement of 50 acres. This allowed them to propose a much bigger park by combining the floodplain area along with 55 acres of high and dry areas. He went on to share that they have been working diligently with staff and will be discussing three different plans with the Parks Department to get their feedback as to which plan they prefer. He provided a brief power point presentation that detailed the concept plan of their proposal for the park amenities as well as the balance of the property which would be residential land use for a subdivision. He indicated they have reviewed staff's comments and are in agreement with the majority of those, he feels they have met all the base standards the City of Rockwall has.

Mr. Miller added that staff checked for conformance against the newly adopted Comprehensive Plan and for the most part the majority of the plan does conform to it as well as the Future Land Use and the Land Use Plan, however staff made a few recommendations to the applicant.

Chairman Lyons brought the item back to the Commission for questions or discussion.

Commissioner Welch asked if it would be developed in two different phases with the creek dividing the two where one couldn't drive all the way across it. Mr. Donahue indicated there will be pedestrian access with pedestrian bridges but no vehicular.

Commissioner Logan asked if there would be multiple entrances coming off of SH-205. Mr. Donahue indicated there will be two points of entry. Mr. Miller added that they will be required to do a traffic impact study.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

9. Z2019-006

Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (*11.3736-acres*); Tract 31 of the R. Ballard Survey, Abstract No. 29 (*8.197-acres*); and, Lot 1-01, Block 1, Indalloy Addition (*14.53-acres*), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

Planning Manager, David Gonzales, advised the Commission that the applicant was present and would be presenting the case and added that a site plan was approved last month and part of that site plan was a landscape screening plan that was approved as well.

Chairman Lyons asked the applicant to come forward.

Ignacio Echavarri
President of SPR Packaging
1480 Justin Road
Rockwall, TX

Mr. Echavarri came forward and stated that they are requesting a Specific Use Permit for a height variance on the three tracts of land that they own north of the railroad track. He shared that they met with neighboring Park Place residents and discussed with them in great detail what they are proposing. Mr. Echavarri then provided a lengthy power point presentation that detailed SPR's background, their vision for their business expansion plans for the future, visual mitigation and renderings of what they plan to provide, what the company is about and what they do, their development plans and the reason for the need of the height variance that they are requesting.

Chairman Lyons brought the item back to the Commission for discussion/questions.

Commissioner Womble asked if the rooflines vary with the phases as they are developed or will they keep a continuous roof line throughout the whole thing. Mr. Echavarri indicated that technically they will vary. Commissioner Womble asked if there would be any steam or smoke coming out of the facilities. Mr. Echavarri explained that they are very careful with what they emit and their systems are energy efficient state of the art and do not emit any type of steam or smoke.

Commissioner Welch asked if this would be the largest company that currently is in Rockwall. Mr. Gonzales indicated that it would be the largest of its kind there are big facilities within the Technology Park but not nearly of this size. Commissioner Welch shared his appreciation to the applicant for providing the master plan for the development in its entirety. Commissioner Logan asked if there are any air quality issues with EPA. Mr. Echavarri explained that they have a very clean record with TECQ who regulates air quality for the State.

Commissioner Moeller asked in regards to the FFA requirements since they are in proximity of the airport. Mr. Echavarri shared that they have done their due diligence and are in compliance with FFA requirements.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

Chairman Lyons called a recess at 7:55 p.m.

Chairman Lyons called the meeting back to order at 8:04 p.m.

10. Z2019-007

Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf of Forrest B. Davis Jr. for the approval of a Specific Use Permit (SUP) for *outdoor commercial amusement/recreation* in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light

Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy Lane, and take any action necessary.

Planning Manager, David Gonzales, advised the Commission that the applicant was present and would be discussing the case.

Chairman Lyons asked the applicant to come forward and speak.

Mike Rictor
Mingling Mouth
Rockwall, TX

Mr. Rictor came forward and shared he provides the food for the brewery. He added that the events they host have been gaining popularity and they've outgrown the area on the inside. They would like to have the stage in the back which will be fenced in to allow additional entertainment area for their patrons.

Brandon Mullins
2015 Kristy Lane
Rockwall, TX

Mr. Mullins came forward and provided a brief explanation of the request. They are requesting a Specific Use Permit for an outdoor amusement area. They hold events such as trivia, open mic and karaoke as well as charity events. They would like to get a small stage in the back area of the brewery to for the entertainment events they host.

Ruben Garcia
2015 Kristy Lane
Rockwall, TX

Mr. Garcia came forward and shared that with the numerous charity events they host as well as other events they've outgrown the area they're in currently and by opening and fencing in the back area would give them the much needed space to continue hosting and providing entertainment for the patrons as well as their numerous charity events.

Chairman Lyons brought the item back to the Commission for questions or discussion.

Commissioner Welch asked if the parking requirement would be impacted by expanding to the backyard where they will have more capacity. Mr. Gonzales explained that since it is just concerning a use for the outdoor area it does not require any additional parking built in the ordinance.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

11. Z2019-008
Hold a public hearing and consider a request by James Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending Ordinance 17-64 and in accordance with Ordinance No. 17-22, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation and background of the request. He shared that recently the applicants purchased the Harbor Retail and they came before the Commission and got a site plan approved for the property. It is tied to a PD Development Plan that has certain time limits associated with it and upon finding out that the particular site plan hindered some circulation to other properties in the District, Mr. Ziegler has chosen to come back and amend the PD Development Plan to incorporate a roadway that would provide access to those properties. He advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Jim Ziegler
8222 Douglas Ave.
Dallas, TX

Mr. Ziegler came forward and provided a brief explanation of the request. He shared that currently they own the Harbor retail and have the adjoining site, north of the fountain, under contract for a multi-family project for which a site plan has been approved. In going thru that process they realized that with the construction of the IH-30 expansion at the road coming down onto the lake will turn into a one way road going back to the east causing anybody going into their adjoining properties to have to go back on IH-30 to the Dalrock exit and make a U-turn and back to be able to get into the property. The view corridor to the fountain is a wide open area and in the approved site plan had that as an emergency access point for fire trucks to be able to get around the entire project however in looking at how they can help the circulation to allow better access, they are asking to make that an actual drive that the public could access those other properties without having to go back across the lake and turn around and come back. He added that it will be a private drive not a public street and will have landscape to it to allow the visual of it to look pedestrian as well as possibly adding sidewalk between the project and that drive with identified crosswalks in the pavement such as pavers that would allow pedestrians to cross safely. Mr. Miller added that one other aspect of this case is since the applicant has had to change the plan it puts them out past their timelines and will be requesting a year extension.

Chairman Lyons brought the item back to the Commission for discussion/questions.

Commissioner Womble asked for clarification if it would be a one way street. Mr. Ziegler indicated that it would be a one way coming from the east coming down the drive and going back out to the service road. He added that they feel the overall traffic will be minor.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

12. P2019-010
Discuss and consider a request by Michael Duval of G&A/McAdams on behalf of John Delin of RW Ladera, LLC for the approval of a final plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition being a 47.694-acre tract of land identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85) for General Retail (GR) and Single-Family 7 (SF-7) District land uses, situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast and northwest corners of the intersection of SH-66 and John King Boulevard, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the case. The only purpose the case is coming before the Commission is because it has to go before the Parks Board.

Michael Duval
111 Hillside Drive
Lewisville, TX

Mr. Duval came forward and indicated he was available for questions.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

13. P2019-013
Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes, Inc. for the approval of a replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition being a 0.57-acre tract of land identified as Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 705 & 707 Hartman Street, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation of the request. The case is coming before the Commission because it has to go before the Parks Board to access fees and in addition since it is going from two lots to three lots, a residential replat increasing the number of lots requires a public hearing and notifications were sent out to properties 200 feet within the subject property.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

14. SP2019-006

Discuss and consider a request by Marla Mauricio of Kimley-Horn and Associates, Inc. on behalf of Steve Russell of Excel Rockwall, LLC (ShopCore Properties, LLC) for the approval of a site plan for a commercial retail building on a 0.69-acre portion of a larger 11.125-acre parcel of land being identified as Lot 11, Block A, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1041 E. IH-30, and take any action necessary.

Chairman Lyons asked the applicant to come forward and speak in regards to the case.

Steve Russell
233 S. Wacker
Chicago, Ill

Mr. Russell came forward and provided a brief explanation of the case. They are proposing a 9,800 square foot building. Current uses include proposed restaurants and a soft goods retailer.

Senior Planner, Korey Brooks, provided additional information pertaining to the request. There are a couple of variances associated with the request for horizontal and vertical articulation as well as some material variances however those are in order to match the surrounding buildings. A site plan was approved for the tract of land in 2007 and an area between the two buildings was placed for the purpose of a large park and in 2010 the site plan was amended making the park smaller and into more of an alley. This proposed site plan shows that area more narrow however the applicant is proposing a small park area off to the side. The applicant met with the Architectural Review Board and it was discussed how to make it wider to not have the entire walkway eliminated with this development. Mr. Russell added that in the ARB discussion the Board requested some modifications to the alleyway which included movement of some existing trees into tree wells inside the alley way and some relocating of some lighting as well as some realignment of some of the side walls. He indicated they are exploring those options and generally agreeable to making. Mr. Brooks stated that the applicant will be bringing revised elevations as well as renderings of the proposed alleyway modifications at the next scheduled meeting after having addressed both staff and the ARB's comments.

Chairman Lyons brought the item back to the Commission for discussion/questions.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

15. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

- ✓ P2019-008: Replat for Lots 1 & 2, Block A, N. E. & J. O. Addition [*Approved*]
- ✓ P2019-009: Replat for Lot 1, Block A, Brakes Plus Addition [*Approved*]
- ✓ SP2019-004: Alternative Tree Mitigation Plan for SPR [*Approved*]
- ✓ Z2019-003: SUP for a Private Sports Arena, Stadium or Track (*1st Reading*) [*Approved*]

VI. ADJOURNMENT

Chairman Lyons adjourned the meeting at 8:31 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 30, 2019
APPLICANT:	Bill Bricker, *Columbia Development Company, LLC*
CASE NUMBER:	P2019-018; *Park Place West, Phase III Addition*

SUMMARY

Consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a replat for the Park Place West, Phase III Addition containing 85 single-family lots on a 24.439-acre tract of land being located in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, generally located at the terminus of Park Place Boulevard, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting to replat Park Place West, Phase III Addition for the purpose of combining four (4) lots (*i.e. Lots 13 & 14, Block C and Lots 7 & 8, Block D*) into two (2) lots (*i.e. Lots 25, Block C, and Lot 14, Block D*), and to adjust various drainage and sanitary sewer easements (*i.e. re-align the easements*) in the subdivision.

☑ On October 18, 2004, the City Council approved *Ordinance 04-59* [*Case No. Z2004-034*], which established the development standards for the Park Place Subdivision (*i.e. Planned Development District 59 (PD-59*). This was amended on December 11, 2006, by *Ordinance 06-51* [*Case No. Z2006-023*].

☑ On April 16, 2018, the City Council approved a final plat laying out 82 lots and establishing the Park Place West, Phase III Addition.

☑ The proposed replat generally conforms to the concept plan approved by the City Council on December 11, 2006 under *Case No. Z2006-023* [*Ordinance No. 06-51*].

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *replat* for *Park Place West, Phase III Addition*, staff would propose the following conditions of approval:

(1) The Replat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

(2) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Project Number	P2019-018	**Owner**	COLUMBIA, EXTRUSION CORP	**Applied**	4/12/2019 LM
Project Name	Park Place West III Addition	**Applicant**		**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
1200 E WASHINGTON	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
INDALLOY ADDITION	31		31	0029-0000-0031-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
ENGINEERING	Sarah Hager	4/12/2019	4/19/2019	4/18/2019	6	COMMENTS	

(4/18/2019 11:31 AM SH)
- Too much of the easements are being removed. Only abandon the part of the easement that is no longer needed. See markup.
- Need cross sections for floodplain and the detention easement.
- Sheet 4 of 4 - Note 7 should read, "Property owner is responsible for maintenance, repair and reconstruction of all detention and drainage facilities in easements." Note 7 must be moved down under the paragraph that starts with "Until an escrow deposit..."

FIRE	Ariana Hargrove	4/12/2019	4/19/2019	4/22/2019	10	APPROVED	
GIS	Lance Singleton	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
PLANNING	Korey Brooks	4/12/2019	4/19/2019	4/25/2019	13	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

P2019-018 Park Place West, Phase III Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Bill Bricker of Columbia Development Company, LLC for the approval of a replat for the Park Place West, Phase III Addition containing 85 single-family lots on a 24.439-acre tract of land being located in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, generally located at the terminus of Park Place Boulevard.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2019-018) in the lower right hand corner of all pages on future submittals.

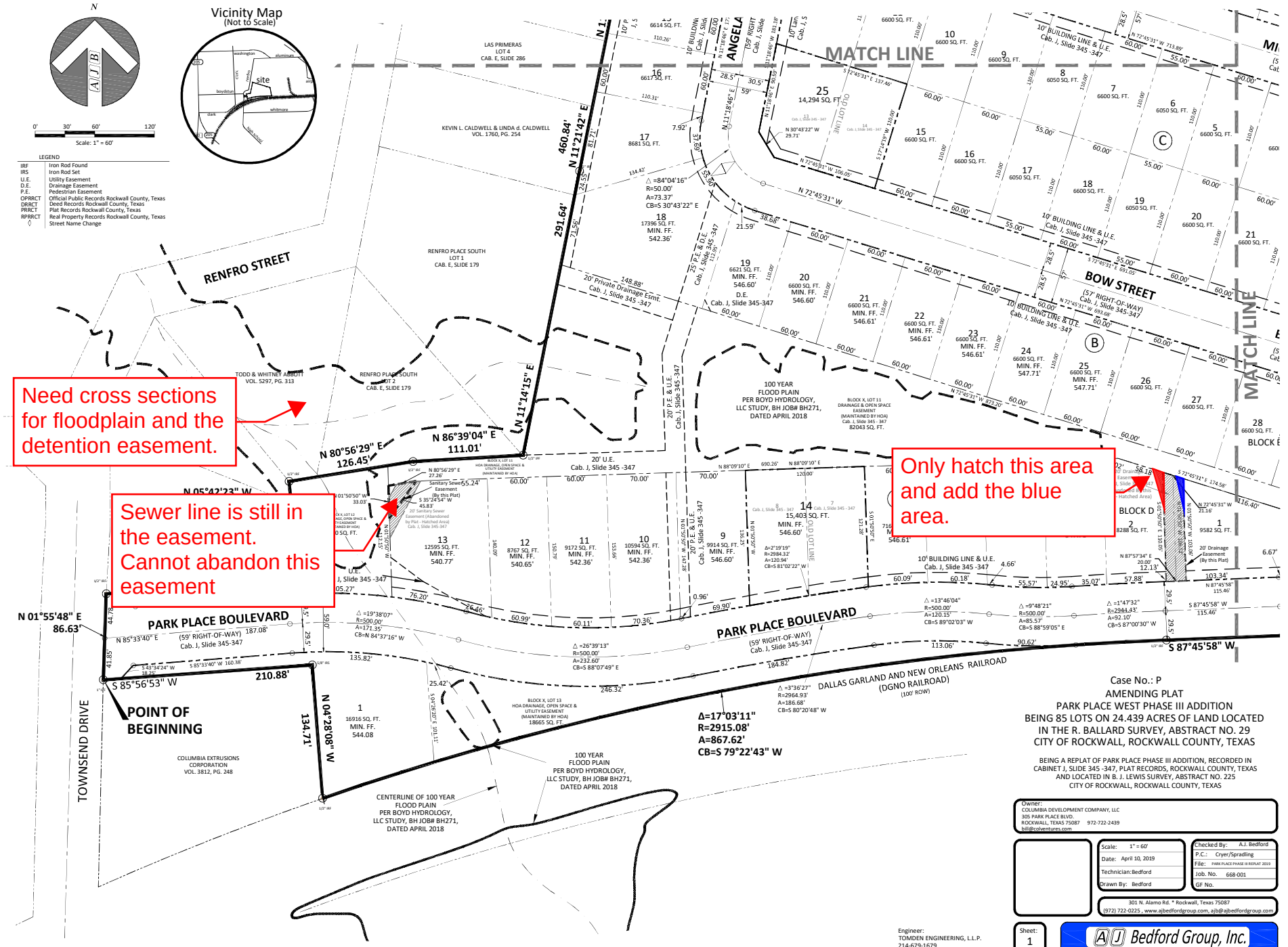
M.4 Please provide a note of the purpose of the replat.

M.5 Please provide a clouded version of the replat that indicate the changes in a cloud around each specific change.

M.6 Please revise Note 1 on page 2 to provide more details of the purpose of the replat (i.e. which lots are being combined, what block, what type and number of easements being abandoned and created)

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 7, 2019. The Planning and Zoning Meeting for this case is April 30, 2019 and the City Council Meeting is May 6, 2019.

I.8 This is scheduled to be on the Consent Agenda; however, any consent item has the possibility of being pulled for discussion.



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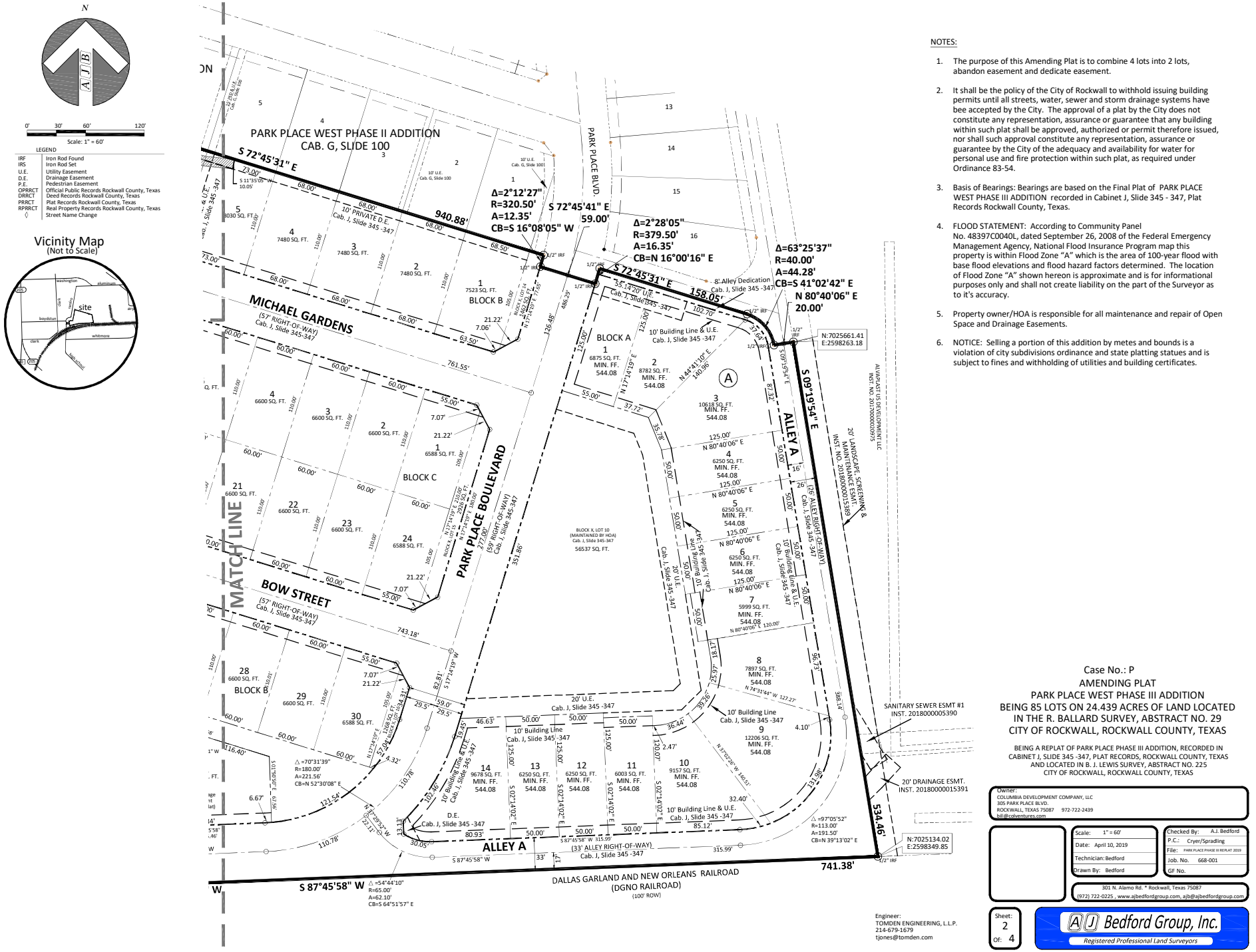

NOTES:

1. The purpose of this Amending Plat is to combine 4 lots into 2 lots, abandon easement and dedicate easement.
2. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have bee accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
3. Basis of Bearings: Bearings are based on the Final Plat of PARK PLACE WEST PHASE III ADDITION recorded in Cabinet J, Slide 345 - 347, Plat Records Rockwall County, Texas.
4. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to it's accuracy.
5. Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.
6. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.

Case No.: P
AMENDING PLAT
PARK PLACE WEST PHASE III ADDITION
BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN CABINET J, SLIDE 345 -347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
COLUMBIA DEVELOPMENT COMPANY, LLC
305 PARK PLACE BLVD.
ROCKWALL, TEXAS 75087 972-722-2439
bil@colventures.com

Scale: 1" = 60'
Date: April 10, 2019
Technician: Bedford
Drawn By: Bedford

Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: PARK PLACE PHASE III REPLAT 2019
Job. No. 668-001
GF No.

Engineer:
TOMDEN ENGINEERING, L.L.P.
214-679-1679
tjones@tomden.com

AJ Bedford Group, Inc.
Registered Professional Land Surveyors
301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 , www.ajbedfordgroup.com, ajb@ajbedfordgroup.com
TBPLS REG#10118200

Sheet: 2 Of: 4

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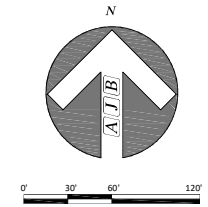
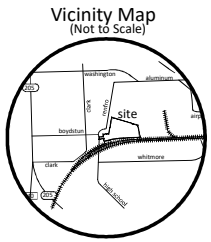


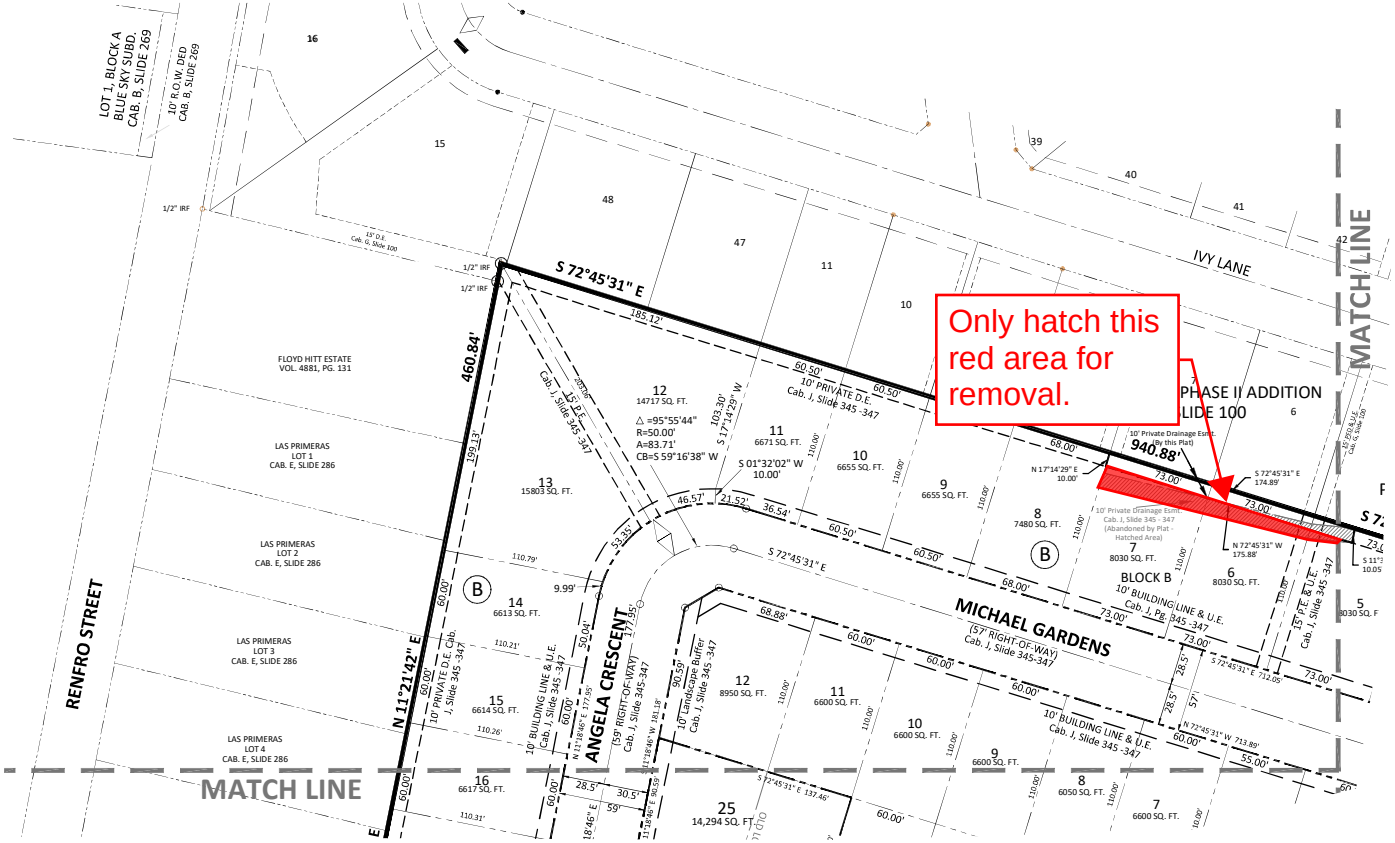
LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
U.E.	Utility Easement
D.E.	Drainage Easement
P.E.	Pedestrian Easement
OPRRCT	Official Public Records Rockwall County, Texas
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
◊	Street Name Change



BLOCK "X" LOT AREAS

LOT #	AREA	DESCRIPTION
LOT 10	56,532 SQ. FT. 1.298 AC	HOA PARK AREA
LOT 11	82,045 SQ. FT. 1.883 AC	DRAINAGE & OPEN SPACE ESMT
LOT 12	14,713 SQ. FT. 0.338 AC	DRAINAGE, UTILITY & OPEN SPACE ESMT
LOT 13	18,666 SQ. FT. 0.428 AC	DRAINAGE, UTILITY & OPEN SPACE ESMT
LOT 14	1,462 SQ. FT. 0.034 AC	HOA LANDSCAPE AREA
LOT 15	2,926 SQ. FT. 0.067 AC	HOA LANDSCAPE AREA
LOT 16	1,267 SQ. FT. 0.029 AC	HOA LANDSCAPE AREA



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BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED
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Owner:
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bjl@coventures.com

Engineer:
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Sheet: 3 Of: 4

AJ Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS COLUMBIA DEVELOPMENT COMPANY, LLC, are the owners of a **24.439 acre** tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas and being all of the FINAL PLAT for PARK PLACE WEST PHASE III ADDITION according to the plat recorded in Cabinet J, Slide 348 of Official Public Records of Rockwall, County Texas and being more particularly described as follows:

BEGINNING at a 1" iron pipe found for the westerly southwest corner of said PARK PLACE WEST PHASE III ADDITION and being located in the east line of T. L. TOWNSEN DRIVE (variable width);

THENCE along the east line of said T.L. TOWNSEND DRIVE, **NORTH 01°55'48" EAST** a distance of **86.63** feet to a ½ inch iron rod found for corner;

THENCE departing the east line of said T.L. TOWNSEND DRIVE, **NORTH 85°33'40" EAST** a distance of **182.12** feet to a ½ inch iron rod found for the southeast corner of Lot 1, Block A of Richard Harris Subdivision No. 6 recorded in Cabinet B, Slide 340, Official Public Records of Rockwall County, Texas;

THENCE NORTH 04°30'38" WEST a distance of **69.54** feet to a ½ inch iron rod found for corner;

THENCE NORTH 05°42'23" WEST a distance of **29.95** feet to a ½ inch iron rod found for corner;

THENCE NORTH 80°56'29" EAST a distance of **126.45** feet to a ½ iron rod found for corner;

THENCE NORTH 86°39'04" EAST a distance **111.01** feet to a ½ inch iron rod found for corner;

THENCE NORTH 11°14'14" EAST a distance of **291.65** feet to a ½ inch iron rod found for corner;

THENCE NORTH 11°11'42" EAST a distance of **460.84** feet to a ½ inch iron rod found for the westerly northwest corner of said *PARK PLACE WEST PHASE III, ADDITION*;

THENCE along the north line of said ***PARK PLACE WEST PHASE III***, ***ADDITION*** as follows:

SOUTH 72°45'31" EAST a distance of **940.88** feet to a ½ inch iron rod found for the beginning of a non-tangent curve to the right having a radius of 320.50 feet and a chord bearing of South 16°08'05" West;

Continuing said non-tangent curve to the right through a central angle of **02°12'27"** for an arc length of **12.35** feet to a ½ inch iron rod found for corner;

NORTH 17°08'59" EAST a distance of **59.00** feet to a ½ inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 379.50 feet and a chord bearing of North 16°00'16" East;

Continuing with said non-tangent curve to the left through a central angle of **02°28'02"** for an arc length of **16.35** feet to a ½ inch iron rod found in the south line of an alley dedication for *PARK PLACE PHASE III*;

THENCE along the south line of said alley dedication, **SOUTH 72°45'31" EAST** a distance of **158.05** feet to a ½ inch iron rod found for the beginning of a curve to the right having radius of 40.00 feet and a chord bearing of South 41°02'42" East;

THENCE with said curve to the right through a central angle of **63°25'37"** for an arc length of **44.28** feet to a ½ inch iron found for corner;

THENCE NORTH 80°40'06" EAST a distance of **20.00** feet to ½ inch iron rod found for corner;

THENCE SOUTH 09°19'54" EAST a distance of **534.46** feet to a ½ inch iron rod found for the southeast corner of said *PARK PLACE PHASE III* and being located in the north line of DALLAS GARLAND AND NEW ORLEANS RAILROAD (100' wide);

THENCE along the south line of said *PARK PLACE PHASE III* and the north line of said *DALLAS GARLAND AND NEW ORLEANS RAILROAD*, **SOUTH 87°45'58" WEST** a distance of **741.38** feet to ½ inch iron rod found for the beginning of a curve to the left having a radius of 2915.08 and a chord bearing of South 79°22'43" West;

THENCE continuing with the south line of said *PARK PLACE PHASE III* and the north line of said *DALLAS GARLAND AND NEW ORLEANS RAILROAD* said curve to the left through a central angle of **17°03'11"** for an arc length of **867.62** feet to a ½ inch iron rod found for the southerly southwest corner of said *PARK PLACE PHASE III*;

THENCE departing the north line of said *DALLAS GARLAND AND NEW ORLEANS RAILROAD* and continuing with the south line of said *PARK PLACE PHASE III*, **NORTH 04°28'08" WEST** a distance of **134.71** feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the south line of said *PARK PLACE PHASE III*, **SOUTH 85°56'53" WEST** a distance of **210.88** feet to the ***PLACE OF BEGINNING***;

CONTAINING within these metes and bounds ***24.439 acres*** or *1,064,546* square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, **COLUMBIA DEVELOPMENT COMPANY, LLC**, the undersigned owners of the land shown on this plat, and designated herein as **PARK PLACE PHASE III ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **PARK PLACE PHASE III ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, my (our) successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

COLUMBIA DEVELOPMENT COMPANY, LLC

_____
Name:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2019

_____
Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2019.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2019.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

Note 7 should read, "Property owner is responsible for maintenance, repair and reconstruction of all detention and drainage facilities in easements."
Note 7 must be moved down here.

HESE PRESENTS:

ify that I prepared this plat
e land, and that the corner
rly placed under my

ecorded
ewed or
nt"
_____

o. 4132

Rockwall, Texas 75087

Case No.: P
AMENDING PLAT
PARK PLACE WEST PHASE III ADDITION
BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED
IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN CABINET J, SLIDE 345 -347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
COLUMBIA DEVELOPMENT COMPANY, LLC
305 PARK PLACE BLVD.
ROCKWALL, TEXAS 75087 972-722-2439
bill@colventures.com

Scale: 1" = 60'
Date: April 10, 2019
Technician: Bedford
Drawn By: Bedford

Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: PARK PLACE PHASE III REPLAT 2019
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Engineer:
TOMDEN ENGINEERING, L.L.P.
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Sheet: 4 Of: 4

AJ Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

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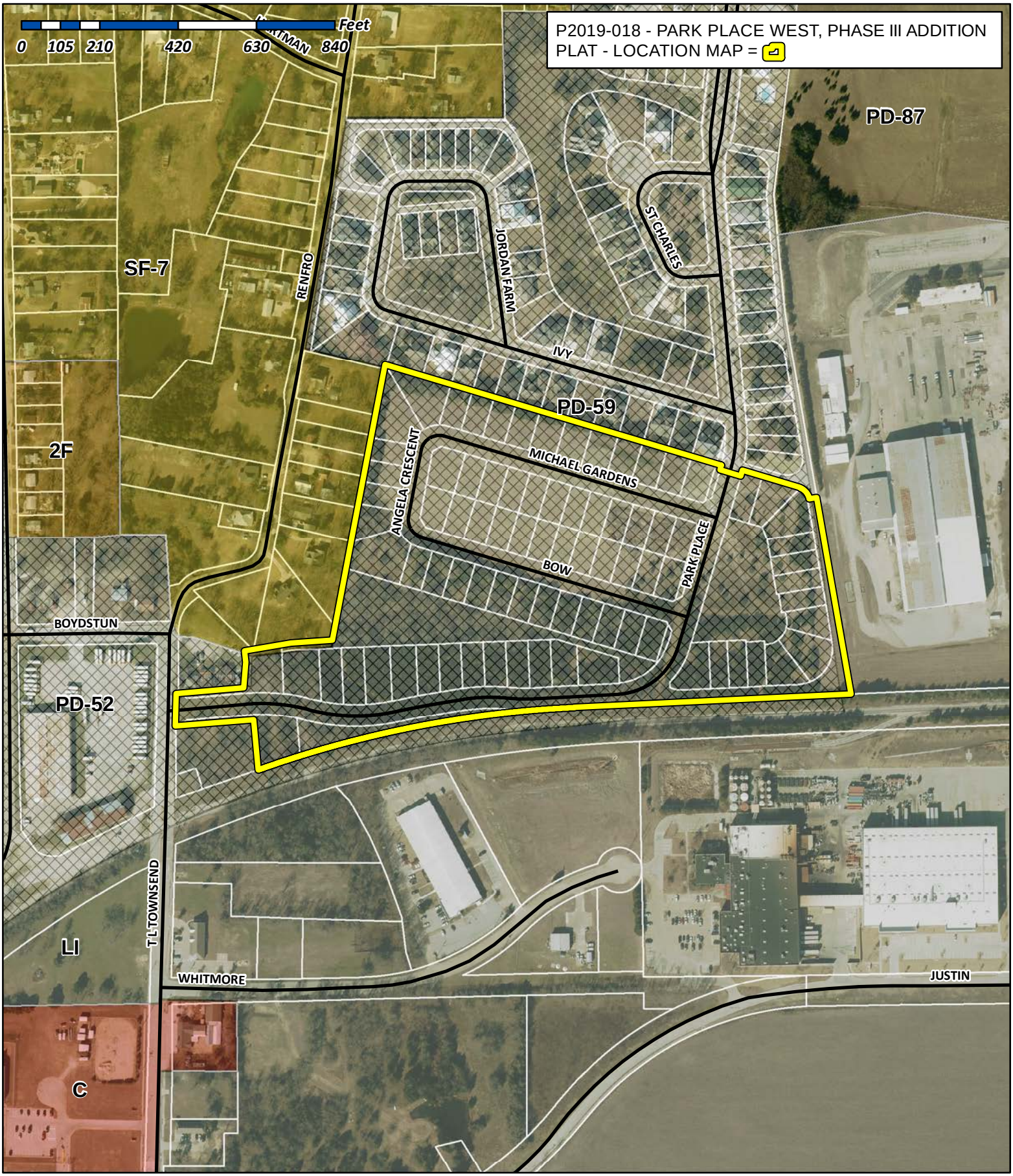


City of Rockwall

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

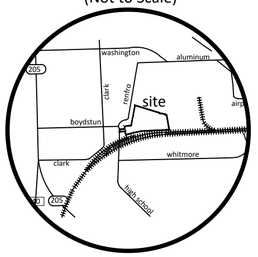
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

N

0' 30' 60' 120'

Scale: 1" = 60'

Vicinity Map
(Not to Scale)



LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
U.E.	Utility Easement
D.E.	Drainage Easement
P.E.	Pedestrian Easement
OPRRCT	Official Public Records Rockwall County, Texas
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
◊	Street Name Change

MATCH LINE

MATCH LINE

LAS PRIMERAS
LOT 4
CAB. E, SLIDE 286

KEVIN L. CALDWELL & LINDA d. CALDWELL
VOL. 1760, PG. 254

RENFRO PLACE SOUTH
LOT 1
CAB. E, SLIDE 179

RENFRO PLACE SOUTH
LOT 2
CAB. E, SLIDE 179

TODD & WHITNEY ABBOTT
VOL. 5297, PG. 313

RICHARD HARRIS SUBD. NO. 5
LOT 1
CAB. B, SLIDE 339

RICHARD HARRIS SUBD. NO. 6
LOT 1
CAB. B, SLIDE 340

COLUMBIA EXTRUSIONS
CORPORATION
VOL. 3812, PG. 248

RENFRO STREET

TOWNSEND DRIVE

ANGELA

BOW STREET
(57' RIGHT-OF-WAY)
Cab. J, Slide 345-347

PARK PLACE BOULEVARD
(59' RIGHT-OF-WAY)
Cab. J, Slide 345-347

DALLAS GARLAND AND NEW ORLEANS RAILROAD
(DGNO RAILROAD)
(100' ROW)

OLD LOT LINE

10' BUILDING LINE & U.E.
Cab. J, Slide 345 -347

20' Private Drainage Esmt.
Cab. J, Slide 345 -347

20' P.E. & U.E.
Cab. J, Slide 345 -347

25' P.E. & D.E.
Cab. J, Slide 345 -347

20' U.E.
Cab. J, Slide 345 -347

D.E.
Cab. J, Slide 345-347

20' Drainage Easement
Cab. J, Slide 345 - 347
(Abandoned By this Plat - Hatched Area)

Sanitary Sewer Easement
(By this Plat)

20' Sanitary Sewer Easement (Abandoned by Plat - Hatched Area)
Cab. J, Slide 345-347

20' Drainage Easement
(By this Plat)

U.E.
Cab. J, Slide 345 -347

100 YEAR
FLOOD PLAIN
PER BOYD HYDROLOGY,
LLC STUDY, BH JOB# BH271,
DATED APRIL 2018

CENTERLINE OF 100 YEAR
FLOOD PLAIN
PER BOYD HYDROLOGY,
LLC STUDY, BH JOB# BH271,
DATED APRIL 2018

BLOCK X, LOT 11
DRAINAGE & OPEN SPACE
EASEMENT
(MAINTAINED BY HOA)
Cab. J, Slide 345 - 347
82043 SQ. FT.

BLOCK X, LOT 11
HOA DRAINAGE, OPEN SPACE &
UTILITY EASEMENT
(MAINTAINED BY HOA)

BLOCK X, LOT 12
HOA DRAINAGE, OPEN SPACE &
UTILITY EASEMENT
(MAINTAINED BY HOA)
14720 SQ. FT.

BLOCK X, LOT 13
HOA DRAINAGE, OPEN SPACE &
UTILITY EASEMENT
(MAINTAINED BY HOA)
18665 SQ. FT.

BLOCK D
BLOCK E

16 6617 SQ. FT.
17 8681 SQ. FT.
18 17396 SQ. FT. MIN. FF. 542.36'
19 6621 SQ. FT. MIN. FF. 546.60'
20 6600 SQ. FT. MIN. FF. 546.60'
21 6600 SQ. FT. MIN. FF. 546.61'
22 6600 SQ. FT. MIN. FF. 546.61'
23 6600 SQ. FT. MIN. FF. 546.61'
24 6600 SQ. FT. MIN. FF. 547.71'
25 6600 SQ. FT. MIN. FF. 547.71'
26 6600 SQ. FT.
27 6600 SQ. FT.
28 6600 SQ. FT.
25 14,294 SQ. FT.
14 15,403 SQ. FT. MIN. FF. 546.60'
13 12595 SQ. FT. MIN. FF. 540.77'
12 8767 SQ. FT. MIN. FF. 540.65'
11 9172 SQ. FT. MIN. FF. 542.36'
10 10594 SQ. FT. MIN. FF. 542.36'
9 9914 SQ. FT. MIN. FF. 546.60'
6 7164 SQ. FT. MIN. FF. 546.61'
5 7211 SQ. FT. MIN. FF. 546.41'
4 7554 SQ. FT. MIN. FF. 547.71'
3 7635 SQ. FT. MIN. FF. 547.71'
2 8288 SQ. FT.
1 9582 SQ. FT.
1 16916 SQ. FT. MIN. FF. 544.08
6614 SQ. FT.
6600 SQ. FT.
6050 SQ. FT.
6600 SQ. FT.
6600 SQ. FT.
6050 SQ. FT.
6600 SQ. FT.
6050 SQ. FT.
6600 SQ. FT.
6600 SQ. FT.

A
B
C
D

N 11°21'42" E 460.84'
N 11°14'15" E 291.64'
N 86°39'04" E 111.01'
N 80°56'29" E 126.45'
N 05°42'23" W 29.95'
N 04°30'38" E 69.54'
N 85°33'40" E 182.12'
N 01°55'48" E 86.63'
S 85°56'53" W 210.88'
N 04°28'08" W 134.71'
S 87°45'58" W

△ =84°04'16" R=50.00' A=73.37' CB=S 30°43'22" E
△ =19°38'07" R=500.00' A=171.35' CB=N 84°37'16" W
△ =26°39'13" R=500.00' A=232.60' CB=S 88°07'49" E
△ =3°36'27" R=2964.93' A=186.68' CB=S 80°20'48" W
Δ=17°03'11" R=2915.08' A=867.62' CB=S 79°22'43" W
△ =13°46'04" R=500.00' A=120.15' CB=S 89°02'03" W
△ =9°48'21" R=500.00' A=85.57' CB=S 88°59'05" E
△ =1°47'32" R=2944.43' A=92.10' CB=S 87°00'30" W
Δ=2°19'19" R=2984.32' A=120.94' CB=S 81°02'22" W

POINT OF BEGINNING

Case No.: P
AMENDING PLAT
PARK PLACE WEST PHASE III ADDITION
BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN CABINET J, SLIDE 345 -347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
COLUMBIA DEVELOPMENT COMPANY, LLC
305 PARK PLACE BLVD.
ROCKWALL, TEXAS 75087 972-722-2439
bill@colventures.com

Scale: 1" = 60'
Date: April 10, 2019
Technician: Bedford
Drawn By: Bedford

Checked By: A.J. Bedford
P.C.: Cryer/Spradling
File: PARK PLACE PHASE III REPLAT 2019
Job. No. 668-001
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 , www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Engineer:
TOMDEN ENGINEERING, L.L.P.
214-679-1679
tjones@tomden.com

AJ Bedford Group, Inc.
Registered Professional Land Surveyors
TBPLS REG#10118200

Sheet: 1 Of: 4

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N

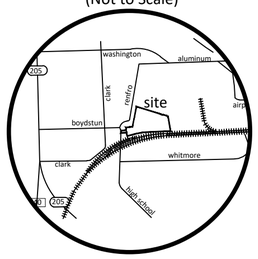
0' 30' 60' 120'

Scale: 1" = 60'

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
U.E.	Utility Easement
D.E.	Drainage Easement
P.E.	Pedestrian Easement
OPRRCT	Official Public Records Rockwall County, Texas
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
◊	Street Name Change

Vicinity Map
(Not to Scale)



PARK PLACE WEST PHASE II ADDITION
CAB. G, SLIDE 100

PARK PLACE BLVD.

MICHAEL GARDENS
(57' RIGHT-OF-WAY)
Cab. J, Slide 345-347

BOW STREET
(57' RIGHT-OF-WAY)
Cab. J, Slide 345-347

MATCH LINE

PARK PLACE BOULEVARD
(59' R(GHT-OF-WAY)
Cab. J, Slide 345-347

ALLEY A
(33' ALLEY RIGHT-OF-WAY)
Cab. J, Slide 345 -347

ALLEY A
(26' ALLEY RIGHT-OF-WAY)
Cab. J, Slide 345 -347

DALLAS GARLAND AND NEW ORLEANS RAILROAD
(DGNO RAILROAD)
(100' ROW)

BLOCK A
BLOCK B
BLOCK C

S 72°45'31" E 940.88'
S 72°45'41" E 59.00'
S 72°45'31" E 158.05'
S 09°19'54" E 534.46'
S 87°45'58" W 741.38'

Δ=2°12'27"
R=320.50'
A=12.35'
CB=S 16°08'05" W

Δ=2°28'05"
R=379.50'
A=16.35'
CB=N 16°00'16" E

Δ=63°25'37"
R=40.00'
A=44.28'
CB=S 41°02'42" E

Δ=70°31'39"
R=180.00'
A=221.56'
CB=N 52°30'08" E

Δ=54°44'10"
R=65.00'
A=62.10'
CB=S 64°51'57" E

Δ=97°05'52"
R=113.00'
A=191.50'
CB=N 39°13'02" E

8' Alley Dedication
Cab. J, Slide 345 -347

N:7025661.41
E:2598263.18

N:7025134.02
E:2598349.85

SANITARY SEWER ESMT #1
INST. 2018000005390

20' DRAINAGE ESMT.
INST. 20180000015391

20' LANDSCAPE, SCREENING & MAINTENANCE ESMT.
INST. NO. 20180000015389

ALVARPLAST US DEVELOPMENT LLC
INST. NO. 20170000020975

NOTES:

1. The purpose of this Amending Plat is to combine 4 lots into 2 lots, abandon easement and dedicate easement.

2. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have bee accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

3. Basis of Bearings: Bearings are based on the Final Plat of PARK PLACE WEST PHASE III ADDITION recorded in Cabinet J, Slide 345 - 347, Plat Records Rockwall County, Texas.

4. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to it's accuracy.

5. Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.

6. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates.

Case No.: P
AMENDING PLAT
PARK PLACE WEST PHASE III ADDITION
BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN CABINET J, SLIDE 345 -347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
COLUMBIA DEVELOPMENT COMPANY, LLC
305 PARK PLACE BLVD.
ROCKWALL, TEXAS 75087 972-722-2439
bill@colventures.com

Engineer:
TOMDEN ENGINEERING, L.L.P.
214-679-1679
tjones@tomden.com

Scale:	1" = 60'
Date:	April 10, 2019
Technician:	Bedford
Drawn By:	Bedford
Checked By:	A.J. Bedford
P.C.:	Cryer/Spradling
File:	PARK PLACE PHASE III REPLAT 2019
Job. No.	668-001
GF No.	

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 , www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet: 2 Of: 4

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

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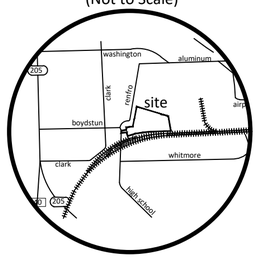
0' 30' 60' 120'

Scale: 1" = 60'

LEGEND

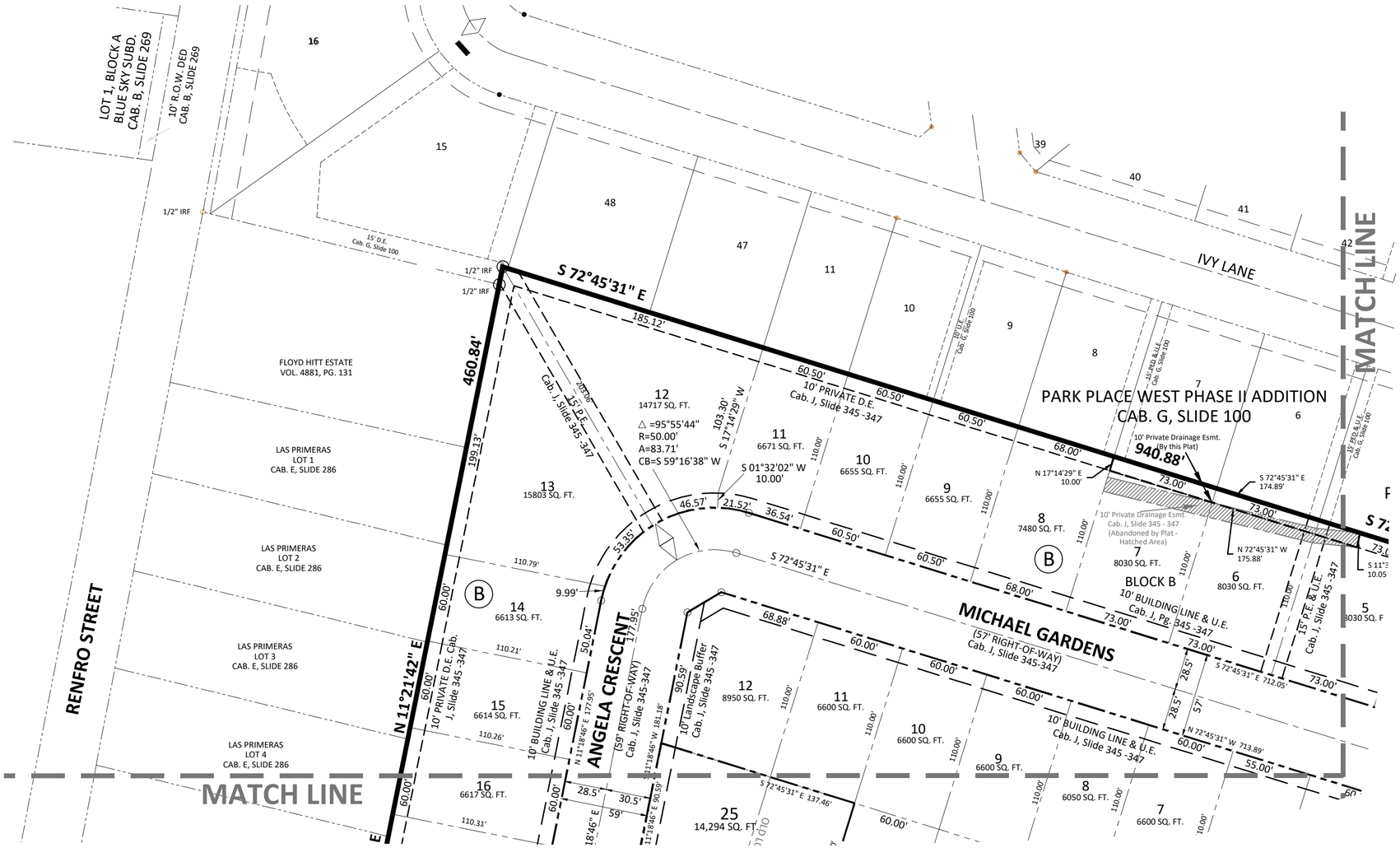
IRF	Iron Rod Found
IRS	Iron Rod Set
U.E.	Utility Easement
D.E.	Drainage Easement
P.E.	Pedestrian Easement
OPRRCT	Official Public Records Rockwall County, Texas
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
◊	Street Name Change

Vicinity Map
(Not to Scale)



BLOCK "X" LOT AREAS

LOT #	AREA	DESCRIPTION
LOT 10	56,532 SQ. FT. 1.298 AC	HOA PARK AREA
LOT 11	82,045 SQ. FT. 1.883 AC	DRAINAGE & OPEN SPACE ESMT
LOT 12	14,713 SQ. FT. 0.338 AC	DRAINAGE, UTILITY & OPEN SPACE ESMT
LOT 13	18,666 SQ. FT. 0.428 AC	DRAINAGE, UTILITY & OPEN SPACE ESMT
LOT 14	1,462 SQ. FT. 0.034 AC	HOA LANDSCAPE AREA
LOT 15	2,926 SQ. FT. 0.067 AC	HOA LANDSCAPE AREA
LOT 16	1,267 SQ. FT. 0.029 AC	HOA LANDSCAPE AREA



Case No.: P
AMENDING PLAT
PARK PLACE WEST PHASE III ADDITION
BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED
IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN
CABINET J, SLIDE 345 -347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS
AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
COLUMBIA DEVELOPMENT COMPANY, LLC
305 PARK PLACE BLVD.
ROCKWALL, TEXAS 75087 972-722-2439
bill@colventures.com

Engineer:
TOMDEN ENGINEERING, L.L.P.
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Sheet: 3 Of: 4

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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS COLUMBIA DEVELOPMENT COMPANY, LLC, are the owners of a **24.439 acre** tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas and being all of the FINAL PLAT for PARK PLACE WEST PHASE III ADDITION according to the plat recorded in Cabinet J, Slide 348 of Official Public Records of Rockwall, County Texas and being more particularly described as follows:

BEGINNING at a 1" iron pipe found for the westerly southwest corner of said PARK PLACE WEST PHASE III ADDITION and being located in the east line of T. L. TOWNSEN DRIVE (variable width);

THENCE along the east line of said T.L. TOWNSEND DRIVE, **NORTH 01°55'48" EAST** a distance of **86.63** feet to a ½ inch iron rod found for corner;

THENCE departing the east line of said T.L. TOWNSEND DRIVE, **NORTH 85°33'40" EAST** a distance of **182.12** feet to a ½ inch iron rod found for the southeast corner of Lot 1, Block A of Richard Harris Subdivision No. 6 recorded in Cabinet B, Slide 340, Official Public Records of Rockwall County, Texas;

THENCE NORTH 04°30'38" WEST a distance of **69.54** feet to a ½ inch iron rod found for corner;

THENCE NORTH 05°42'23" WEST a distance of **29.95** feet to a ½ inch iron rod found for corner;

THENCE NORTH 80°56'29" EAST a distance of **126.45** feet to a ½ iron rod found for corner;

THENCE NORTH 86°39'04" EAST a distance **111.01** feet to a ½ inch iron rod found for corner;

THENCE NORTH 11°14'14" EAST a distance of **291.65** feet to a ½ inch iron rod found for corner;

THENCE NORTH 11°11'42" EAST a distance of **460.84** feet to a ½ inch iron rod found for the westerly northwest corner of said *PARK PLACE WEST PHASE III, ADDITION*;

THENCE along the north line of said ***PARK PLACE WEST PHASE III***, ***ADDITION*** as follows:

SOUTH 72°45'31" EAST a distance of **940.88** feet to a ½ inch iron rod found for the beginning of a non-tangent curve to the right having a radius of 320.50 feet and a chord bearing of South 16°08'05" West;

Continuing said non-tangent curve to the right through a central angle of **02°12'27"** for an arc length of **12.35** feet to a ½ inch iron rod found for corner;

NORTH 17°08'59" EAST a distance of **59.00** feet to a ½ inch iron rod found for the beginning of a non-tangent curve to the left having a radius of 379.50 feet and a chord bearing of North 16°00'16" East;

Continuing with said non-tangent curve to the left through a central angle of **02°28'02**" for an arc length of **16.35** feet to a ½ inch iron rod found in the south line of an alley dedication for *PARK PLACE PHASE III*;

THENCE along the south line of said alley dedication, **SOUTH 72°45'31" EAST** a distance of **158.05** feet to a ½ inch iron rod found for the beginning of a curve to the right having radius of 40.00 feet and a chord bearing of South 41°02'42" East;

THENCE with said curve to the right through a central angle of **63°25'37"** for an arc length of **44.28** feet to a ½ inch iron found for corner;

THENCE NORTH 80°40'06" EAST a distance of **20.00** feet to ½ inch iron rod found for corner;

THENCE SOUTH 09°19'54" EAST a distance of **534.46** feet to a ½ inch iron rod found for the southeast corner of said *PARK PLACE PHASE III* and being located in the north line of DALLAS GARLAND AND NEW ORLEANS RAILROAD (100' wide);

THENCE along the south line of said *PARK PLACE PHASE III* and the north line of said *DALLAS GARLAND AND NEW ORLEANS RAILROAD*, **SOUTH 87°45'58" WEST** a distance of **741.38** feet to ½ inch iron rod found for the beginning of a curve to the left having a radius of 2915.08 and a chord bearing of South 79°22'43" West;

THENCE continuing with the south line of said *PARK PLACE PHASE III* and the north line of said *DALLAS GARLAND AND NEW ORLEANS RAILROAD* said curve to the left through a central angle of **17°03'11"** for an arc length of **867.62** feet to a ½ inch iron rod found for the southerly southwest corner of said *PARK PLACE PHASE III*;

THENCE departing the north line of said *DALLAS GARLAND AND NEW ORLEANS RAILROAD* and continuing with the south line of said *PARK PLACE PHASE III*, **NORTH 04°28'08" WEST** a distance of **134.71** feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the south line of said *PARK PLACE PHASE III*, **SOUTH 85°56'53" WEST** a distance of **210.88** feet to the ***PLACE OF BEGINNING***;

CONTAINING within these metes and bounds ***24.439 acres*** or *1,064,546* square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, **COLUMBIA DEVELOPMENT COMPANY, LLC**, the undersigned owners of the land shown on this plat, and designated herein as **PARK PLACE PHASE III ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **PARK PLACE PHASE III ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, my (our) successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

COLUMBIA DEVELOPMENT COMPANY, LLC

_____
Name:
Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2019

_____
Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2019.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2019.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
jay@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

Case No.: P
AMENDING PLAT
PARK PLACE WEST PHASE III ADDITION
BEING 85 LOTS ON 24.439 ACRES OF LAND LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE III ADDITION, RECORDED IN CABINET J, SLIDE 345 -347, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
COLUMBIA DEVELOPMENT COMPANY, LLC
305 PARK PLACE BLVD.
ROCKWALL, TEXAS 75087 972-722-2439
bill@colventures.com

Engineer:
TOMDEN ENGINEERING, L.L.P.
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Scale:	1" = 60'
Date:	April 10, 2019
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Drawn By:	Bedford
Checked By:	A.J. Bedford
P.C.:	Cryer/Spradling
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Sheet: 4 Of: 4

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 30, 2019
APPLICANT:	Mike Samples
CASE NUMBER:	P2019-019; *Lot 11, Block A, 205 Business Park Addition*

SUMMARY

Consider a request by Mike Samples for the approval of a final plat for Lot 11, Block A, 205 Business Park Addition being a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.

PLAT INFORMATION

- ☑ The objective of this request is to final plat Lot 11, Block A, of the 205 Business Park Addition for the purpose of constructing a 4,837 SF metal building, and to add the necessary drainage easements for the development of this site. The subject property is a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128 and is addressed as 125 National Drive. According to the City's historic zoning maps, the property has been zoned Heavy Commercial (HC) District since at least April 5, 2005.

- ☑ On August 31, 1999, the City Council approved an ordinance [*i.e. Ordinance No. 99-33*] annexing the subject property, and other properties along National Drive.

- ☑ On July 10, 2018, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2018-018*] and forwarded a recommendation of approval for certain variances associated with the material composition and articulation of the structure. These variances were approved by the City Council on July 16, 2018.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Lot 11, Block A, 205 Business Park Addition,* staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

				Applied	4/16/2019	LM
Project Number	P2019-019	**Owner**	RACK, PARTNERS LTD	**Approved**		
Project Name	Lot 11, Block A, 205 Business Park	**Applicant**	MIKE SAMPLES	**Closed**		
Type	PLAT			**Expired**		
Subtype	FINAL			**Status**	4/25/2019	DG
Status	P&Z HEARING					

Site Address	**City, State Zip**	**Zoning**
125 NATIONAL DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	2-16		2-16	0128-0000-0002-16-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/16/2019	4/23/2019	4/18/2019	2	APPROVED	
ENGINEERING	Sarah Hager	4/16/2019	4/23/2019	4/18/2019	2	COMMENTS	
(4/18/2019 11:36 AM SH) Note 4 should read, "Property owner shall be responsible for all maintenance, repair, and reconstruction of all drainage and detention systems in easements."							
FIRE	Ariana Hargrove	4/16/2019	4/23/2019	4/22/2019	6	APPROVED	
GIS	Lance Singleton	4/16/2019	4/23/2019	4/18/2019	2	APPROVED	
PLANNING	David Gonzales	4/16/2019	4/23/2019	4/25/2019	9	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Consider a request by Mike Samples for the approval of a final plat for Lot11, Block A, 205 Business Park Addition being a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday May 7, 2019. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:

** Planning Department General Comments to be addressed:

1. The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), the staff comments provided by the Planning, Engineering, Building Inspection, and Fire Departments as indicated in this Project Plan Review document.
2. Provide a label indicating "Case No. P2019-019" on the lower right corner on all pages of the revised final plat submittal
3. Correct Title Block to read as follows:
Final Plat
Lot 11, Block A, 205 Business Park Addition
being a 1.50-acres or 65,338 SF (1-Lot),
Identifed as Tract 2-16 of the J.R. Johnson Survey, A-128
An Addition to the City of Rockwall, Rockwall County, Texas

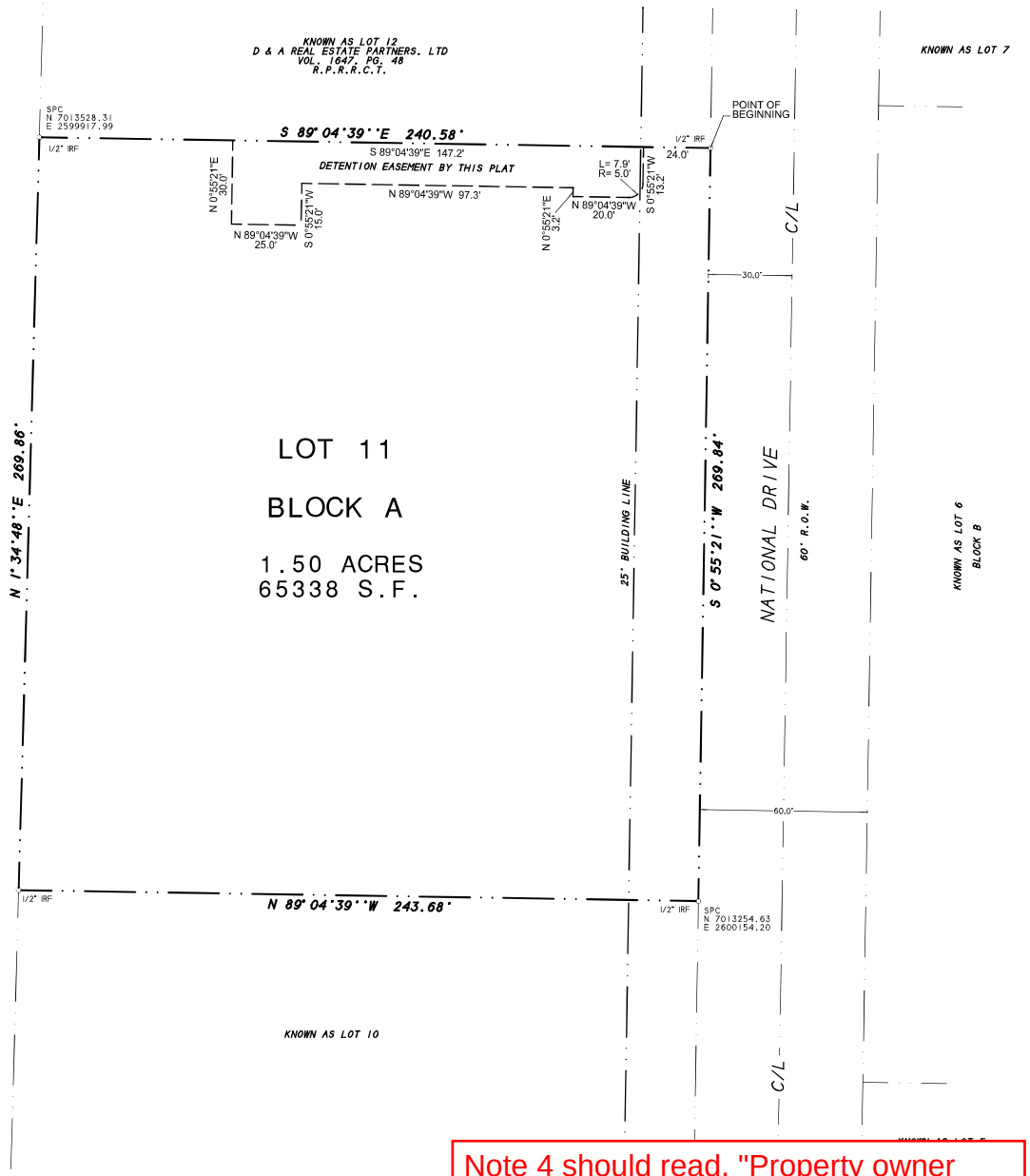
**As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **

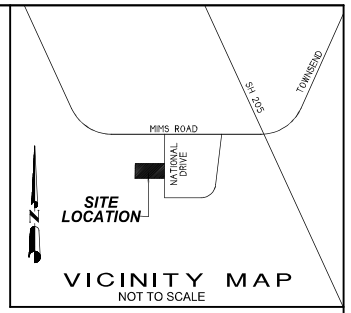
Although this case is scheduled for consent, staff recommends thata representative be present for the meetings as listed below. If you have any questions regarding this case, please feelfree to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

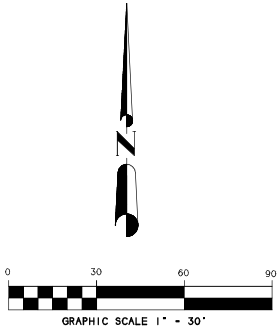
Scheduled Meeting Dates to Attend:

Planning - Consent Agenda: April 30, 2019 (Tuesday at 6:00p.m.)

City Council - Consent Agenda: May 6, 2019 (Monday at 6:00 p.m.)







FINAL PLAT

205 BUSINESS PARK
LOT 11, BLOCK A

BEING A 1.50 ACRES OR 65,338 S.F. TRACT
(1 LOT)
OUT OF THE J.R. JOHNSON SURVEY, A-128
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

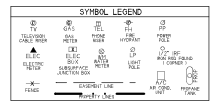
2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING, REPAIR, AND REPLACEMENT OF THE DETENTION AND DRAINAGE EASEMENT STRUCTURES.

Note 4 should read, "Property owner shall be responsible for all maintenance, repair, and reconstruction of all drainage and detention systems in easements."

OWNER:
RACK PARTNERS LTD
3021 RIDGE ROAD, SUITE A
ROCKWALL, TEXAS 75032



H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE P2019-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS RACK PARTNERS LTD, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.R. JOHNSON SURVEY, ABSTRACT NO. 126, City of Rockwall, Rockwall County, Texas, and being known as Lot 11, Block A of ROCKWALL 205 BUSINESS PARK ADDITION, and being the same tract of land as described in a Warramty deed to RACK PARTNERS LTD, dated September 14, 2006 and being recorded in Volume 4757, Page 139 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at 1/2" iron rod found for corner in the west right-of-way line of National Drive, a 60 foot right-of-way at the northeast corner of Lot 11, Block A, said Rack Partners LTD tract;

THENCE S. 00 deg. 55 min. 21 sec. W. along said right-of-way line, a distance of 269.84 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 04 min. 39 sec. W. along the south line of Lot 11, a distance of 243.68 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 11;

THENCE N. 01 deg. 34 min. 48 sec. E. a distance of 269.86 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 11;

THENCE S. 89 deg. 04 min. 39 sec. E. along the north line of Lot 3, a distance of 240.58 feet to the POINT OF BEGINNING and containing 65,338 square feet or 1.50 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as 205 BUSINESS PARK, LOT 11, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
DAVID OSBORN
FOR RACK PARTNERS LTD

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID OSBORN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not coristitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of 205 BUSINESS PARK, LOT 11, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

205 BUSINESS PARK
LOT 11, BLOCK A

BEING A 1.50 ACRES OR 65,338 S.F. TRACT
(1 LOT)
OUT OF THE J.R. JOHNSON SURVEY, A-128
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

OWNER:
RACK PARTNERS LTD
3021 RIDGE ROAD, SUITE A
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE APRIL 15, 2019
SCALE 1" = 30' FILE # 20180300-RP
CLIENT RACK

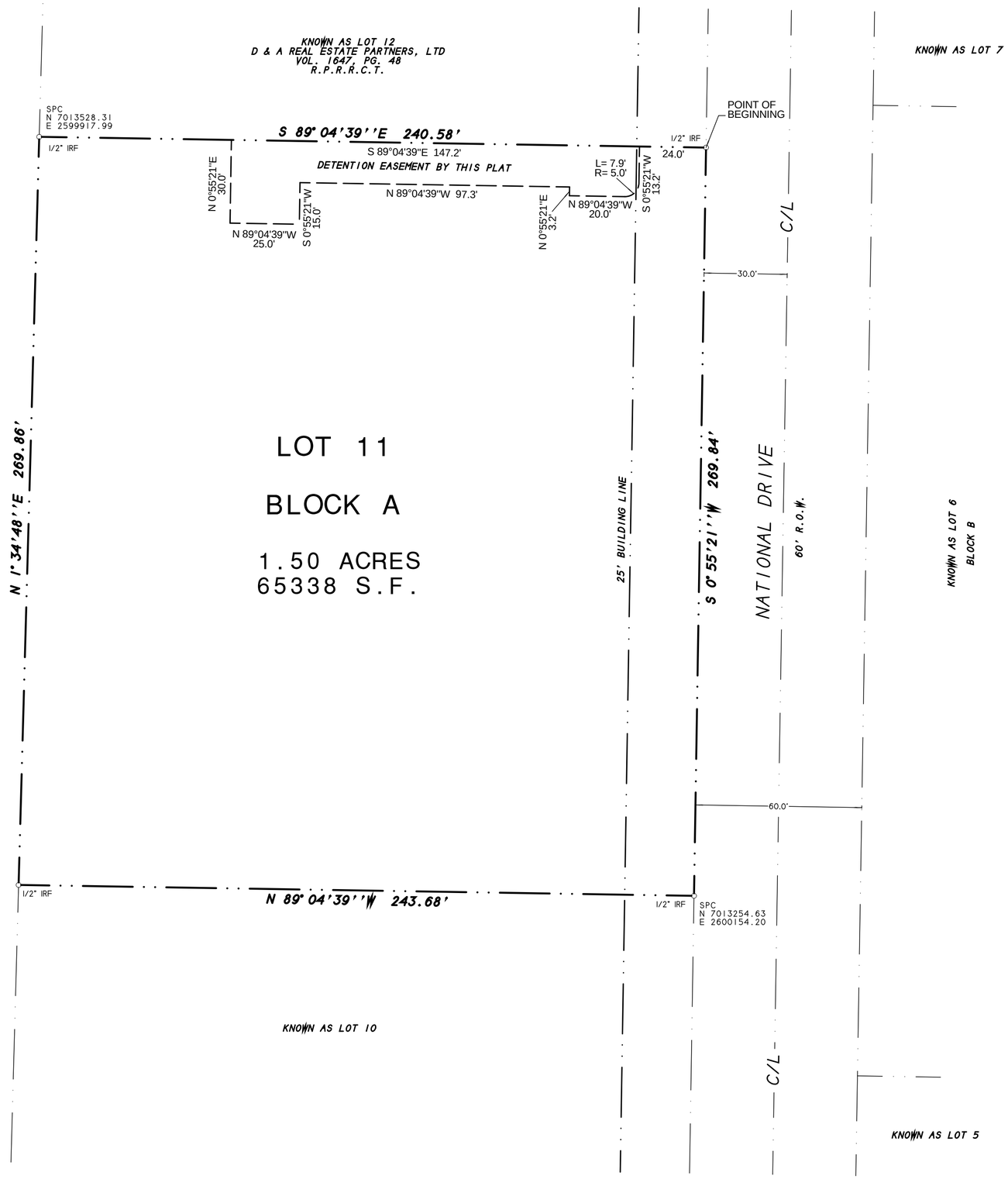
CITY CASE P2019-

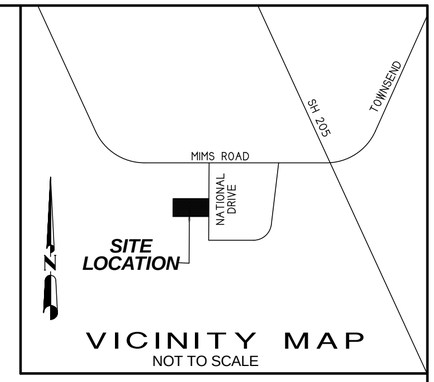


City of Rockwall

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.





VICINITY MAP
NOT TO SCALE

N

0 30 60 90

GRAPHIC SCALE 1" = 30'

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING, REPAIR, AND REPLACEMENT OF THE DETENTION AND DRAINAGE EASEMENT STRUCTURES.

FINAL PLAT

205 BUSINESS PARK
LOT 11, BLOCK A

BEING A 1.50 ACRES OR 65,338 S.F. TRACT
(1 LOT)
OUT OF THE J.R. JOHNSON SURVEY, A-128
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
RACK PARTNERS LTD
3021 RIDGE ROAD, SUITE A
ROCKWALL, TEXAS 75032

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WV WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE APRIL 15, 2019
SCALE 1" = 30' FILE # 20180300-RP
CLIENT RACK

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE P2019-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS RACK PARTNERS LTD, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.R. JOHNSON SURVEY, ABSTRACT NO. 126, City of Rockwall, Rockwall County, Texas, and being known as Lot 11, Block A of ROCKWALL 205 BUSINESS PARK ADDITION, and being the same tract of land as described in a Warramty deed to RACK PARTNERS LTD, dated September 14, 2006 and being recorded in Volume 4757, Page 139 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at 1/2" iron rod found for corner in the west right-of-way line of National Drive, a 60 foot right-of-way at the northeast corner of Lot 11, Block A, said Rack Partners LTD tract;

THENCE S. 00 deg. 55 min. 21 sec. W. along said right-of-way line, a distance of 269.84 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 04 min. 39 sec. W. along the south line of Lot 11, a distance of 243.68 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 11;

THENCE N. 01 deg. 34 min. 48 sec. E. a distance of 269.86 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 11;

THENCE S. 89 deg. 04 min. 39 sec. E. along the north line of Lot 3, a distance of 240.58 feet to the POINT OF BEGINNING and containing 65,338 square feet or 1.50 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as 205 BUSINESS PARK, LOT 11, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I , my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

_____
DAVID OSBORN
FOR RACK PARTNERS LTD

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID OSBORN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of 205 BUSINESS PARK, LOT 11, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____ ,_____.

_____ _____
Mayor, City of Rockwall City Secretary City of Rockwall

_____ _____
City Engineer Date

FINAL PLAT

205 BUSINESS PARK
LOT 11, BLOCK A

BEING A 1.50 ACRES OR 65,338 S.F. TRACT
(1 LOT)
OUT OF THE J.R. JOHNSON SURVEY, A-128
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
RACK PARTNERS LTD
3021 RIDGE ROAD, SUITE A
ROCKWALL, TEXAS 75032

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	IRF IRON ROD FOUND CORNER
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE APRIL 15, 2019
SCALE 1" = 30' FILE # 20180300-RP
CLIENT RACK

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE P2019-

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Ronny Klingbeil, *RLK Engineering, Inc.*
DATE:	April 30, 2019
SUBJECT:	SP2019-008; *Site Plan for Rockwall High School Parking Area*

On April 20, 2019, the applicant -- *William Salee of Rockwall ISD* -- submitted an application requesting approval of a site plan for the purpose of expanding the existing parking lot for Rockwall High School. The proposed 36 parking space addition will have access from two (2) points of entry (*i.e. ingress/egress*) along W. Yellow Jacket Lane. The subject property is zoned Commercial (C) District, located within the IH-30 Overlay (IH-30 OV) District, and is addressed as 901 W. Yellow Jacket Lane.

The site plan submitted by the applicant could have been approved administratively; however, the plan required the removal of primary protected trees that require approval from the Planning and Zoning Commission prior to removal. The treescape plan indicates a total of 77-caliper inches to be removed from the site, which consists of Live Oak, Red Oak, and Eastern Red Cedar trees. As a note, primary protected trees are any tree that has a diameter of four (4)-inch caliper dbh or greater, with the exception of Bois d'Arc, Willow, Cottonwood, Locust, and Chinaberry. The applicant has provided a landscape plan indicating 20, four (4)-inch trees [*i.e. six (6) Live Oak, eleven (11) Pistachio, and three (3) Red Oak trees*] totaling 80-caliper inches being provided on site in order to satisfy the mitigation balance. No additional mitigation is required. According to Section 3.4, *Treescape Plan Review Process*, of Article IX, *Tree Preservation,* of the Unified Development Code (UDC), the Planning and Zoning Commission is responsible for reviewing and approving or disapproving the treescape plan. The decision of the Planning and Zoning Commission may be appealed to the City Council.

With the exception of the discretionary approval for the treescape plan, the site plan, landscape plan, and photometric plan conform to the technical requirements and standards of the IH-30 Overlay (IH-30) District and the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the *April 30, 2019* meeting.

City of Rockwall

Project Plan Review History

				Applied	4/5/2019	LM
Project Number	SP2019-008	**Owner**	ROCKWALL, I S D	**Approved**		
Project Name	Rockwall High School	**Applicant**	RLK ENGINEERING, INC.	**Closed**		
Type	SITE PLAN			**Expired**		
Subtype	ADMINISTRATIVE			**Status**	4/25/2019	DG
Status	P&Z HEARING					

Site Address	**City, State Zip**	**Zoning**
901 YELLOWJACKET RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL HIGH SCHOOL	1	A	1	4823-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/5/2019	4/12/2019	4/5/2019		APPROVED	
ENGINEERING	Amy Williams	4/5/2019	4/12/2019	4/5/2019		APPROVED	Contingent
(4/5/2019 11:22 AM AW) Contingent on following Rockwall Engineering Standards of Design and Construction							
FIRE	Ariana Hargrove	4/5/2019	4/12/2019	4/12/2019	7	APPROVED	
GIS	Lance Singleton	4/5/2019	4/12/2019	4/18/2019	13	APPROVED	
PLANNING	David Gonzales	4/5/2019	4/12/2019	4/25/2019	20	APPROVED	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of William Salee of Rockwall ISD for the approval of a site plan for a parking area adjacent to an existing public school on a 35.295-acre parcel of land identified 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 take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday May 7, 2019. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:

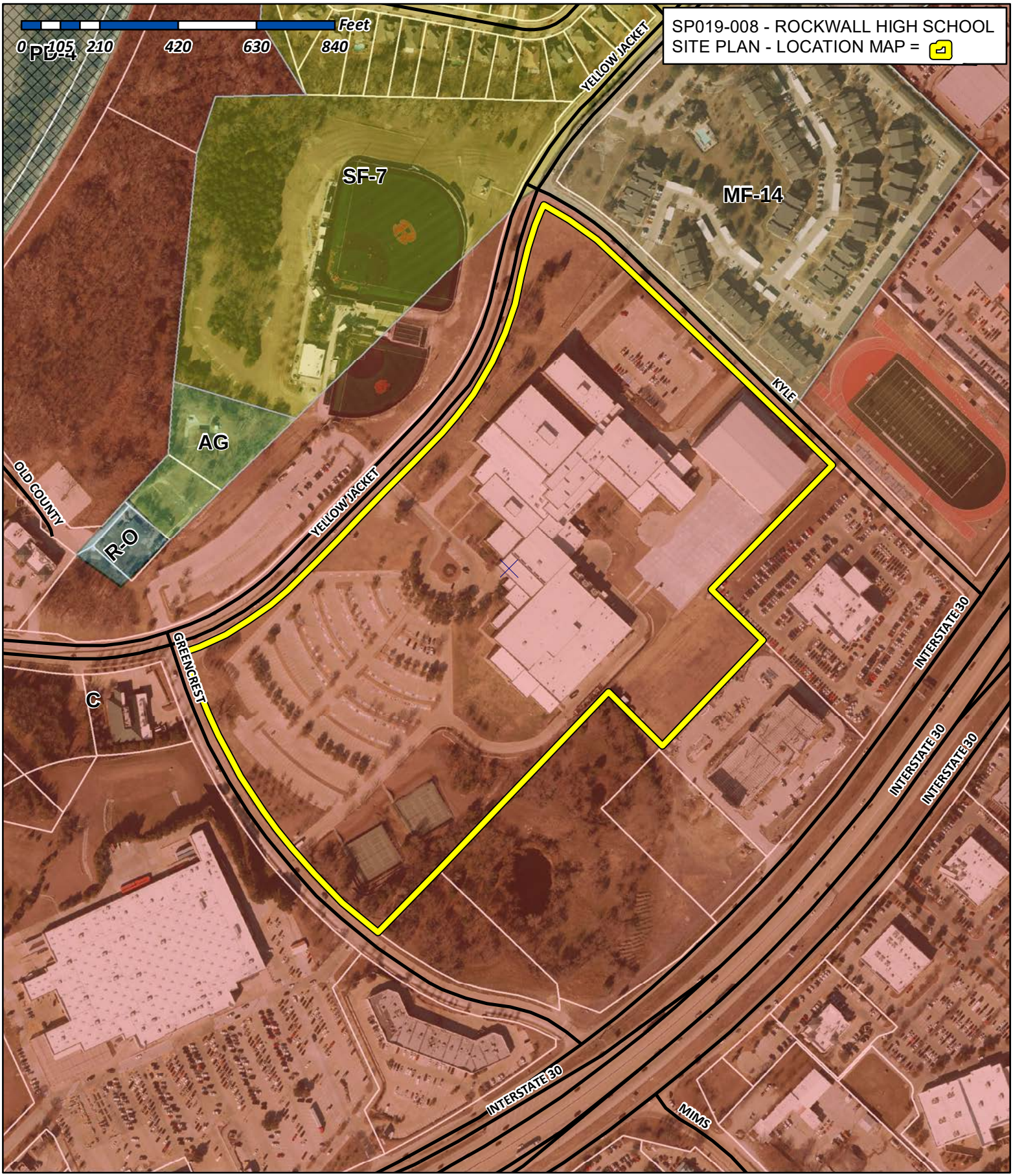
** Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submital and approval of a building permit prior to construction of the parking lot.
3. Provide lighting cut sheets for proposed light fixtures.

** Although on this case is on the Consent Agenda, staff would recommend that you and/or your representative(s) are in attendance for this request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

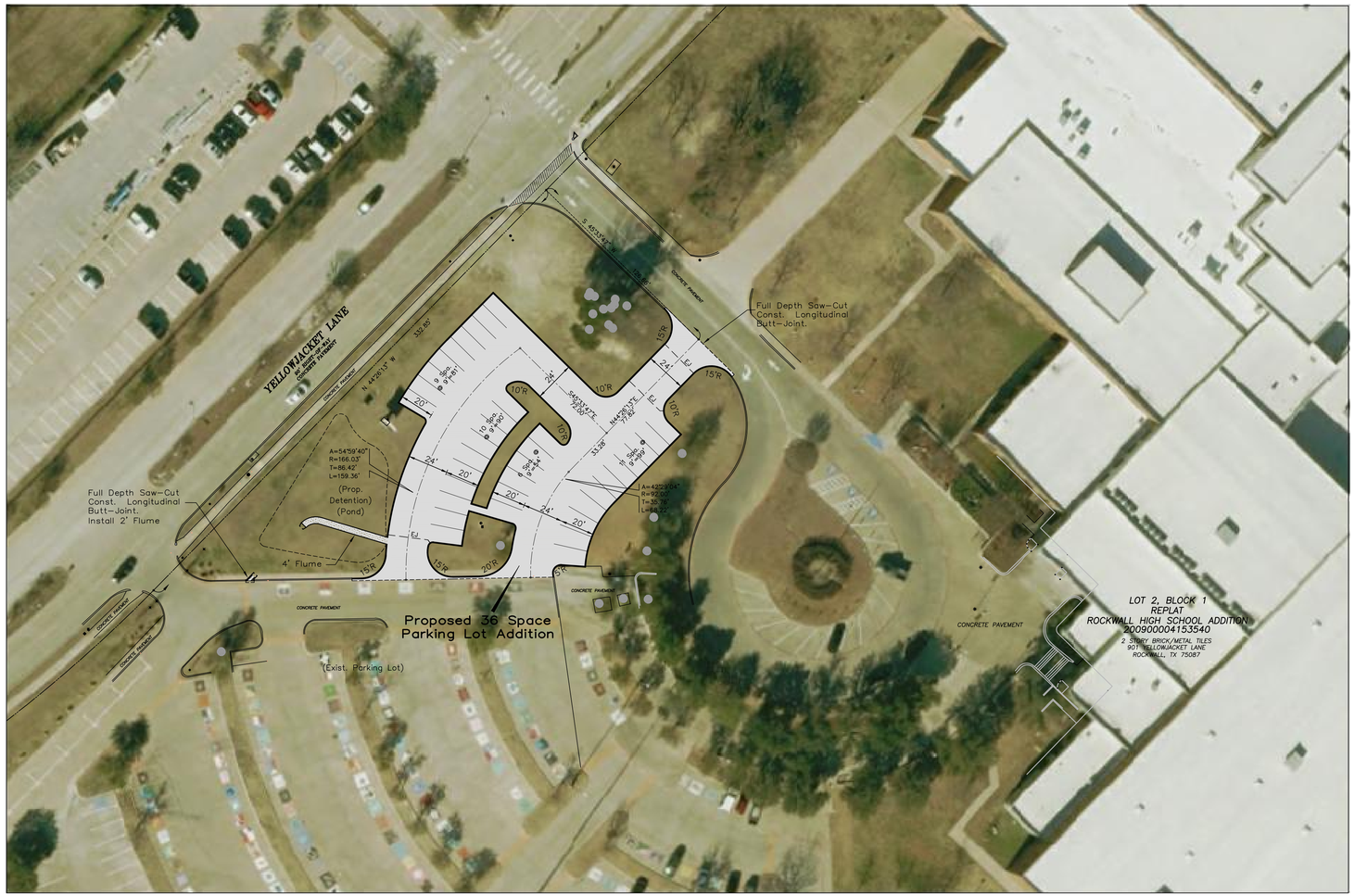
Planning - Consent Agenda: April 30, 2019 (6:00p.m.) [P&Z to take action]



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.



0 40 120

GRAPHIC SCALE
1"=40'

This Plan Is To Be Used For Reference Only. Not To Be Used For Construction Or Engineering Purposes.

LEGEND

7" 3,600 PSI Reinf. Conc. Pavement (Min. 6.5 Sack Mix) No. 3 Bars 18" OCEW With 6" Compacted Subgrade

Apr 02, 2019 - 12:38pm User: ronny

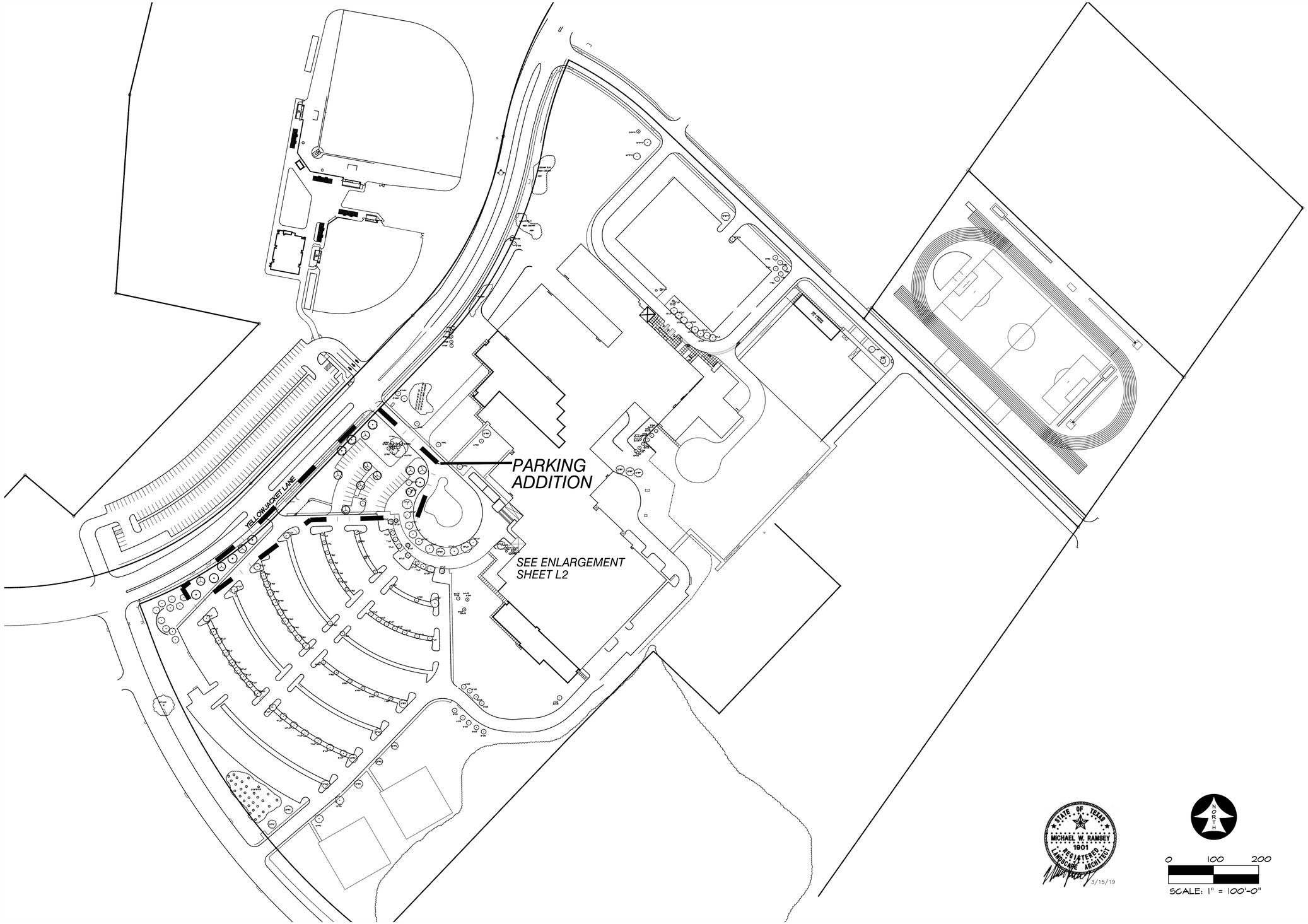
MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

SITE PLAN

ROCKWALL HIGH SCHOOL
ROCKWALL, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	18108 Site Plan.dwg	As Noted	
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	4-2-19	RLK: 18108	



STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED
LANDSCAPE ARCHITECT

3/15/19

NORTH

0 100 200

SCALE: 1" = 100'-0"

REVISION	DATE	DESCRIPTION
	3/15/2019	BID AND CONSTRUCTION

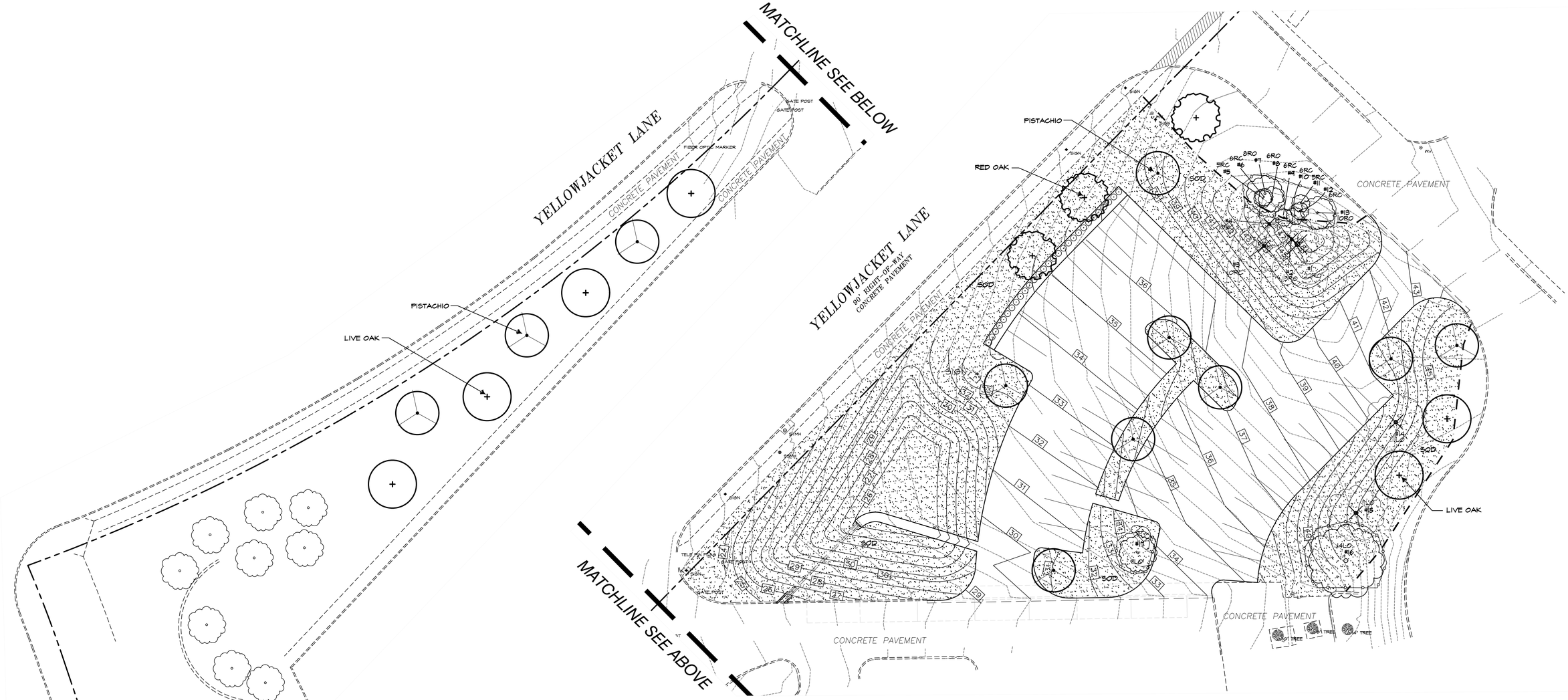
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

OVERALL LANDSCAPE PLAN

ROCKWALL HIGH SCHOOL

ROCKWALL, TEXAS

DESIGNED BY:	DRAWING SCALE:	SHEET:
RLA	1" = 100'	L1 OF
DRAWN BY:	DRAWING DATE:	
RLA	3/15/2019	



STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED
LANDSCAPE ARCHITECT
3/15/19

NORTH

0 20 40

SCALE: 1" = 20'-0"

REVISION	DATE	DESCRIPTION
	3/15/2019	BID AND CONSTRUCTION

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

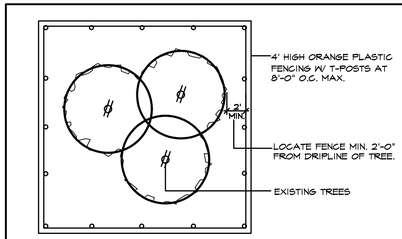
LANDSCAPE PLAN

ROCKWALL HIGH SCHOOL
ROCKWALL, TEXAS

DESIGNED BY:	DRAWING SCALE:	SHEET:
RLA	1" = 20'	L2 OF
DRAWN BY:	DRAWING DATE:	
RLA	3/15/2019	

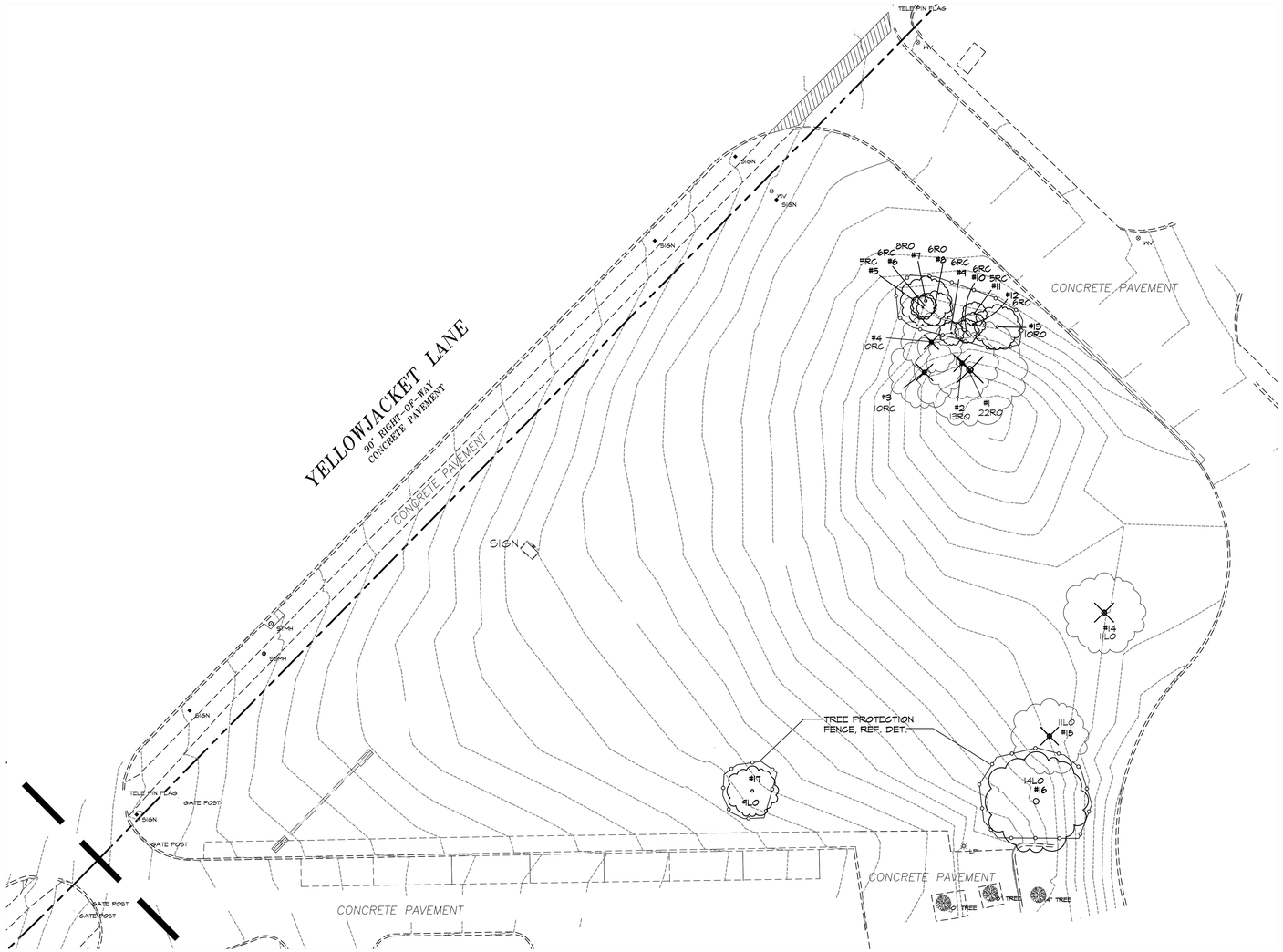
EXISTING TREE CHART

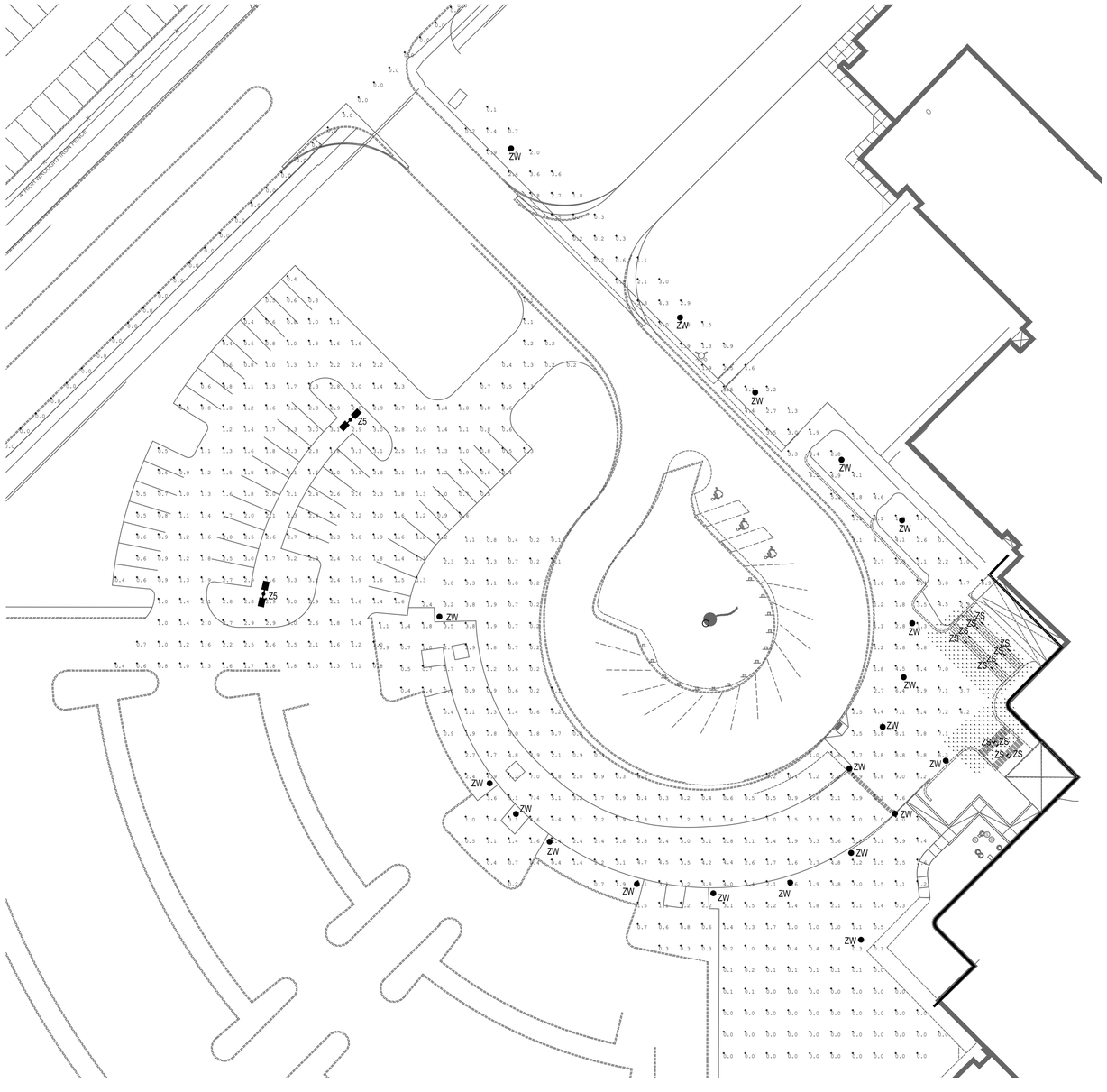
TREE #	SIZE	TYPE	DEM/SAVE	MITIGATE	CREDIT	MITIGATE
1	22	RED OAK	DEMO	-22	-	-22
2	13	RED OAK	DEMO	-13	-	-13
3	10	RED CEDAR	DEMO	-10	-	-10
4	10	RED CEDAR	DEMO	-10	-	-10
5	5	RED CEDAR	SAVE	-	-	0"
6	6	RED CEDAR	SAVE	-	-	0"
7	8	RED OAK	SAVE	-	-	0"
8	6	RED OAK	SAVE	-	-	0"
9	6	RED CEDAR	SAVE	-	-	0"
10	6	RED CEDAR	SAVE	-	-	0"
11	5	RED CEDAR	SAVE	-	-	0"
12	6	RED CEDAR	SAVE	-	-	0"
13	10	RED OAK	SAVE	-	-	0"
14	11	LIVE OAK	DEMO	-11	-	-11
15	11	LIVE OAK	DEMO	-11	-	-11
16	14	LIVE OAK	SAVE	-	-	0"
17	9	LIVE OAK	SAVE	-	-	0"
				MITIGATE	CREDIT	MITIGATE
				-77	0"	-77
PROPOSED TREES (20 X 4" =)						+80



1. EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
2. PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
3. IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO IT'S ORIGINAL LOCATION.
4. CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
5. ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE AND NOTES
SCALE: N.T.S.


YELLOWJACKET LANE
90' RIGHT-OF-WAY
CONCRETE PAVEMENT
CONCRETE PAVEMENT
CONCRETE PAVEMENT
CONCRETE PAVEMENT
TELE/FIN FLAG
SIGN
SIGN
SIGN



1 LIGHTING PHOTOMETRIC SITE PLAN
1"=30'-0"

PHOTOMETRIC CALCULATIONS GENERAL NOTES

(SOME NOTES MAY NOT BE USED)

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATIONS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
East Stair	Illuminance	Fc	3.10	21.7	0.4	54.25
North Stair	Illuminance	Fc	5.02	86.3	0.1	863.00
Parking Lot	Illuminance	Fc	1.59	3.3	0.1	33.00
Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.
Walkway	Illuminance	Fc	2.14	9.8	0.0	N.A.

EMA Engineering and Consulting
Tyler ▪ Austin ▪ Houston
Phone: 1-800-933-0538
TBPE Firm Registration No. F-893
www.estesmcclure.com

SUBMISSION OF BID WILL BE CONSIDERED ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS
CATHERINE L. HOLLENSHEAD
103572
LICENSED PROFESSIONAL ENGINEER
2-28-19

LIGHTING PHOTOMETRIC SITE PLAN

ROCKWALL HIGH SCHOOL
ROCKWALL, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK			ES1.02
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	02-28-19	RLK: 18108	

Feb 28, 2019 - 1:24pm User: kodom

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Phil Craddock, *Craddock Architecture*
DATE:	April 30, 2019
SUBJECT:	SP2019-011; *Amended Site Plan for Medical Office Building*

On September 26, 2019, the Planning and Zoning Commission approved a site plan [*i.e. SP2017-023*] for the proposed development. On April 20, 2019, the applicant -- *Phil Craddock of Craddock Architects* -- submitted an application requesting approval of an amended site plan for the purpose of proposing changes to the façade of the approved building elevations. These changes include replacing portions of the brick and stone with stucco in certain areas of all sides of the building elevations. The upper portions of the tower elements, between the cast stone sills, are cladded with brick. These areas will be replaced with stucco as indicated on the revised building elevations. Additionally, the rear façade (*i.e. north elevation*) is composed primarily of stone, which exceeds the Scenic Overlay (SOV) District standards. The applicant is requesting to allow for portions of the rear façade (*i.e. north elevation*) to be replaced with stucco. Despite the changes, the building will maintain conformance with the SOV standard of a minimum of 20% natural stone. The Architectural Review Board (ARB) will provide a recommendation to the Planning and Zoning Commission at the *April 30, 2019* meeting. Staff will also be available at this meeting.

City of Rockwall

Project Plan Review History

Project Number	SP2019-011	**Owner**	1306 SUMMER LEE LLC	**Applied**	4/12/2019	LM
Project Name	1306 Summer Lee Drive	**Applicant**	CRADDOCK ARCHITECTURE	**Approved**		
Type	SITE PLAN			**Closed**		
Subtype	AMENDING			**Expired**		
Status	P&Z HEARING			**Status**	4/25/2019	DG

Site Address	**City, State Zip**	**Zoning**
1306 SUMMER LEE DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HORIZON RIDGE ADDITION	6	A	6	5151-000A-0006-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
ENGINEERING	Sarah Hager	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
FIRE	Ariana Hargrove	4/12/2019	4/19/2019	4/22/2019	10	APPROVED	
GIS	Lance Singleton	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
PLANNING	David Gonzales	4/12/2019	4/19/2019	4/25/2019	13	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Consider a request by Phil Craddock of Craddock Architecture on behalf of the Michael Fisher of1306 Summer Lee, LLC for the approval of an amended site plan for a medical office building on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1306 Summer Lee Drive, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday May 7, 2019 or prior to the release of a building permit. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:

** Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised building elevation plan documents with "Case No. SP2019-011" at the lower right corner of each plan.
3. Provide building elevations that do not have color codes, rather represent what is to be built.
4. RTU's must be screened and not visible from public rights-of-way and adjacent properties. Will the RTU's be visible from the drainage area or is there appropriate screening? Provide detail.
5. All exterior signage requires submittal and approval of a separate building permit through the building inspections department

** Although on this case is on the Consent Agenda, staff would recommend that you and/or your representative(s) are in attendance for this request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Consent: April 30, 2019 (6:00p.m.) [P&Z to take action]

Police Department	David Gonzales	4/25/2019	5/2/2019	4/25/2019		COMMENTS	See comments

(4/25/2019 6:11 PM DG)
SP 2019-011 Amended Plan
Considerations:
• Place lighting on or around structure that will illuminate all areas and is aesthetically compliant with the structure and code. LEDs are recommend.

Captain Edward Fowler
Rockwall Police Department



City of Rockwall

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

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PROPOSED CHANGES LIMITED TO REVISING THE FACADE TO STUCCO IN LIEU OF STONE:

AREA OF FACADE:

TOTAL AREA 2,043 SF
MAX. STUCCO IS 45%
45% OF 2,043 = 920 SF.

REGISTERED ARCHITECT
PHILLIP RAY CRADDOCK JR
19207
STATE OF TEXAS
4.3.2019

FZ DENTISTRY

1310 Summer Lee Dr.

FAÇADE MATERIAL CALCULATIONS

4.24.2019

FRONT			SOUTH ELEVATION	2,043.0	%
	BRICK	388.0			19.0%
	STONE	726.0			35.5%
	CAST STONE	44.0			2.2%
	STUCCO	326.0			16.0%
	GLAZING	559.0			27.4%

BACK			NORTH ELEVATION	1,188.0	%
	BRICK	151.0			12.7%
	STONE	296.0			24.9%
	CAST STONE	15.0			1.3%
	STUCCO	396.0			33.3%
	GLAZING	330.0			27.8%

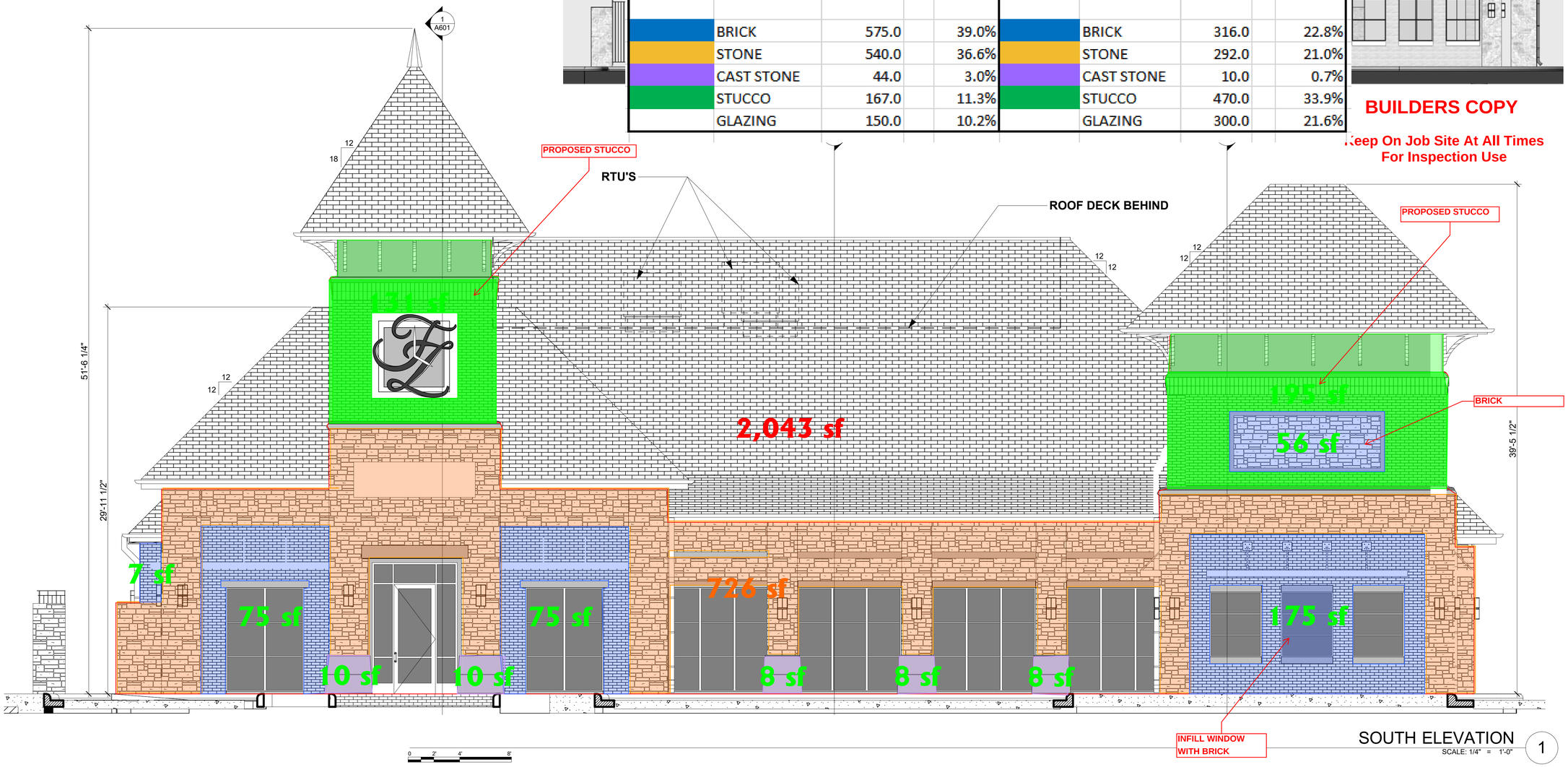
LEFT			WEST ELEVATION	1,476.0	%
	BRICK	575.0			39.0%
	STONE	540.0			36.6%
	CAST STONE	44.0			3.0%
	STUCCO	167.0			11.3%
	GLAZING	150.0			10.2%

RIGHT			EAST ELEVATION	1,388.0	%
	BRICK	316.0			22.8%
	STONE	292.0			21.0%
	CAST STONE	10.0			0.7%
	STUCCO	470.0			33.9%
	GLAZING	300.0			21.6%



BUILDERS COPY

Keep On Job Site At All Times
For Inspection Use



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

1

The Stensland Group

ARCHITECTURE INTERIORS PLANNING

214 - 680 - 1387 Ph.

5151 Bent Tree Forest Dr.
Suite 560
Dallas, Texas 75248

E-mail
robertstensland@mac.com

5/09/18

REGISTERED ARCHITECT
ROBERT S. STENSLAND
13508
STATE OF TEXAS

FISHER & ZITTERICH
FAMILY | COSMETIC | IMPLANT DENTISTRY

Medical Office Building
1310 Summer Lee Drive
City of Rockwall
Rockwall County, Texas 75032
EABPRJB8816730

MARK	DATE	DESCRIPTION
SD	8/10/17	Site Plan Comments
CD	10/15/17	Pricing
CD	5/09/18	Permit / Construction

PROJECT NO:
MODEL FILE:
DRAWN BY:
CHK'D BY:
COPYRIGHT

SHEET TITLE

SOUTH ELEVATION

A401

BIM Server: p3965338 - BIM Server 21/EAI/FZ Plans 7D to Civil_11_16_17

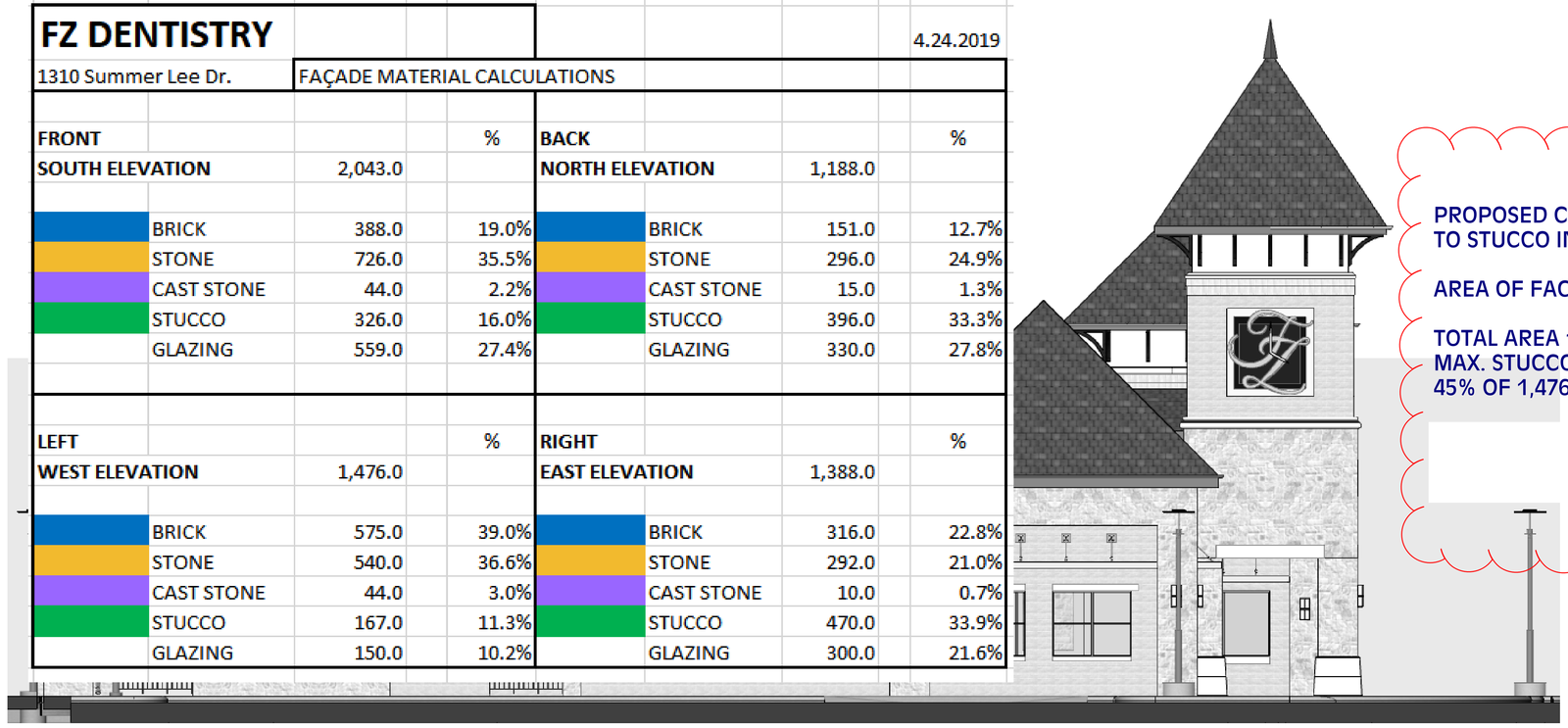
FZ DENTISTRY

1310 Summer Lee Dr.

4.24.2019

FAÇADE MATERIAL CALCULATIONS

FRONT			%	BACK			%
SOUTH ELEVATION		2,043.0		NORTH ELEVATION		1,188.0	
	BRICK	388.0	19.0%		BRICK	151.0	12.7%
	STONE	726.0	35.5%		STONE	296.0	24.9%
	CAST STONE	44.0	2.2%		CAST STONE	15.0	1.3%
	STUCCO	326.0	16.0%		STUCCO	396.0	33.3%
	GLAZING	559.0	27.4%		GLAZING	330.0	27.8%
LEFT			%	**RIGHT**			%
WEST ELEVATION		1,476.0		EAST ELEVATION		1,388.0	
	BRICK	575.0	39.0%		BRICK	316.0	22.8%
	STONE	540.0	36.6%		STONE	292.0	21.0%
	CAST STONE	44.0	3.0%		CAST STONE	10.0	0.7%
	STUCCO	167.0	11.3%		STUCCO	470.0	33.9%
	GLAZING	150.0	10.2%		GLAZING	300.0	21.6%



PROPOSED CHANGES LIMITED TO REVISING THE FACADE TO STUCCO IN LIEU OF STONE:

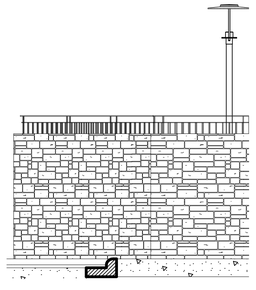
AREA OF FACADE:

TOTAL AREA 1,476 SF
MAX. STUCCO IS 45%
45% OF 1,476 = 665 SF.

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR. 19207 STATE OF TEXAS
4.3.2019

BUILDERS COPY

Keep On Job Site At All Times
For Inspection Use



WEST ELEVATIOIN 1

SCALE: 1/4" = 1'-0"

The Stensland Group

ARCHITECTURE INTERIORS PLANNING

214 - 680 - 1387 Ph.

5151 Bent Tree Forest Dr.
Suite 560
Dallas, Texas 75248

E-mail
robertstensland@mac.com

5/09/18

REGISTERED ARCHITECT ROBERT S. STENSLAND 13508 STATE OF TEXAS

FISHER & ZITTERICH
FAMILY | COSMETIC | IMPLANT DENTISTRY

Medical Office Building
1310 Summer Lee Drive
City of Rockwall
Rockwall County, Texas 75032
EABPRJB8816730

MARK	DATE	DESCRIPTION
SD	8/10/17	Site Plan Comments
CD	10/15/17	Pricing
CD	5/09/18	Permit / Construction
CR	6/14/18	City Review Comply

PROJECT NO:
MODEL FILE:
DRAWN BY:
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SHEET TITLE

WEST ELEVATION

A402

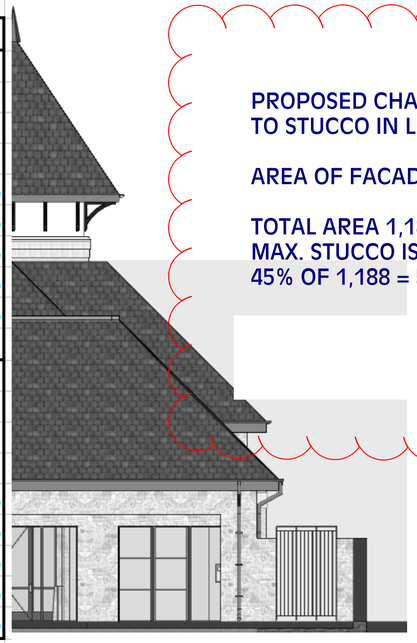
BIM Server: p3965338 - BIM Server 21/EAI/FZ Plans 7D to Civil_11_16_17

FZ DENTISTRY

4.24.2019

1310 Summer Lee Dr. | FAÇADE MATERIAL CALCULATIONS

FRONT			%	BACK			%
SOUTH ELEVATION		2,043.0		NORTH ELEVATION		1,188.0	
	BRICK	388.0	19.0%		BRICK	151.0	12.7%
	STONE	726.0	35.5%		STONE	296.0	24.9%
	CAST STONE	44.0	2.2%		CAST STONE	15.0	1.3%
	STUCCO	326.0	16.0%		STUCCO	396.0	33.3%
	GLAZING	559.0	27.4%		GLAZING	330.0	27.8%
LEFT			%	**RIGHT**			%
WEST ELEVATION		1,476.0		EAST ELEVATION		1,388.0	
	BRICK	575.0	39.0%		BRICK	316.0	22.8%
	STONE	540.0	36.6%		STONE	292.0	21.0%
	CAST STONE	44.0	3.0%		CAST STONE	10.0	0.7%
	STUCCO	167.0	11.3%		STUCCO	470.0	33.9%
	GLAZING	150.0	10.2%		GLAZING	300.0	21.6%



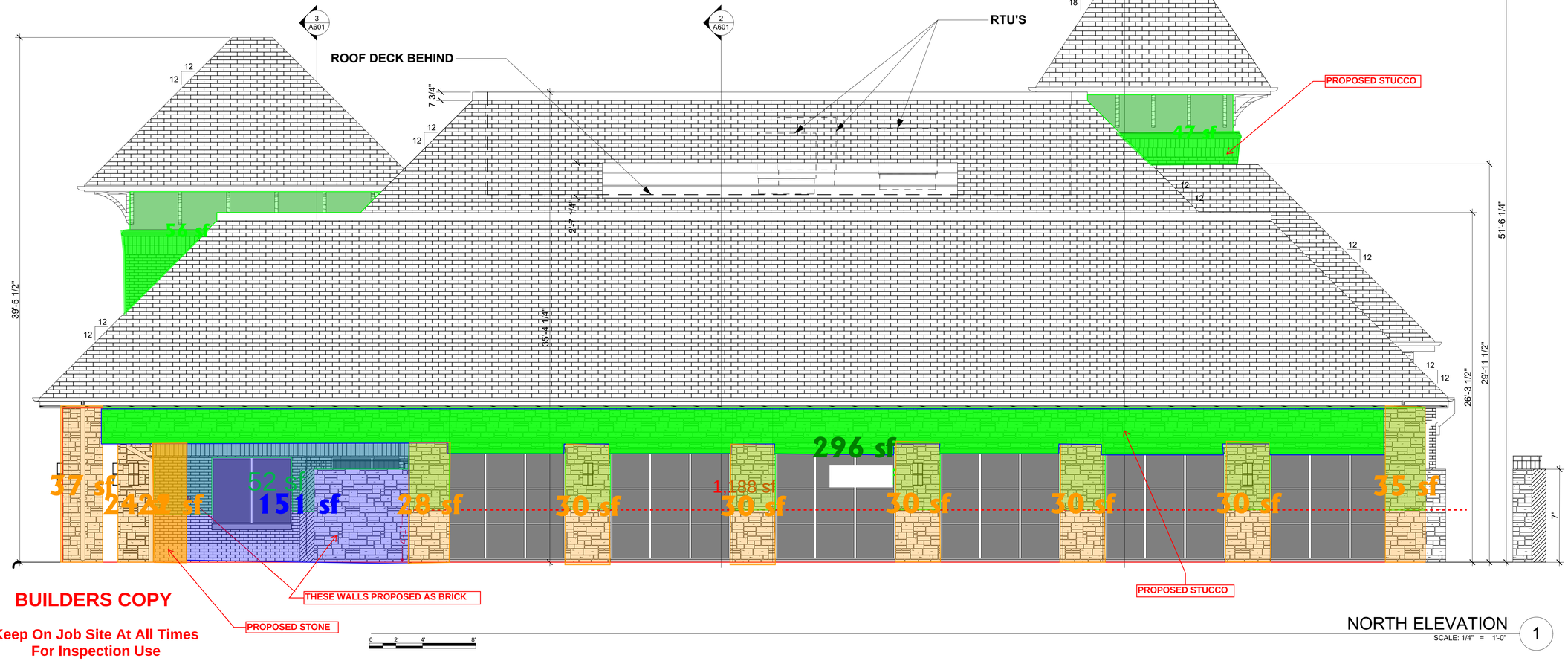
PROPOSED CHANGES LIMITED TO REVISING THE FACADE TO STUCCO IN LIEU OF STONE:

AREA OF FACADE:

TOTAL AREA 1,188 SF
MAX. STUCCO IS 45%
45% OF 1,188 = 581 SF.

REGISTERED ARCHITECT · PHILLIP RAY CRADDOCK JR · 19207 · STATE OF TEXAS

4.3.2019



BUILDERS COPY

Keep On Job Site At All Times
For Inspection Use

NORTH ELEVATION (1)
SCALE: 1/4" = 1'-0"

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ARCHITECTURE INTERIORS PLANNING

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5151 Bent Tree Forest Dr.
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robertstensland@mac.com

5/09/18

REGISTERED ARCHITECT · ROBERT S. STENSLAND · 13508 · STATE OF TEXAS

FISHER & ZITTERICH
FAMILY | COSMETIC | IMPLANT DENTISTRY

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MODEL FILE:
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SHEET TITLE

NORTH ELEVATION

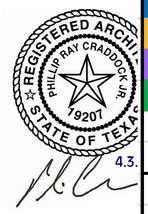
A403

BIM Server: p3965338 - BIM Server 21/EAI/FZ Plans 7D to Civil_11_16_17

PROPOSED CHANGES LIMITED TO REVISING

AREA OF FACADE:

TOTAL AREA 1,388 SF
MAX. STUCCO IS 45%
45% OF 1,388 = 625 SF.



FZ DENTISTRY

4.24.2019

1310 Summer Lee Dr.

FAÇADE MATERIAL CALCULATIONS

FRONT			%	BACK			%
SOUTH ELEVATION		2,043.0		NORTH ELEVATION		1,188.0	
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LEFT			%	**RIGHT**			%
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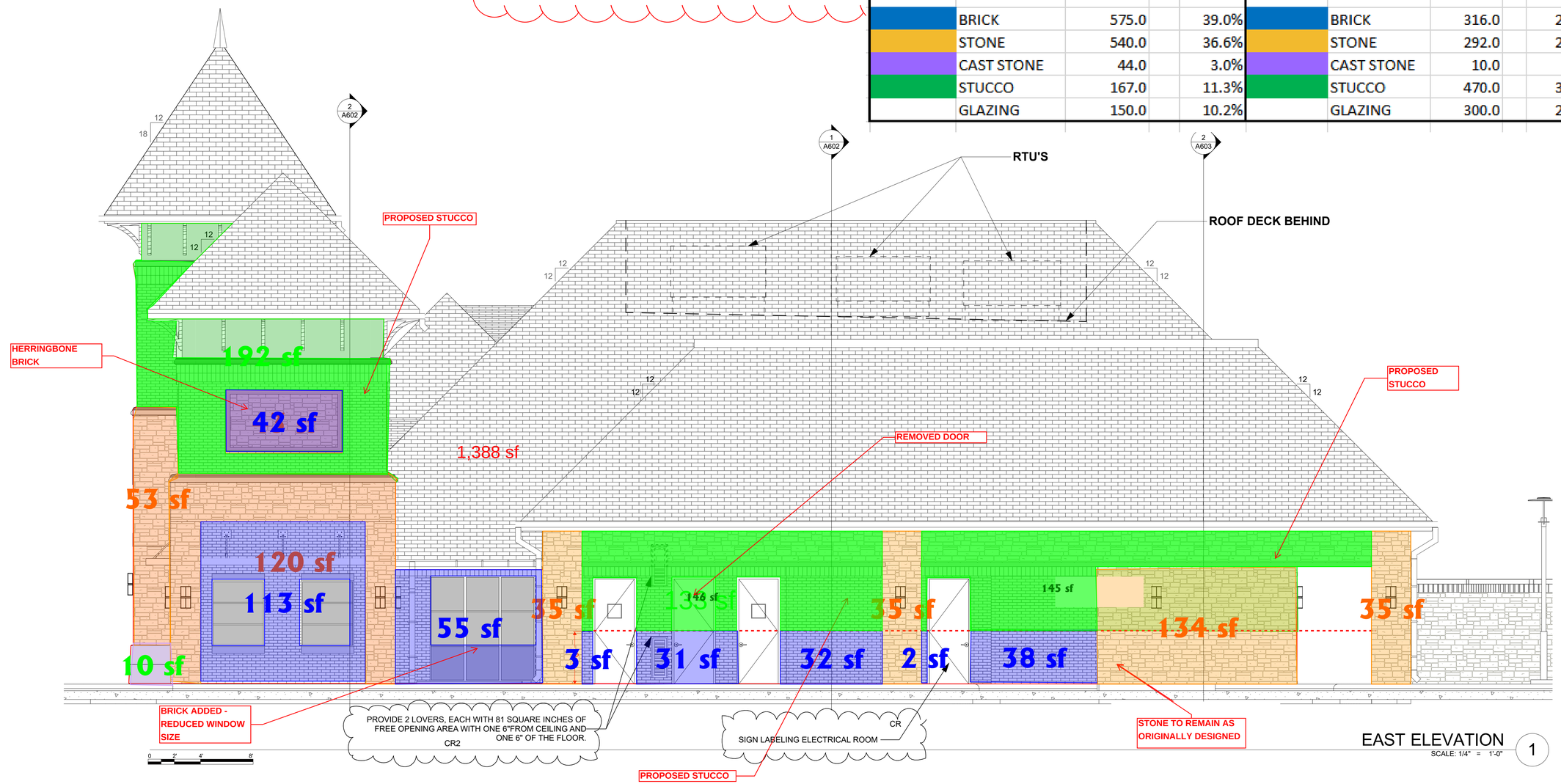
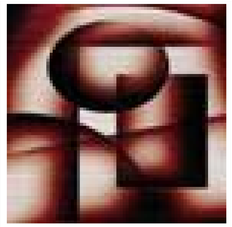


EAST ELEVATION 1
SCALE: 1/4" = 1'-0"



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5/09/18



FISHER & ZITTERICH
FAMILY | COSMETIC | IMPLANT DENTISTRY

Medical Office Building
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EABPRJB8816730

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CR	6/14/18	City Review Comply
CR2	8/28/18	City Review Comply

PROJECT NO:
MODEL FILE:
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SHEET TITLE

EAST ELEVATION

A404

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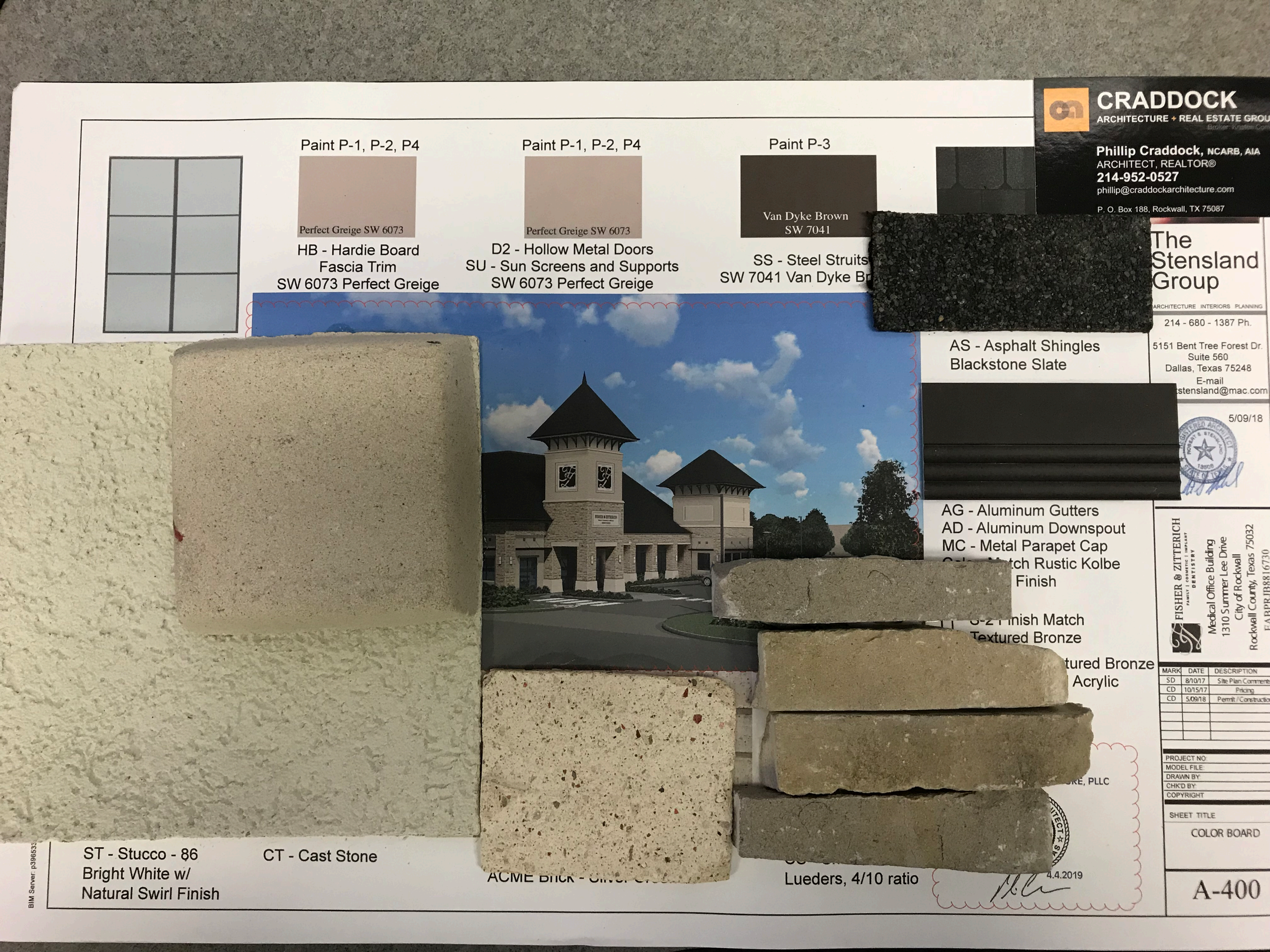
Paint P-1, P-2, P4
Perfect Greige SW 6073
HB - Hardie Board
Fascia Trim
SW 6073 Perfect Greige
Paint P-1, P-2, P4
Perfect Greige SW 6073
D2 - Hollow Metal Doors
SU - Sun Screens and Supports
SW 6073 Perfect Greige
Paint P-3
Van Dyke Brown
SW 7041
SS - Steel Struits
SW 7041 Van Dyke Br
AS - Asphalt Shingles
Blackstone Slate
AG - Aluminum Gutters
AD - Aluminum Downspout
MC - Metal Parapet Cap
Finish
Textured Bronze
Acrylic
ST - Stucco - 86
Bright White w/
Natural Swirl Finish
CT - Cast Stone
Lueders, 4/10 ratio
4.4.2019
CRADDOCK
ARCHITECTURE + REAL ESTATE GROU
Phillip Craddock, NCARB, AIA
ARCHITECT, REALTOR®
214-952-0527
phillip@craddockarchitecture.com
P. O. Box 188, Rockwall, TX 75087
The Stensland Group
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5151 Bent Tree Forest Dr.
Suite 560
Dallas, Texas 75248
E-mail
stensland@mac.com
5/09/18
FISHER & ZITTERICH
FAMILY | COSMETIC | IMPLANT
DENTISTRY
Medical Office Building
1310 Summer Lee Drive
City of Rockwall
Rockwall County, Texas 75032
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CD 5/09/18 Permit / Constructio
PROJECT NO:
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COLOR BOARD
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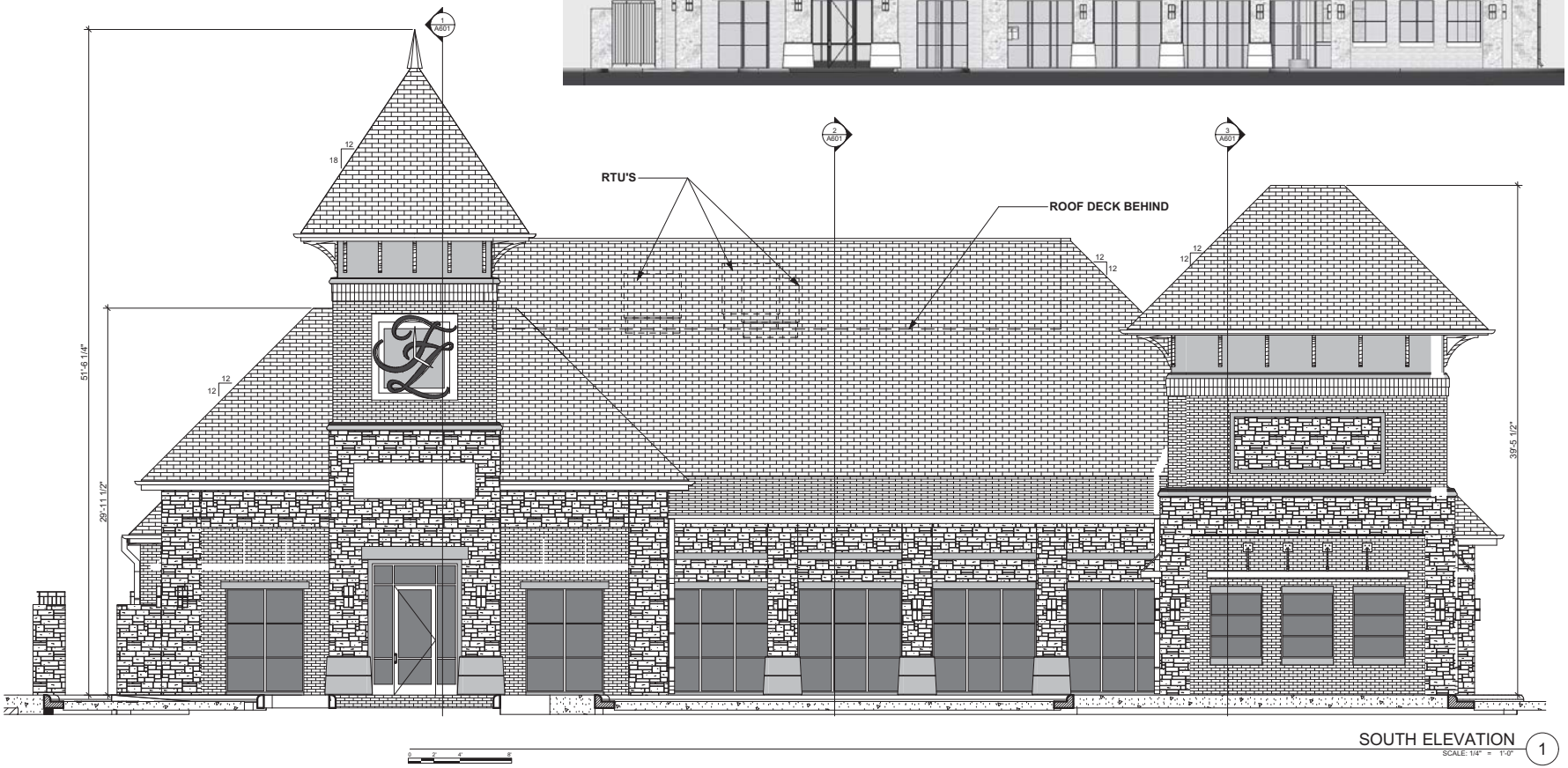
BIM Server: p396533

Approved Elevations





SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
1

The Stensland Group
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robertstensland@mac.com

5/09/18

REGISTERED ARCHITECT ROBERT A. STENSLAND 19800 STATE OF TEXAS

FISHER & ZITTERICH
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PROJECT NO:
MODEL FILE:
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SHEET TITLE
SOUTH ELEVATION

A401

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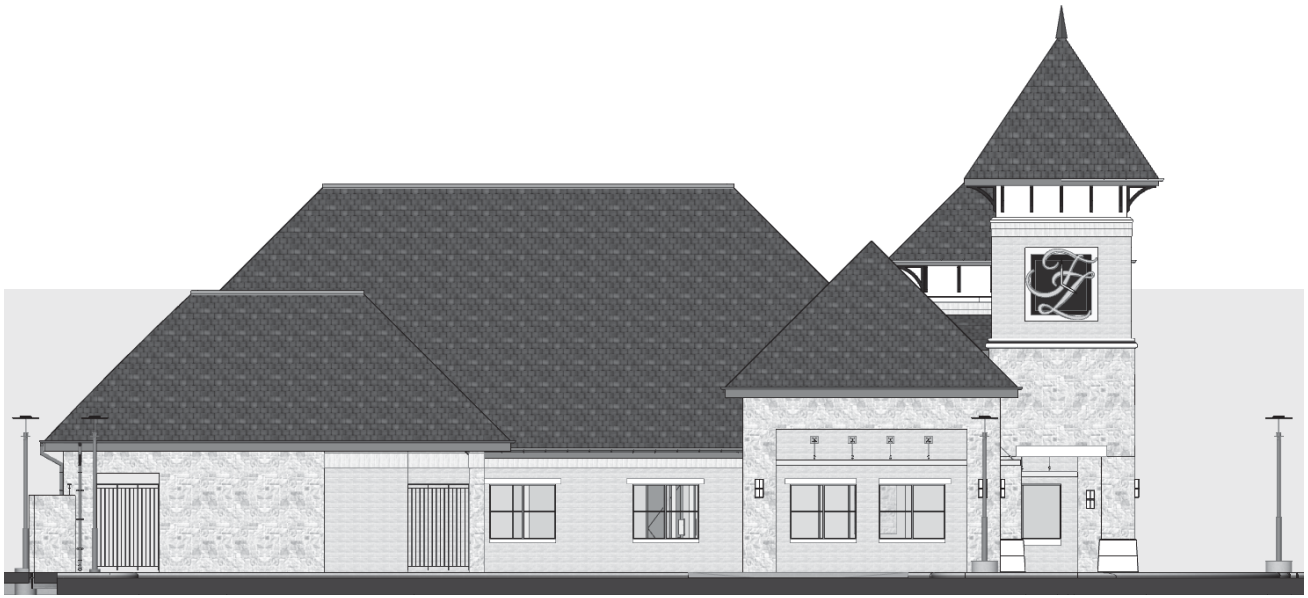
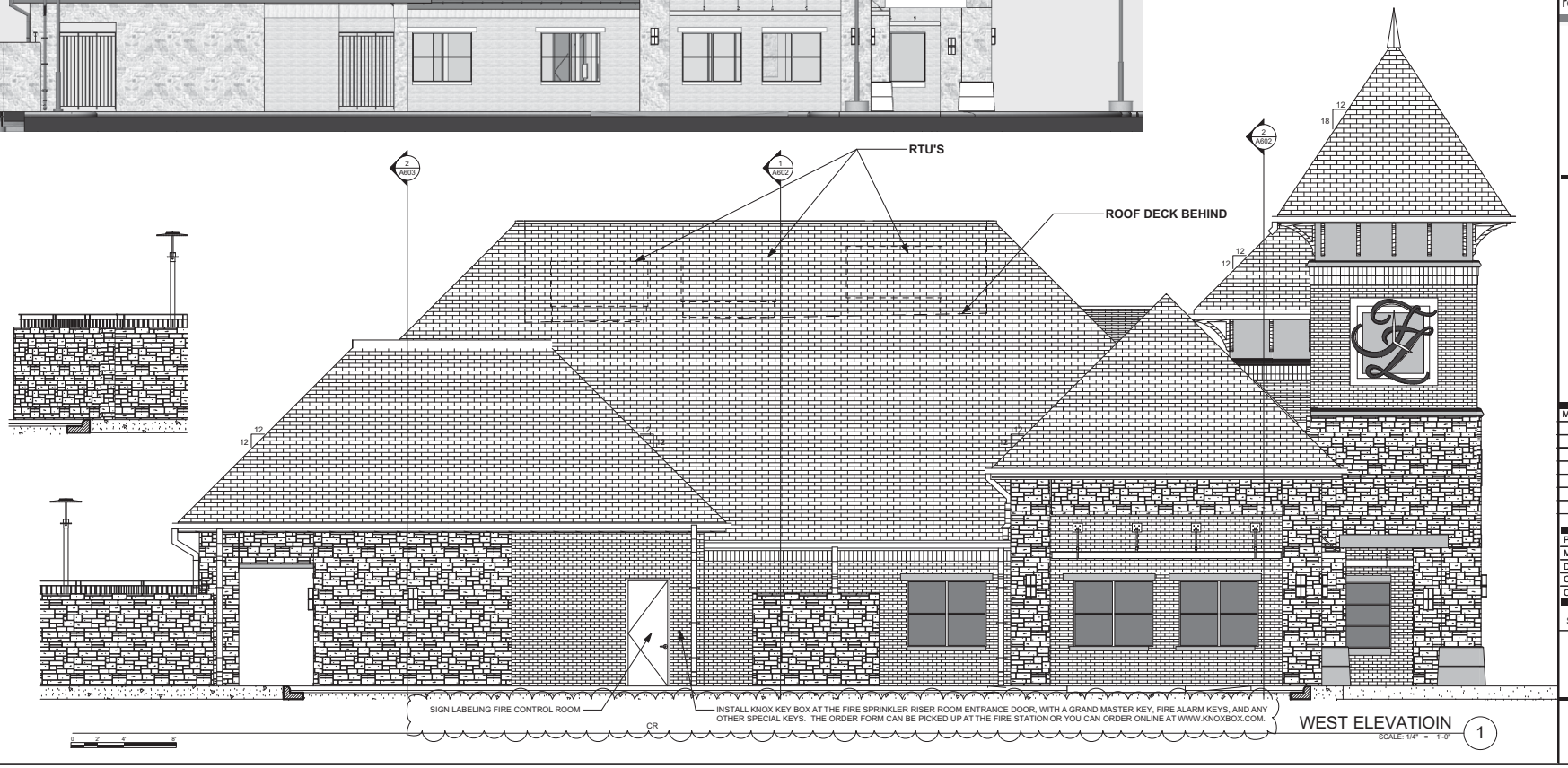
Approved Elevations





WEST ELEVATOIN 1
SCALE: 1/4" = 1'-0"

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SHEET TITLE

WEST ELEVATION

A402

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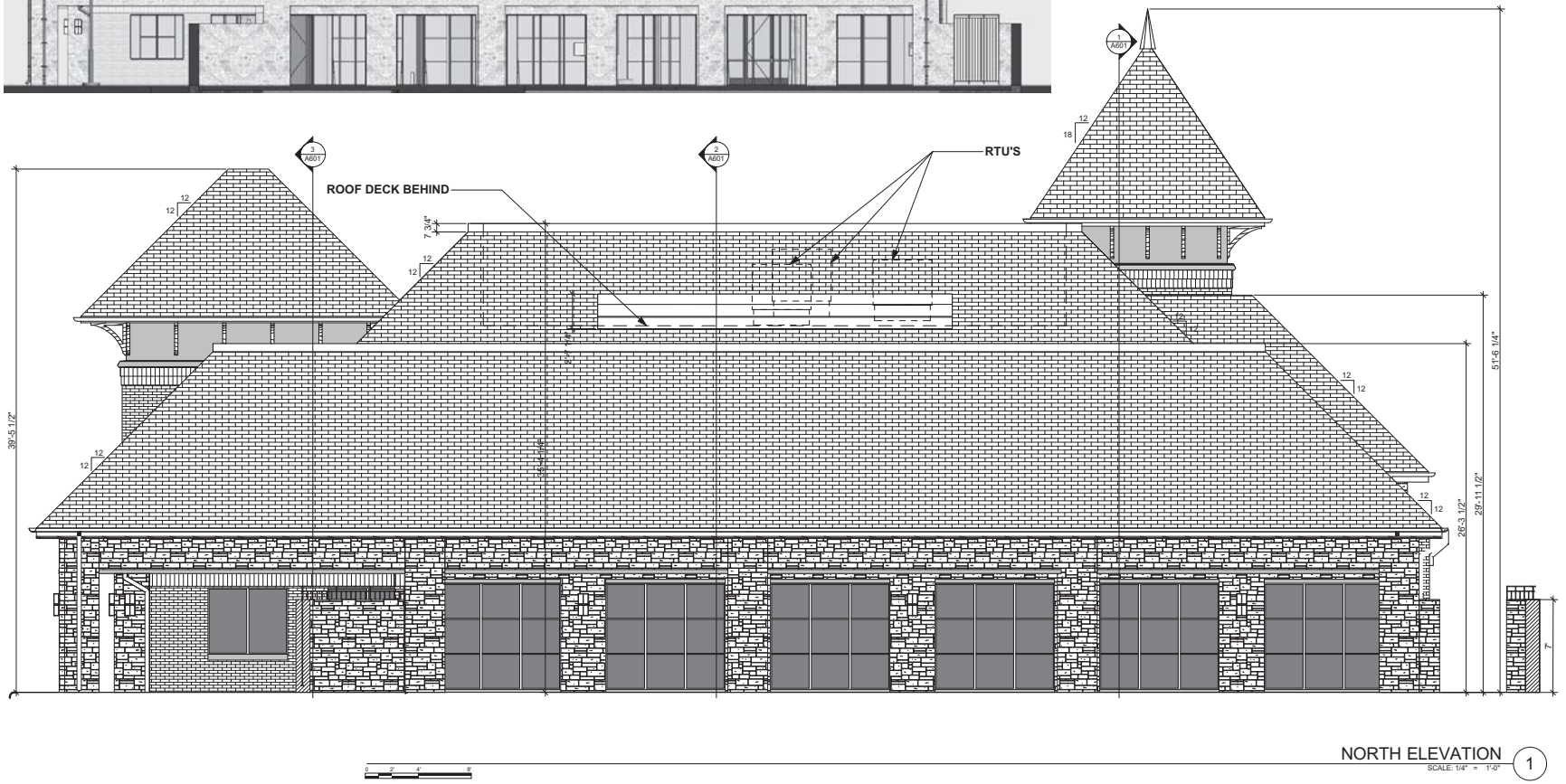
Approved Elevations





NORTH ELEVATION
SCALE: 1/4" = 1'-0"
1

The Stensland Group

ARCHITECTURE INTERIORS PLANNING

214 - 680 - 1387 Ph.

5151 Bent Tree Forest Dr.
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Dallas, Texas 75248

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robertstensland@mac.com

5/09/18

FISHER & ZITTERICH
FAMILY | COSMETIC | IMPLANT DENTISTRY

Medical Office Building
1310 Summer Lee Drive
City of Rockwall
Rockwall County, Texas 75032
EA BPR JB8816730

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CD	5/09/18	Permit / Construction

PROJECT NO:
MODEL FILE:
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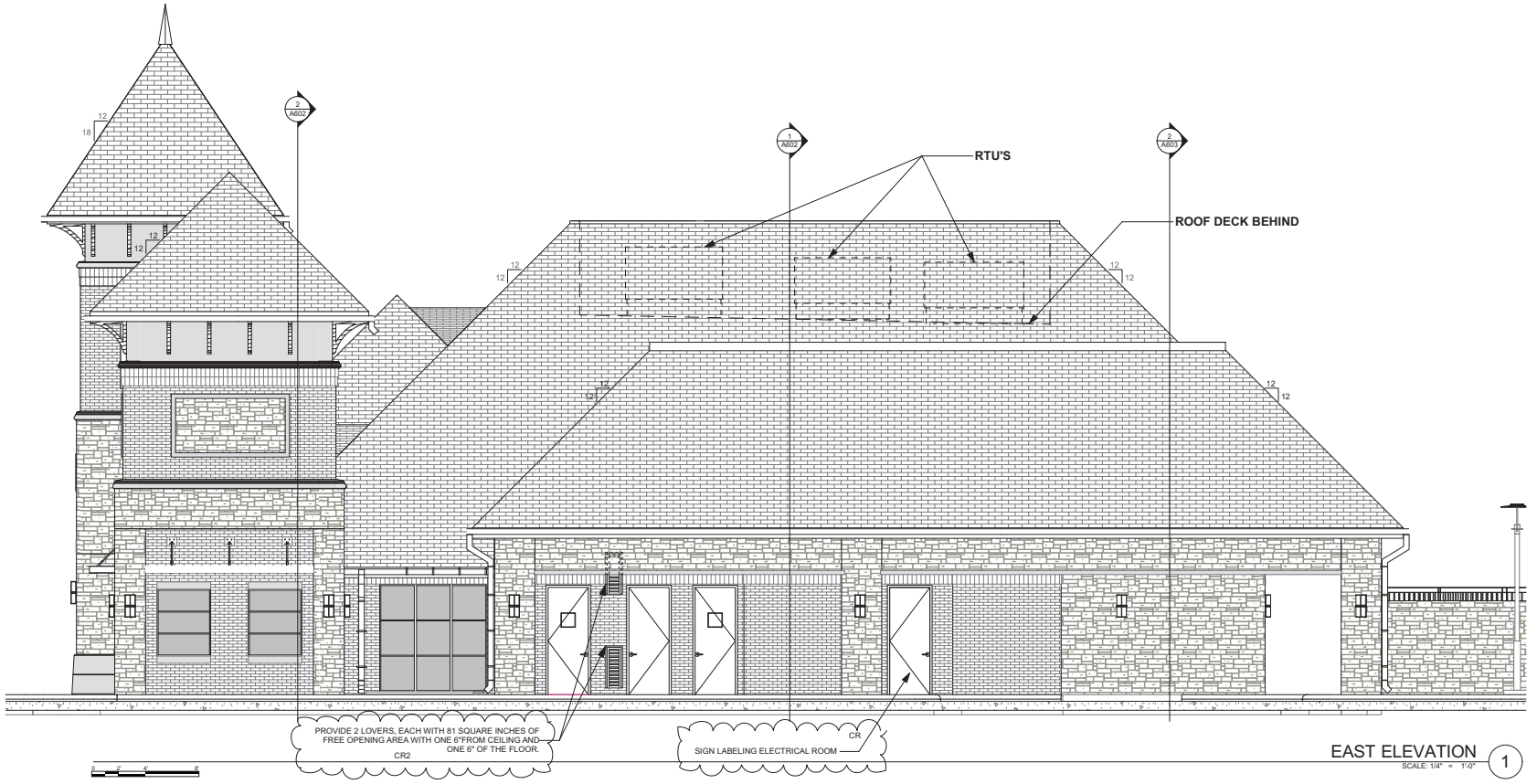
SHEET TITLE

NORTH ELEVATION

A403

BIM Server: p3965338 - BIM Server 21/EA//FZ Plans 7D to Civil_11_16_17

Approved Elevations



EAST ELEVATION 1
SCALE: 1/4" = 1'-0"

The Stensland Group

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PROJECT NO:
MODEL FILE:
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SHEET TITLE

EAST ELEVATION

A404

C:\Stensland\F&Z Rockwall\A202 CR2.pln

Rendering Approved
March 2019



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	April 30, 2019
SUBJECT:	Z2019-005; *Zoning Change (AG to PD) for Heritage Park*

On April 16, 2019, the applicant, Kent Donahue of Donahue Development Corporation, requested to withdraw *Case No. Z2019-005* (*see Exhibit 'A'*). According to Section 5, *Application Withdrawal*, of the Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), any case that has been published in the paper and notifications of a public hearing sent out must be placed on the public hearing agenda and acted upon by the applicable body. This means that the Planning and Zoning Commission will need to act to approve the applicant's request to withdraw the case. If the Planning and Zoning Commission does not accept the applicant's request, the Planning and Zoning Commission will not be required to take any action on the withdraw request and the case will proceed as advertised.

From: Kent Donahue
To: Miller, Ryan
Cc: Crowley, Rick
Subject: Heritage Park
Date: Tuesday, April 16, 2019 9:54:56 AM

Ryan – I am very disappointed in last night's PID hearing and the way that I have been treated in Rockwall. I am withdrawing the zoning request for Heritage Park. The landowner may resubmit at some point in the future but I will not be involved.

Kent Donahue

Donahue Development Corporation
15443 Knoll Trail
Suite 130
Dallas, Texas 75248
Cell: (214) 354-7881

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	April 30, 2019
APPLICANT:	Lonnie and Amy Herbst
CASE NUMBER:	MIS2019-004; *Masonry Exception for 1509 S. Alamo Street*

SUMMARY

Discuss and consider a request by Lonnie and Amy Herbst for the approval of an exception to the minimum masonry requirements stipulated in Section 3.01, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), for a 0.33-acre parcel of land identified as Lot 8, Block A, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1509 S. Alamo Drive, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1959 and is zoned Single-Family 10 (SF-10) District. On August 15, 2011, the City Council approved a final plat for a single-family residential subdivision (*i.e. Eagle Point Estates Subdivision*). Currently, the subject property is vacant. The applicants have indicated they intend on constructing a single-family home on the subject property. The applicants are requesting a masonry exception to utilize 80% fiber cement siding (*e.g. Hardie Board*) as the primary material on the exterior of the proposed the home.

ADJACENT LAND USES AND ACCESS

The subject property is located 1509 S. Alamo Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several single-family homes within the Eagle Point Subdivision followed by a single-family residential development (*i.e. the Ridge Road Village Subdivision*). Beyond this are two (2) single-family residential subdivisions (*i.e. Lake Meadows Subdivision and High Ridge Estates*). These areas are zoned Single-Family 10 (SF-10) District.

South: South of the subject property is a single-family residential development (*i.e. Lake Ray Hubbard Estates Subdivision*) and several single-family homes that are adjacent to Ridge Road [FM-740], which is identified as a M4D (*major collector, four [4]-lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are two (2) single-family residential subdivisions (*i.e. The Estates of Coast Royale, Phases 1 & 2 and the Lakeridge Park Subdivision*). These areas are zoned Single-Family 10 (SF-10) District.

East: Directly east of the subject property are several single-family homes within the Eagle Point Estates Subdivision followed by Ridge Road [FM-740], which is identified as a M4D (*major collector, four [4]-lane, divided roadway*) on the City's Master Thoroughfare Plan. This area is zoned Single-Family 10 (SF-10) District. Beyond this is a mixed-use development (*i.e. Rockwall Commons*) that is zoned Planned Development District 1 (PD-1) for General Retail (GR) and Multi-family 14 (MF-14) Districts land uses.

West: Directly west of the subject property are several single-family homes located within the Eagle Point Estates Subdivision followed by a single-family residential development (*i.e. Lake Ray Hubbard Estates Subdivision*). These areas are zoned Single-Family 10 (SF-10) District. Beyond this is the Takeline and Lake Ray Hubbard, which are located in the City of Dallas.

CHARACTERISTICS OF THE REQUEST:

The applicants are proposing to provide a two (2)-foot stone and brick wainscot around the entire home. The proposed home will be two (2) stories, approximately 2,400 SF, utilize a board and batten design, and will be constructed utilizing farmhouse architecture. The proposed home exceeds the maximum allowable cementitious materials (*e.g. Hardie Board*) and does not meet the requirements of the Unified Development Code (UDC). Due to this, an exception to the masonry requirements is required to be approved by the Planning and Zoning Commission in order for the applicant to construct the home as presented. According to Section 3.01, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), "…*all buildings with a footprint of 120 SF or greater and are over ten (10) feet in height shall consist of a minimum of 80% Primary Materials and/or a maximum of 20% Secondary Materials*…" The (UDC) defines *Primary Materials* as stone, brick and/or cementitious materials (*e.g. cementitious lap siding, stucco, or similar materials*), and limits the use of cementitious materials to 60% of the building's exterior façade. The code does grant the Planning and Zoning Commission the ability to consider exceptions to these requirements on a case-by-case basis, provided the applicant submits material samples and building elevations. In this case, the applicants are proposing to utilize 80% (*i.e. 20% more than the maximum allowance*) fiber cement board. A material sample has not been provided by the applicants; however, the applicants have provided building elevations of the proposed home indicating the proposed building materials. Staff should note that the Planning and Zoning Commission and the City Council have approved a similar request for the use of cementitious materials in excess of 60% [*Case No. MIS2018-001*] on the adjacent property (*i.e. 1507 S, Alamo Street*). The approval of an exception to the masonry requirements does not appear to negatively impact the subject property or surrounding properties; however, approval of this request is discretionary to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for an exception to the masonry requirements, then staff would propose the following conditions of approval:

(1) Any construction resulting from the approval of this exception shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Project Number	MIS2019-004	**Owner**	LONNIE AND AMY HERBST	**Applied**	4/17/2019 LM
Project Name	1509 S. Alamo Road	**Applicant**		**Approved**	
Type	MISCELLANEOUS			**Closed**	
Subtype	EXCEPTION OR WAIVER			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
1509 S ALAMO RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
EAGLE POINT ESTATES	8	A	8	3559-000A-0008-00-0R	

Type of Review / Notes	**Contact**	**Sent**	**Due**	**Received**	**Elapsed**	**Status**	**Remarks**
Planning Department	Korey Brooks	4/25/2019		4/25/2019		COMMENTS	Comments

MIS2019-004 Masonry Exception for 1509 S. Alamo

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is request by Lonnie and Amy Herbst for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, General Residential District Standards, of Article V, District Development Standards, of the Unified Development Code, for a 0.33-acre parcel of land identified as Lot 8, Block A, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1509 S. Alamo Drive.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (MIS2019-004) in the lower right hand corner of all pages on future submittals.

M.4 Please provide a material sample.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 7, 2019. The Planning and Zoning Meeting for this case is April 30, 2019.



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

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City of Rockwall Planning and Zoning Department

Korey M. Brooks

385 S. Goliad, Rockwall, TX. 75087

Dear **Mr. Brooks,**

My name is Lonnie Herbst. My wife Amy, and I, currently own a home in Forney, Texas where we have lived for almost 32 years. We would like to build a new home in Rockwall, at 1509 South Alamo Road, Lot 8, at Eagle Point Estates.

The house will be a farmhouse style, two story, with approximately 2,400 square feet of living area and a three car garage. There is one item that we need to request a variance from you regarding. The subdivision deed restrictions require 80 percent masonry, and 20 percent Hardy Board siding. The farm style house we intend to build, features 80 percent Hardy Board siding in horizontal, and vertical board and batten style. The remaining 20 percent will be a stone veneer two foot base wrapping the house with a brick top rowlock. The living room fire place exterior chimney will also have a stone veneer body with a brick top cap above the roof.

We have chosen our builder to be Homes by Bowen, and we believe this home will be a beautiful additional to the surrounding neighborhood, and will enhance the different styles currently distributed throughout the subdivision. Our proposed house is similar in construction materials used at 1507 South Alamo, which is currently under construction next door, and is also a farm house style.

Enclosed is our application, and rendering photos of the proposed construction. We appreciate your consideration of this request, and will await your decision. We look forward to becoming Rockwall residents, and the years to come in our beautiful new home.

Best regards,

Lonnie J Herbst





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	John Delin, *R. W. Ladera, LLC*
DATE:	April 30, 2019
SUBJECT:	MISC2019-005; *Alternative Tree Mitigation Settlement Agreement*

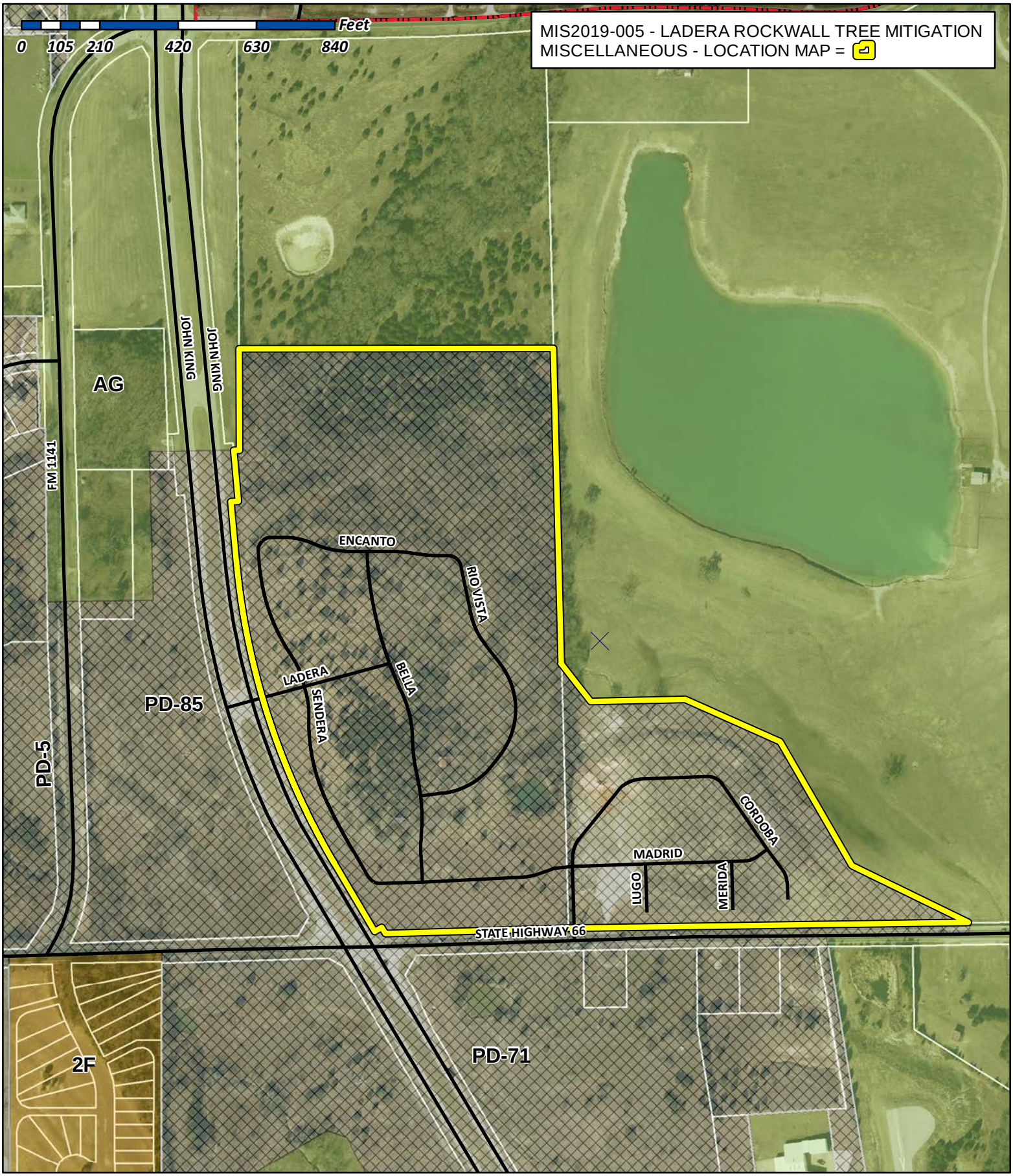
The applicant, John Delin of R. W. Ladera, LLC, is requesting an *Alternative Tree Mitigation Settlement Agreement* in conjunction with the Ladera of Rockwall Addition for the purpose of offsetting a portion of the required tree mitigation. Specifically, the applicant is requesting relief associated with the trees (*i.e. 699.5-caliper inches of trees*) that will be removed to construct an off-site, 12-inch sanitary sewer line that will serve the development. On June 26, 2018, the Planning and Zoning Commission approved an amended treescape plan allowing for the removal of an additional 977.75-caliper inches that were associated with the construction of this sanitary sewer line. This approval brought the total mitigation balance due to 1,443.25 caliper-inches. On March 12, 2019, a revised treescape plan was submitted with the final plat application [*Case No. P2019-010*] indicating the need for the removal of an additional 283.5-caliper inches of tree to allow the installation of the 12-inch sanitary sewer line. This increased the total mitigation balance due to 1,726.75-caliper inches. Currently, the applicant's approved mitigation plan calls for providing all 1,726.75-caliper inches on-site.

The applicant's proposal requests that the City Council consider one (1) of the two (2) following alternatives:

1. The City Council waive the 699.5-caliper inches associated with the offsite installation of the 12-inch sanitary sewer line; or,
2. The City Council consider reducing the tree mitigation balance associated with the off-site improvements by ½ the amount (*i.e. 349.75-caliper inches*). This balance would then be donated to the Parks Department to save the applicant the expense of planting and caring for the trees on-site.

If the City Council does not approve one (1) of the two (2) alternatives, the applicant has stated that they intend to provide the full balance to the Parks Department to be used in other areas of the City. According to *Section 7*, *Alternative Tree Mitigation Settlement Agreement*, of *Article X*, of the *Unified Development Code* (UDC), the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an *Alternative Tree Mitigation Settlement Agreement* where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant.

Attached to this memo is the applicant's letter requesting the alternatives and an exhibit indicating the tree's that will be required to be removed with the 12-inch sanitary sewer line. Should the Planning and Zoning Commission have any questions staff will be available at the *April 30, 2019* meeting.



City of Rockwall

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

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Gonzales, David

From: Miller, Ryan
Sent: Wednesday, April 17, 2019 11:51 AM
To: Gonzales, David
Subject: Fwd: Request for Hearing on Tree Mitigation

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Attached is John Delin's request. I will prepare a caption this afternoon. Thanks.

Ryan C. Miller, AICP
Director of Planning and Zoning
Planning and Zoning Department
City of Rockwall, Texas

Please excuse any errors, this was sent from my mobile device.

-------- Original message --------
From: John Delin <john@integritygroups.com>
Date: 4/17/19 10:16 AM (GMT-06:00)
To: "Miller, Ryan" <RMiller@rockwall.com>
Subject: Request for Hearing on Tree Mitigation

Ryan,

Per our phone call earlier, we are submitting a request to have a hearing on the Tree Mitigation associated with our Ladera Rockwall project, *only* in reference to the Offsite Utilities portion of the project.

As you know we are installing $500,000 for water & sewer expansion for the City which will feed future growth and unfortunately receive no Pro-rata return for this work. Additionally we are faced with almost 500 inches of tree mitigation for areas which there is considerable tree growth anyway. We would propose;

1. A waiver of the Mitigation in Total for the Offsite Utility portion of the project or,
2. Reduce by ½ the amount to be Mitigated and provide the balance as a donation to the City for its use, without us expensing the cost for labor for planting and care.
3. Provide the appropriate number of inches in a donation to the City for use in other areas, without us expensing the cost for labor for planting and care.

Let me know if we can get this on the agenda.

Best,

John Delin

817.252.4281 **D**
817.919.8111 **C**
john@integritygroups.com

IntegrityGroups.com | LaderaTexas.com
361 W Byron Nelson Blvd Ste. 104, Roanoke, TX 76262
Main Office (817) 430-3318



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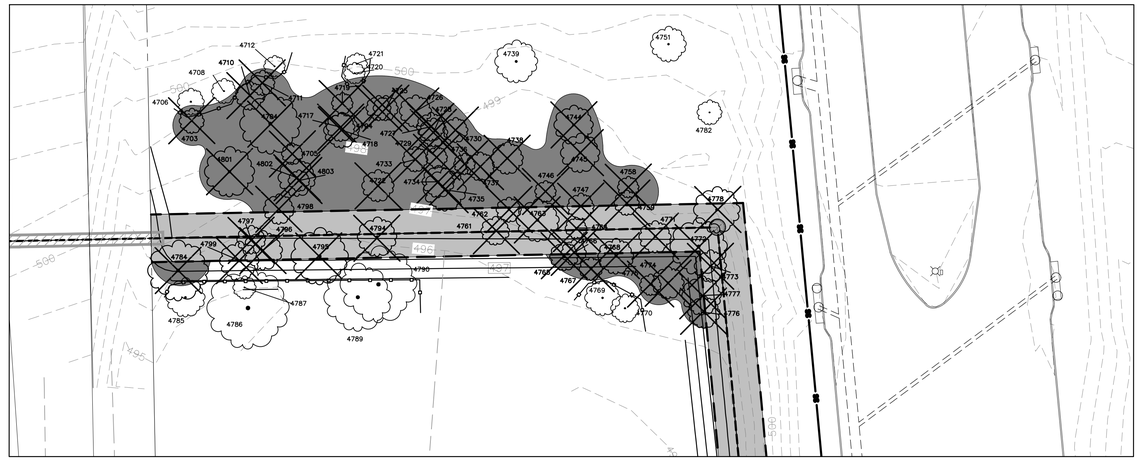
LEGEND

- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED
- TREE PROTECTION FENCING (TPF)
- OFF-SITE SEWER EASEMENT AREA
- AREAS DIRECTLY AFFECTED BY OFF-SITE SEWER LINE

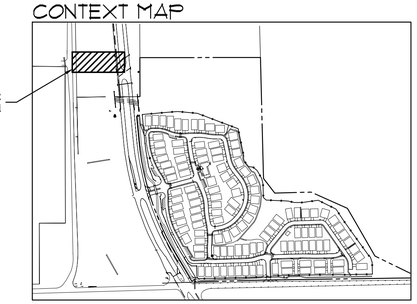
NOTE: 301 PROTECTED INCHES ARE PROPOSED FOR REMOVAL OUTSIDE OF THE OFF-SITE SEWER EASEMENT DUE TO GRADING SPECIFICALLY REQUIRED FOR PROPOSED SEWER LINE.



NORTHWEST OFF-SITE SEWER CONNECTION

30 0 30 60 90 Feet
SCALE: 1"=30'

CONTEXT MAP



500 0 500 1000 1500 Feet
SCALE: 1"=500'

OFF-SITE SEWER MITIGATION TOTALS:

WITHIN SEWER EASEMENT: 398.5 inches removed

OUTSIDE SEWER EASEMENT: 301 inches removed



MAIN SITE OF DEVELOPMENT

80 0 80 160 240 Feet
SCALE: 1"=80'

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roano`e, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

Off- Site Sewer Tree Removal
Ladera Rockwall

Town of Rockwall
Rockwall County, Texas

G&A Job No. 17191 Date: April 24, 2019 By: vc
Z:\2017\17191\Drawings\FP & Const Plans\Sheets\17191 TS.dwg

This concept plan is intended for conceptual developmental use and shall not be interpreted as an official or submitted document. All aerial and map images were attained from best available information. This plan is subject to change.

City of Rockwall

Project Plan Review History

				Applied	4/11/2019	LM
Project Number	Z2019-009	**Owner**	STAINED, GLASS CREATIONS INC	**Approved**		
Project Name	SUP for a Restaurant in PD-50	**Applicant**	LAM CONSULTING ENGINEERING	**Closed**		
Type	ZONING			**Expired**		
Subtype	SUP			**Status**	4/25/2019	DG
Status	P&Z HEARING					

Site Address	**City, State Zip**	**Zoning**
505 N GOLIAD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ARTVENTURES STUDIO ADDN		20B		3050-020B-0023-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/11/2019	4/18/2019	4/18/2019	7	APPROVED	
ENGINEERING	Sarah Hager	4/11/2019	4/18/2019	4/18/2019	7	APPROVED	
(4/18/2019 9:18 AM SH) The following comments are for engineering design. - 4% Engineering Inspection Fees. - Impact fees for any new water taps. - Must meet all CIty Standards of Design. - If there is a dumpster, the drainage must go to an oil/water separator.							
FIRE	Ariana Hargrove	4/11/2019	4/18/2019	4/22/2019	11	APPROVED	
PLANNING	David Gonzales	4/11/2019	4/18/2019	4/25/2019	14	COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a Specific Use Permit (SUP) for a restaurant less than 2,000 SF without a drive-through or drive-in on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

*PLANNING COMMENTS - DAVID GONZALES – 04.25.2019

All staff comments are to be addressed and resubmitted by Tuesday, May 7, 2019. Please provide two (2) large copies [FOLDED] and one PDF version for a final/subsequent review by staff:

Planning Department General Comments to be addressed/acknowledge are as follows:

• On all future submittals please include the Case Number Z2019-009 on the lower right hand corner.

• When provided, please review the SUP Draft Ordinance prior to the Planning & Zoning public hearing scheduled for May 14, 2019 and return with red lined corrections and/or additions you feel may be necessary for staff review and consideration

** Planning Staff additional comments to be considered by the P&Z and City Council as conditions of approval (conditions may change at the discretion of Council):

1. Approval of an SUP is required to allow for development and operation of a restaurant less than 2,000 SF without a drive-through or drive-in land use within PD-50.

2. Adherence to all Engineering and Fire Department standards shall be required.

*** Operational Conditions:

1) The development and operation of a restaurant land use shall generally conform to the Concept Plan depicted in Exhibit 'B' of the proposed ordinance;

2) The operation of the restaurant land use shall be limited to the area of the first floor as depicted in the Floor Plan as attached in Exhibit 'C' of the proposed ordinance;

3) The use of the second floor area shall be limited to storage only. Any other use may require the addition of parking spaces conforming to the parking and loading standards of Article VI, of the Unified Development Code (UDC).

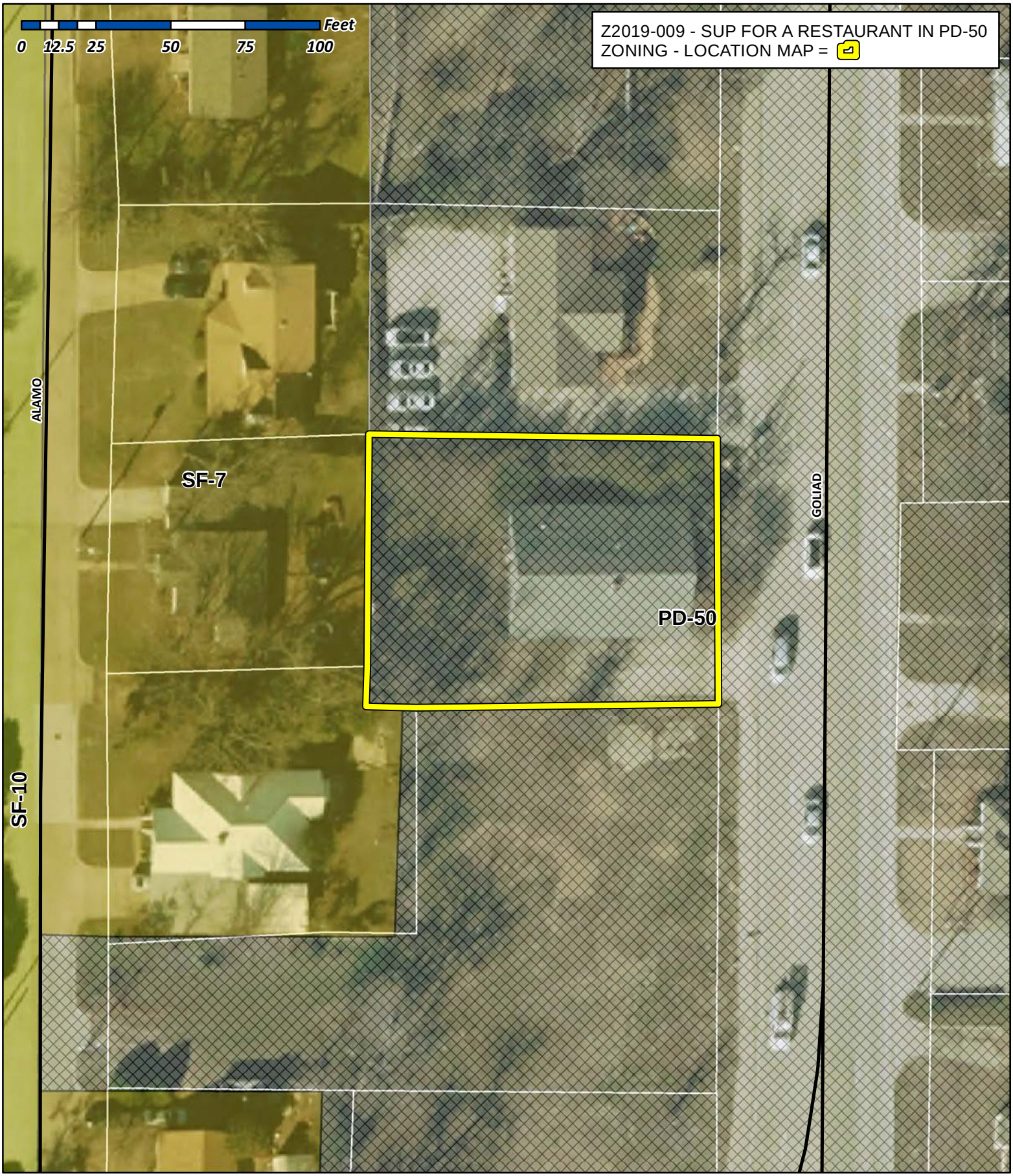
4) The development and operation of restaurant land use shall allow for seven(7) parking spaces and shall generally conform to the Concept Plan depicted in Exhibit 'B' of the proposed ordinance.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the SUP request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

*** Meeting Dates to Attend***

Planning - Work Session: April 30, 2019 (6:00 p.m.) [Applicant to present case to P&Z for discussion]

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Planning - Public Hearing: May 14, 2019 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny, etc.)							
City Council - Public Hearing: May 20, 2019 (6:00 p.m.) [1st Reading of SUP Ordinance]							
City Council - Consent/Action Item: June 3, 2019 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]							



City of Rockwall

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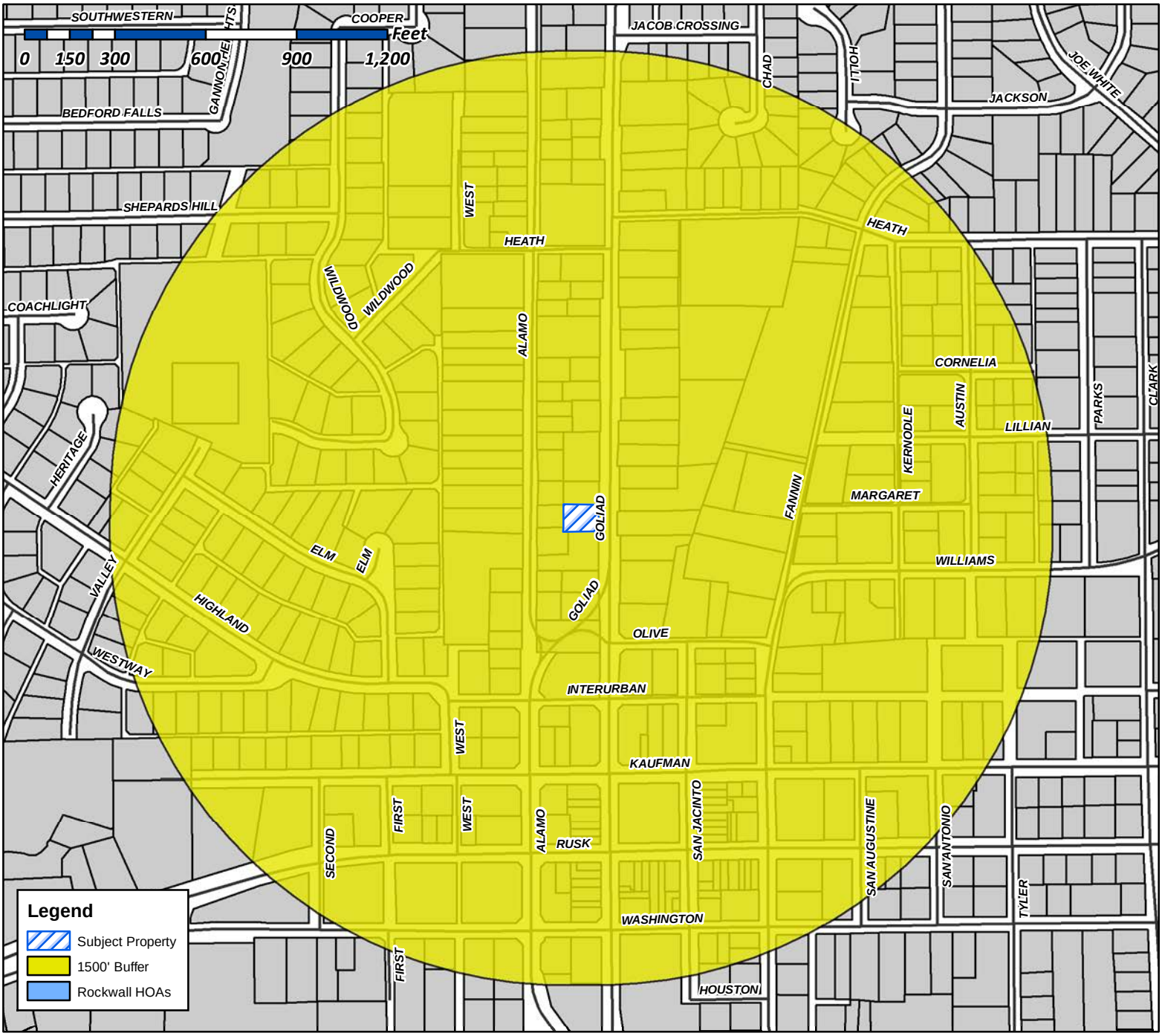
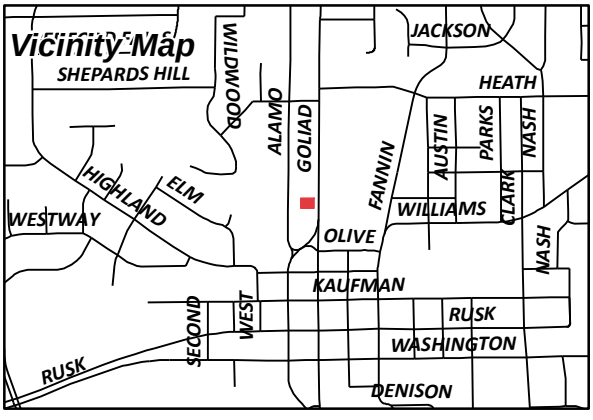


Case Number: Z2019-009
Case Name: SUP for a Restaurant in PD-50
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 505 N. Goliad Street

Date Created: *4/17/2019*
For Questions on this Case Call (972) 771-7745



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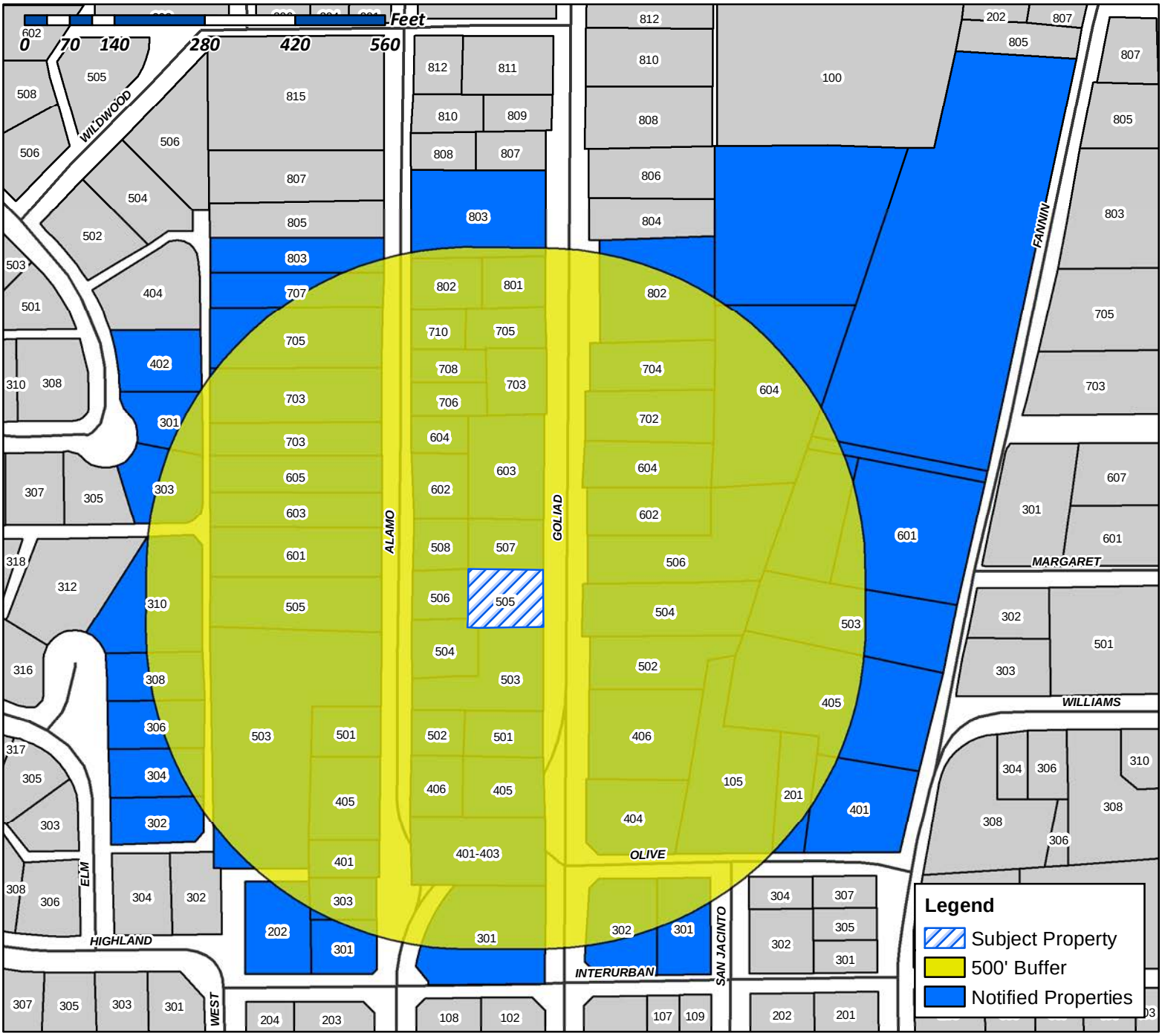

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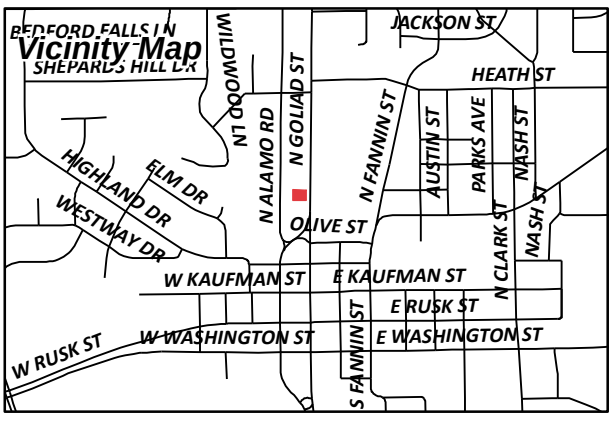


Date Created: ***4/17/2019***

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

BARKER PERRY H & ELIZABETH D
104 SCENIC DR
HEATH, TX 75032

CURRENT RESIDENT
105 OLIVE ST
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA
10925 ROCKSTONE DR
BALCH SPRINGS, TX 75180

WAGNER GERALD P
112 LOS PECES
GUN BARRELL, TX 75156

R & S OPERATING CO LP
11508 ROYALSHIRE DR
DALLAS, TX 75230

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

ROCKWALL RUSTIC RANCH LLC
1827 MYSTIC STREET
ROCKWALL, TX 75032

BLACK SHIRLEY M
1924 PALMETTO ISLE DR
MT. PLEASANT, SC 29466

CURRENT RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
202 INTERURBAN ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

BEDFORD AUSTIN J & TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
301 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
301 N SAN JACINTO
ROCKWALL, TX 75087

FERRIS BETH
301 WILDWOOD LN
ROCKWALL, TX 75087

REILLY KELSEY AND DAVID
302 ELM DRIVE
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

LEAL CAROL RHEA & ROLAND
303 N ALAMO RD
ROCKWALL, TX 75087

ANGLE GLENDA ANNE
303 WILDWOOD LN
ROCKWALL, TX 75087

GLASS KATHLEEN J
304 ELM DR
ROCKWALL, TX 75087

BELL MARY NELL
306 ELM DR
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
3077 N GOLIAD
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN
308 ELM DR
ROCKWALL, TX 75087

GATES CHARLES H & BRENDA F
310 ELM DR
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
3922 MEDITERRANEAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401-403 N GOLIAD
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T
402 WILDWOOD LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
404 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
405 N ALAMO
ROCKWALL, TX 75087

ODOM JAY & ALISON
405 N FANNIN STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
405 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
406 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

MORGAN NANCY D
429 PARK PLACE BLVD
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS
4917 SAINT JAMES CT
MESQUITE, TX 75150

CURRENT RESIDENT
501 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
501 N GOLIAD
ROCKWALL, TX 75087

TAMEZ SILVINO & ARACELIA
502 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
502 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N GOLIAD ST
ROCKWALL, TX 75087

BYRUM RICKY CONN AND JO ANN
504 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
504 N GOLIAD
ROCKWALL, TX 75087

ALSOBROOK DAVID
505 CARRIAGE TRL
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
506 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

MORGAN RHONA L &
508 N ALAMO RD
ROCKWALL, TX 75087

CAWTHON RICK
508 NASH ST
ROCKWALL, TX 75087

RNDI COMPANIES INC
519 E INTERSATE 30 # 157
ROCKWALL, TX 75087

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

ROMO SEAN R AND STACEY M
544 LAUREL LN
FATE, TX 75087

CURRENT RESIDENT
601 N ALAMO
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI
601 N FANNIN ST
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

HAMILTON JOANN
603 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA
604 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
605 N ALAMO
ROCKWALL, TX 75087

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

IRBY DENNIS
703 N GOLIAD ST
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
705 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
705 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
706 N ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
708 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
710 N ALAMO
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
802 N GOLIAD
ROCKWALL, TX 75087

SEAMANS RANDY KALIN AND RACHEL K
803 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
803 N GOLIAD ST
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE
830 SHORES BLVD
ROCKWALL, TX 75087

KILLION OLIN R
8709 DALROCK RD
ROWLETT, TX 75089

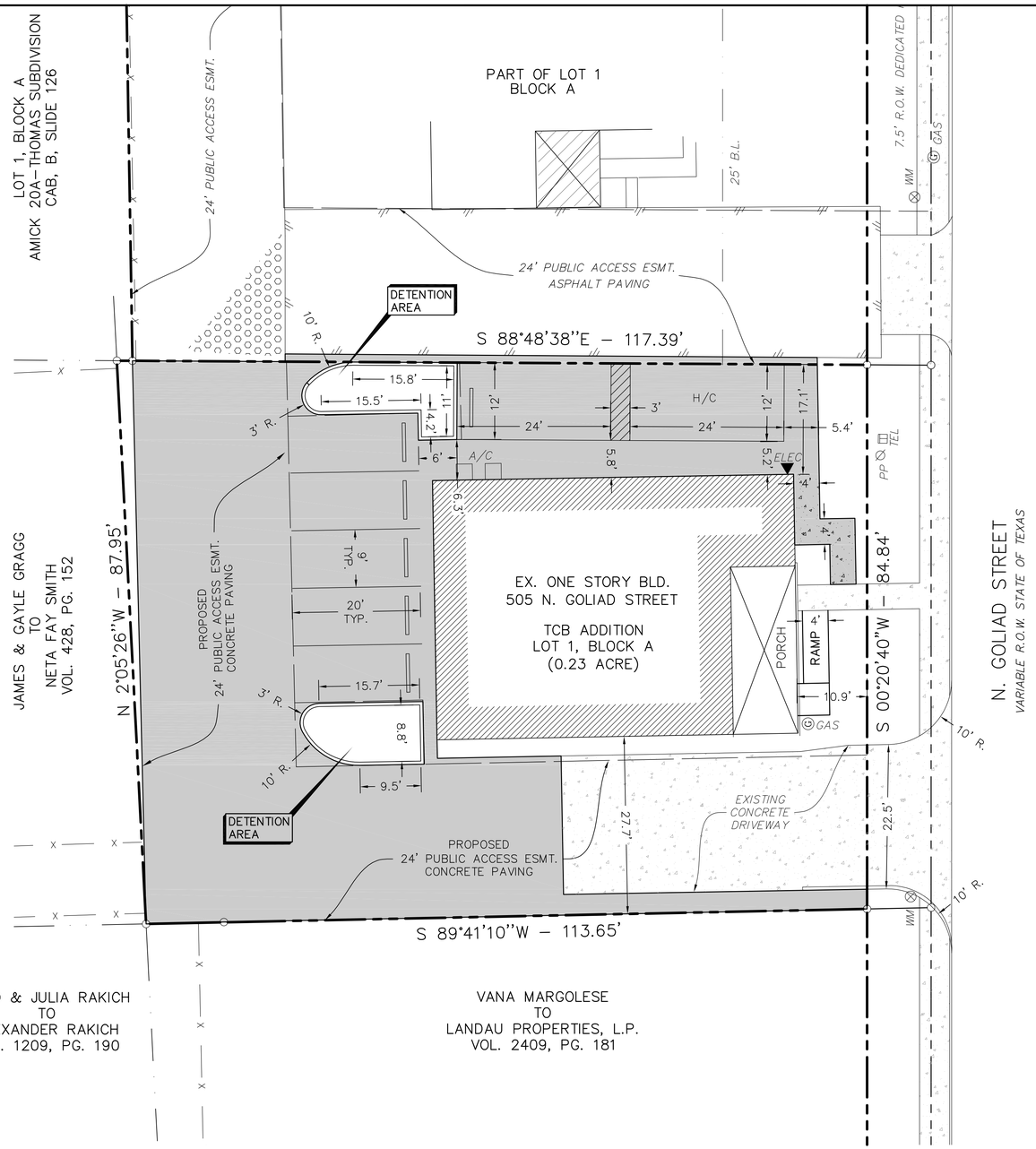
KILLION OLIN R & AGATHA
8709 DALROCK RD
ROWLETT, TX 75089

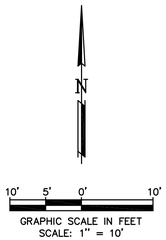
POINTER PRICE AND
906 N GOLIAD STREET
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

LAND HEADQUARTERS COMPANY INC
PO BOX 69
KEY BISCAYNE, FL 33149

LAYTON ERIC A
PO BOX 998
ROCKWALL, TX 75087







VICINITY MAP
N.T.S.

OWNER:
TCB CONSTRUCTION GROUP, LLC.
906 N. GOLIAD STREET
ROCKWALL, TEXAS 75087

SITE DATA

LOT AREA	10,019 SF ~ 0.23 AC
ZONING	PD–50 NORTH GOLIAD OVERLAY DISTRICT
INSIDE BUILDING AREA	1916 SF
FRONT PORCH	264 SF
PARKING REQUIRED	8 SPACES
PARKING PROVIDED	7 SPACES

PRELIMINARY FOR REVIEW ONLY

STATE OF TEXAS
TUAN P. LAM
86968
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TUAN P. LAM, P.E. 86968 ON 4/3/19. ALTERATION OF A SEALED DOCUMENT WITHOUT THE PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

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.

SURVEY INFORMATION ON THIS DRAWING WAS PROVIDED BY OTHERS. LAM CONSULTING ENGINEERING IS NOT RESPONSIBLE FOR THE ACCURACY OF THE TOPOGRAPHIC MAPPING NOR BENCHMARK DATUM.

THE INFORMATION SHOWN ON THIS PLAN IS FROM RECORD DRAWINGS. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES AND CONTACT ALL UTILITY COMPANIES 48 HRS PRIOR TO ANY EXCAVATION. 1–800–DIG TESS

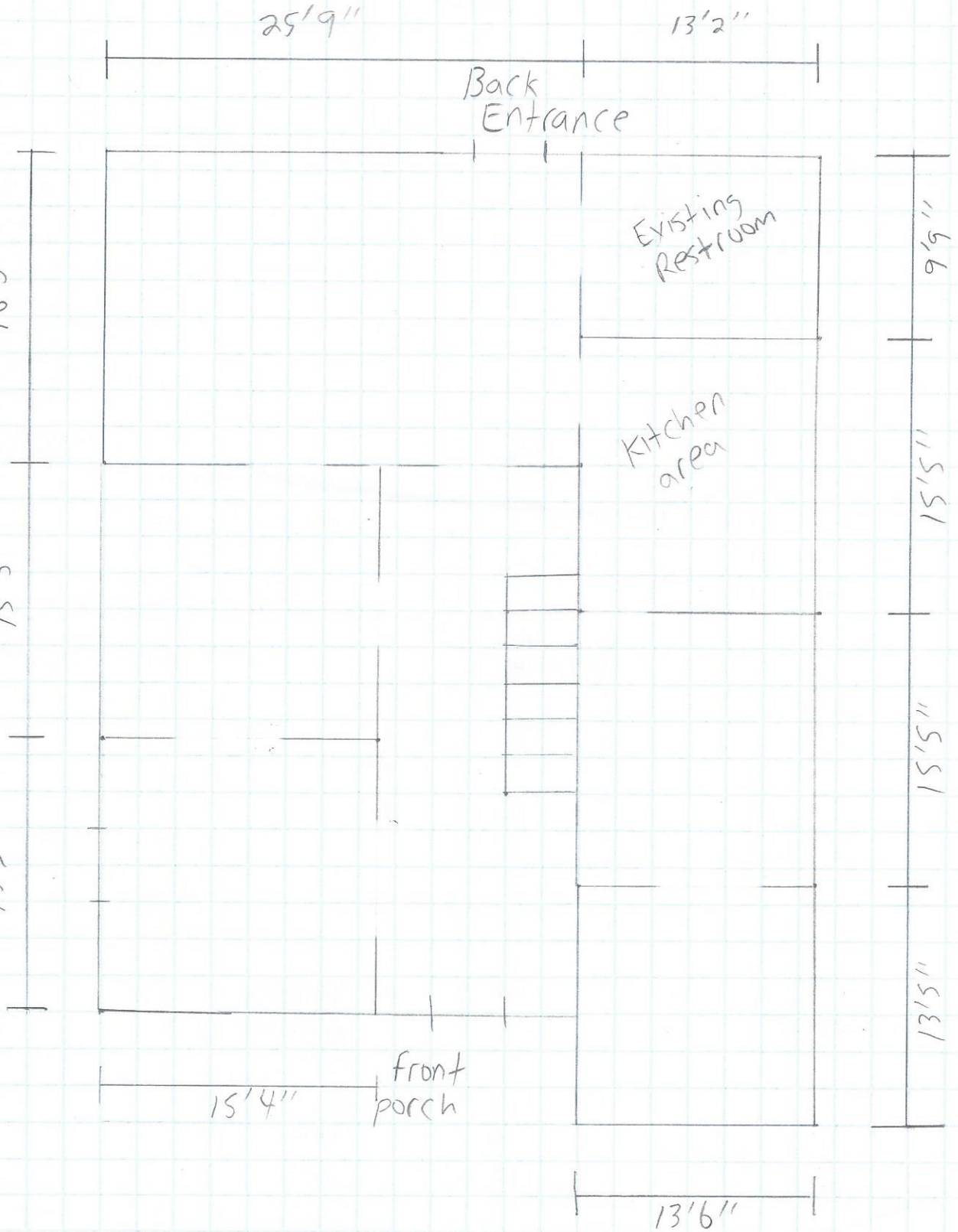
CONCEPT PLAN

TCB ADDITION – LOT 1, BLOCK A
BONAFIDE BETTIES PIES CO.
505 N. GOLIAD STREET
ROCKWALL, TEXAS 75087

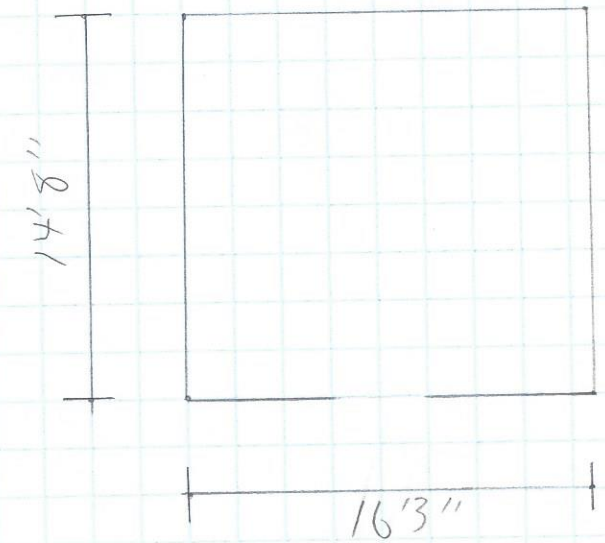
LAM CONSULTING ENGINEERING
6804 WILHELMINA DRIVE
SACHSE, TEXAS 75048
Phone (214) 766–1011
www.lamcivil.com
Firm #F–9763

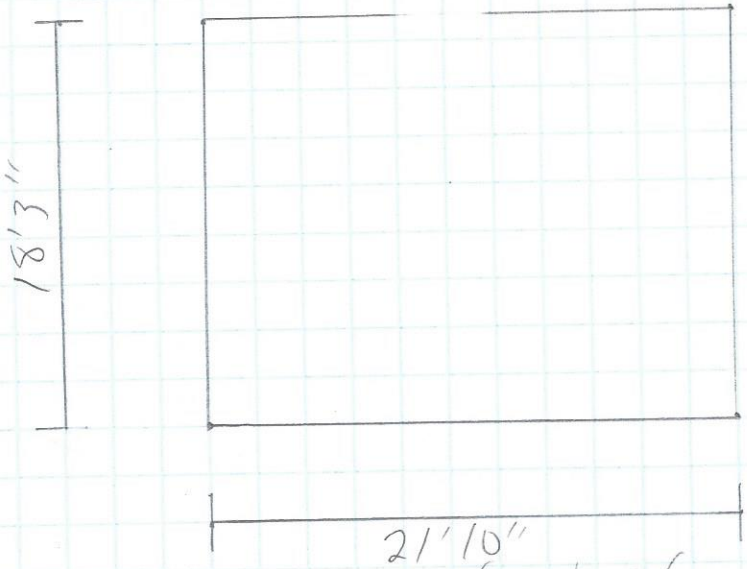
DESIGN: LCE	CHECK: LCE	SCALE: AS NOTED	2 OF 6
DRAWN: CTL	DATE: APRIL 2019	PROJECT: 632–19	

Bonafide Betties Pie Company
505 N Goliad



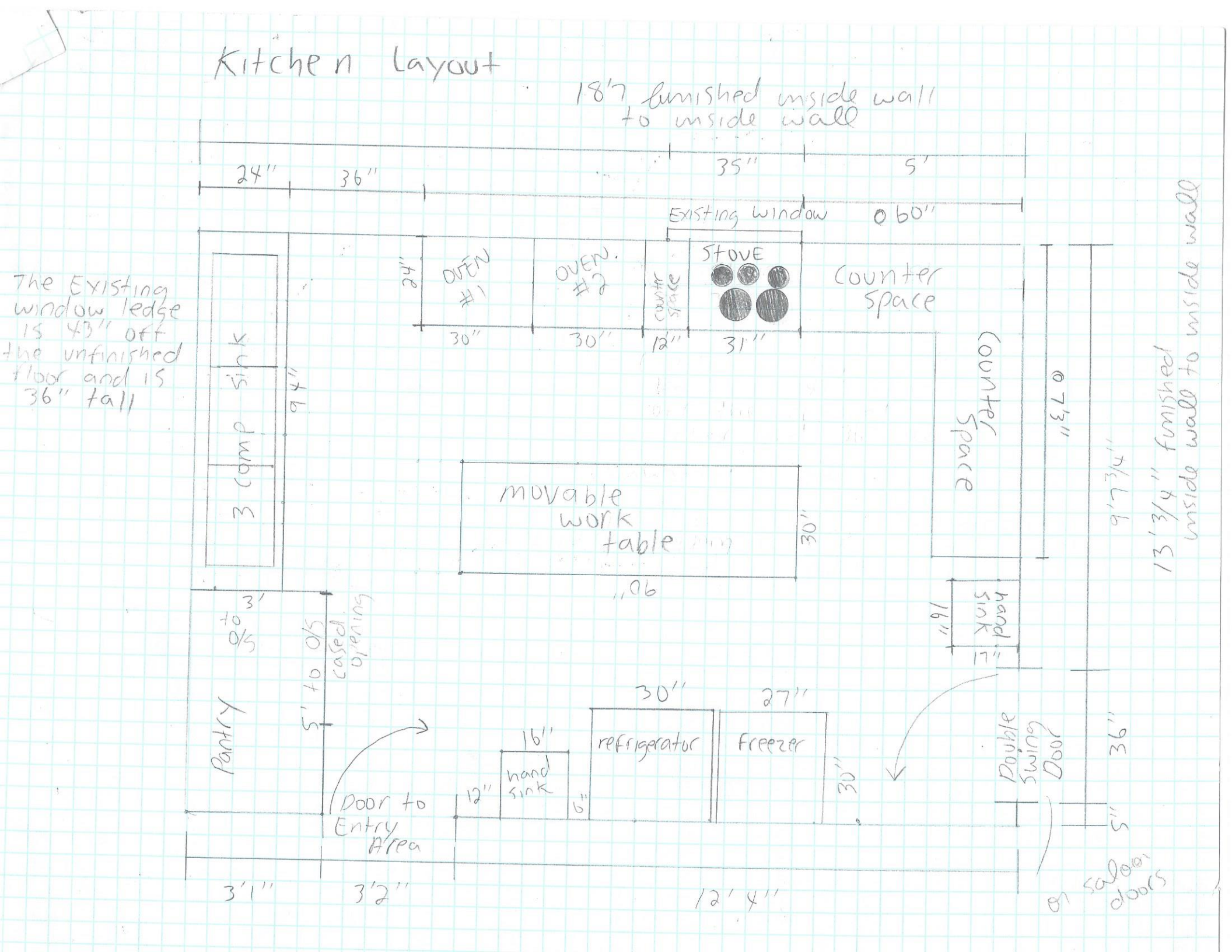
upstairs area





front of the building

Kitchen Layout



CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 17-19] AND 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) TO ALLOW FOR A *RESTAURANT LESS THAN 2,000 SF WITHOUT A DRIVE-THROUGH OR DRIVE-IN* FACILITY ON A 0.23-ACRE PARCEL OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 50 (PD-50) FOR RESIDENTIAL OFFICE (RO) DISTRICT LAND USES, AND BEING IDENTIFIED AS BLOCK 20B OF THE AMICK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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 Chris Lam, P.E. of Lam Consulting for the approval of a Specific Use Permit (SUP) for a *Restaurant Less Than 2,000 SF without a Drive-Through or Drive-In* on a 0.23-acre parcel of land, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, and being identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, addressed as 505 N. Goliad Street, 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 Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and the Unified Development Code [*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 Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and 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 the establishment of a *Restaurant Less than 2,000 SF without a Drive-Through or Drive-In* as stipulated by Article *IV, Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Planned Development District 50* (*PD-50*), and *Section 1.1, Land Use Schedule,* of *Article IV, Permissible Uses,* and *Subsection 4.02, Residential Office (RO) District, of Section 4, Commercial (C) Districts,* of *Article V, District Development Standards,* and *Subsection 6.04, North Goliad Corridor Overlay (NGC OV) District,* of *Section 6, Overlay Districts,* of *Article V,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the following additional conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant Less Than 2,000 SF without a Drive-Through or Drive-in* (*restaurant*) land use on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The development and operation of a *restaurant* land use shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;

2) The operation of the *restaurant* land use shall be limited to the area on the first floor as depicted in the *Floor Plan* attached in *Exhibit 'C'* of this ordinance;

3) The use of the second floor area shall be limited to storage only. Any other use will require additional parking spaces.

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 outlined 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

DRAFT ORDINANCE 04.30.19

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 3RD DAY OF MAY, 2019.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *May 20, 2019*

2nd Reading: *June 3, 2019*

DRAFT ORDINANCE 04.30.2019

Exhibit 'A':

Legal Description: Block 20B, Amick Addition
Address: 505 N. Goliad Street



DRAFT 04.30.19

Exhibit 'B':
Concept Plan

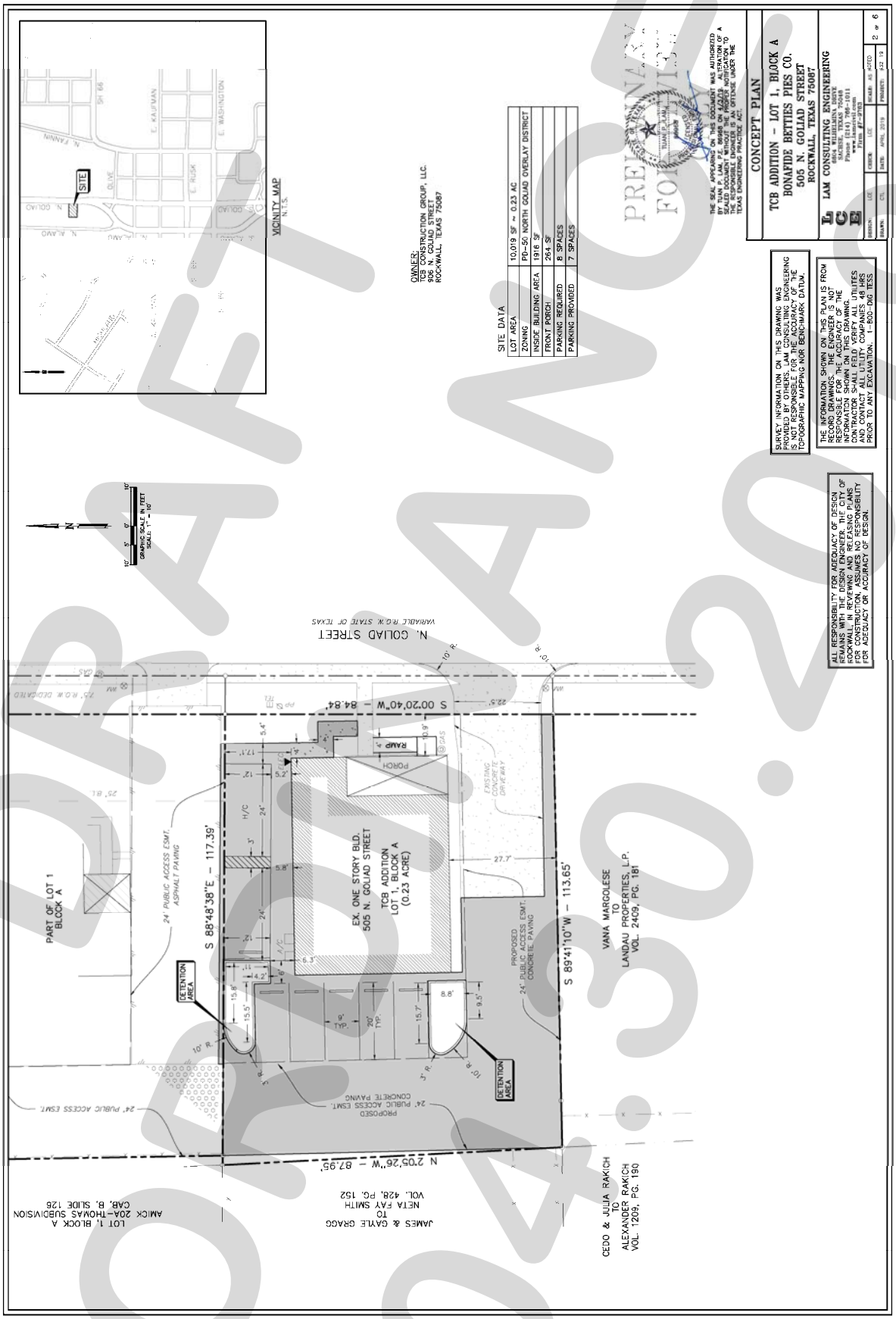
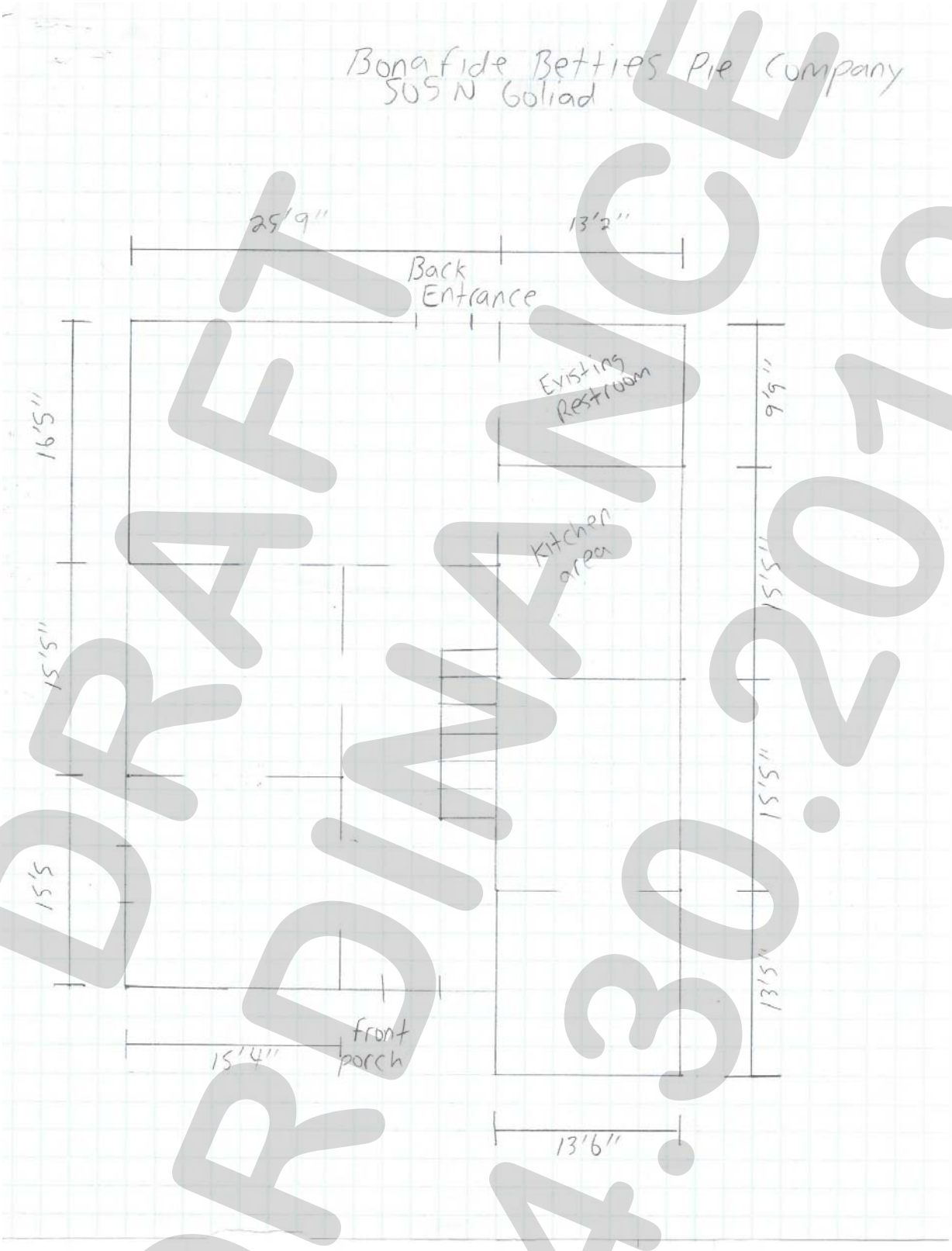


Exhibit 'C':
Floor Plan



DRAFT ORDINANCE 04.30.2019

City of Rockwall

Project Plan Review History

Project Number	Z2019-010	**Owner**	EVSR (D) LLC	**Applied**	4/12/2019 LM
Project Name	SUP for Guest Quarters	**Applicant**	EVSR (D) LLC	**Approved**	
Type	ZONING			**Closed**	
Subtype	SUP			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
777 CORNELIUS RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	2-4		2-4	0072-0000-0002-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/18/2019	4/25/2019	4/18/2019		APPROVED	
ENGINEERING	Sarah Hager	4/12/2019	4/19/2019	4/18/2019	6	COMMENTS	

(4/18/2019 11:59 AM SH)
- Water belongs to Mt. Zion. We will need the letter from them stating that they can serve this location.
- How do you plan on dealing with sewer?
- Where is the building going to be placed on the property?

FIRE	Ariana Hargrove	4/12/2019	4/19/2019	4/22/2019	10	COMMENTS	see notes

(4/22/2019 4:49 PM AA)
Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. (Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where: the building is equipped throughout with an approved automatic sprinkler system; or where there are not more than two Group R-3 or Group U occupancies.)

Fire hydrants shall be so spaced such that all portions of the exterior of the building are within 600-feet as the hose lays.

An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction.

PLANNING	Korey Brooks	4/12/2019	4/19/2019	4/25/2019	13	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Z2019-010 SUP for Guest Quarters and Barn/Agricultural Building

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Dwayne Cain of EVSR (D), LLC for the approval of a Specific Use Permit (SUP) for a guest quarters/secondary living unit and barn or agricultural accessory building on a 10.61-acre portion of a larger 26.078-acre tract of land identified as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2019-010) in the lower right hand corner of all pages on future submittals.

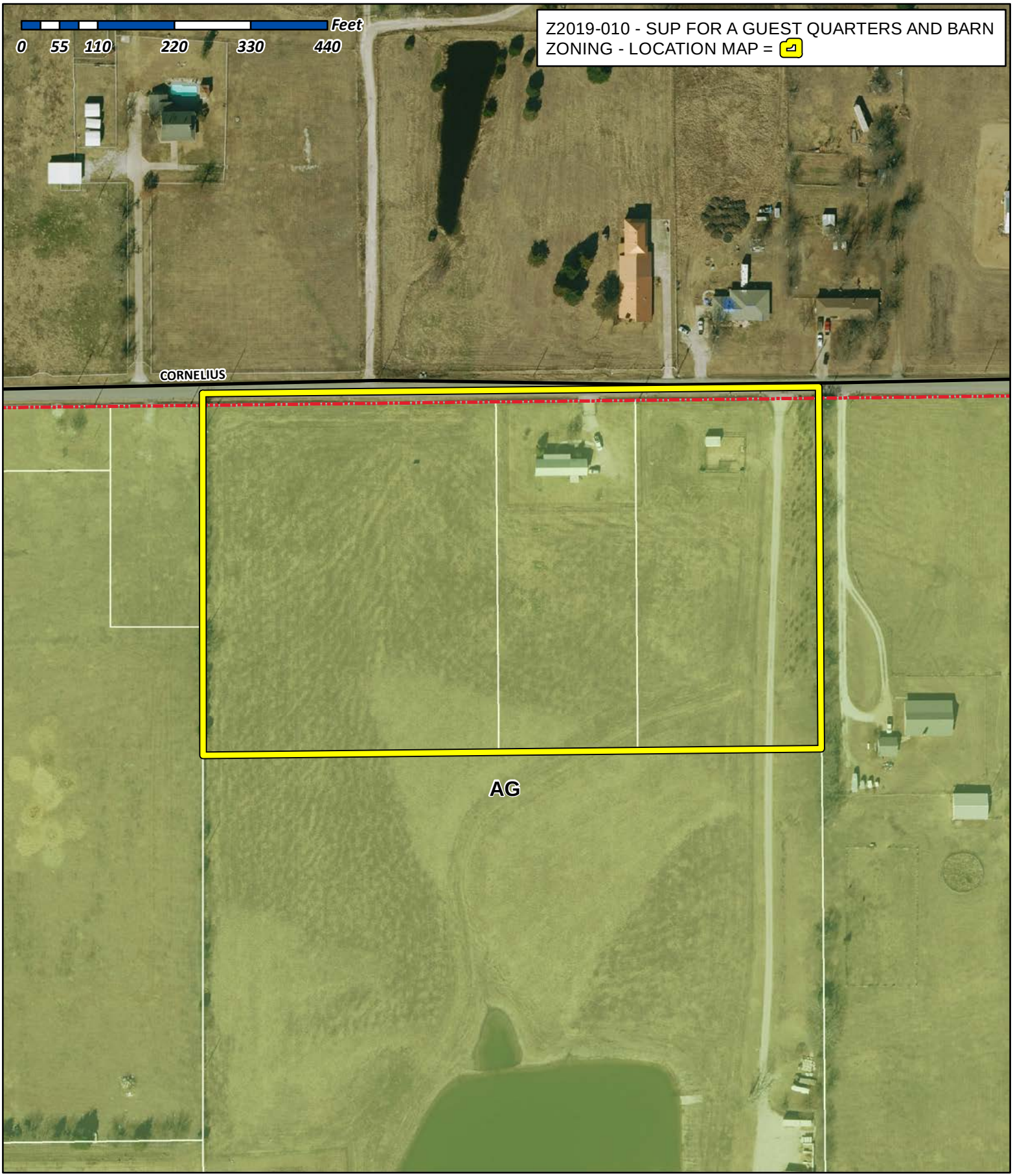
M.4 Please provide a site plan showing where the building will be located.

M.5 Please note that the property will not be able to be subdivided as provided. A remainder tract be created, the parcels show two different owners, and the remainder tract no longer has frontage.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 7, 2019. The Planning and Zoning Worksession for this case is April 30, 2019 and the Planning and Zoning Meeting for this case is May 14, 2019.

I.7 The projected City Council dates for this request are May 20, 2019 and June 3, 2019.

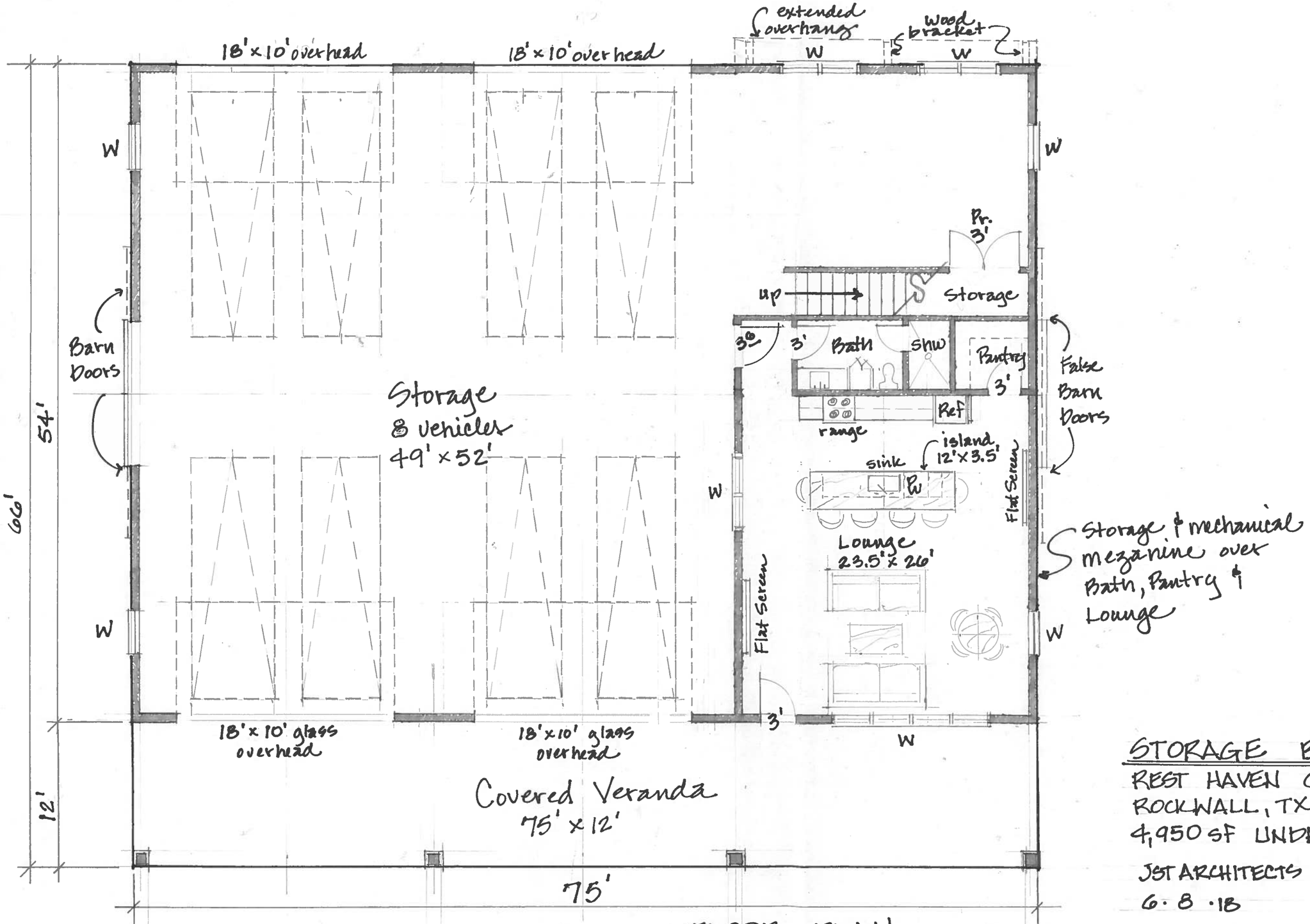
M.8 A representative is required to attend all meetings.



City of Rockwall

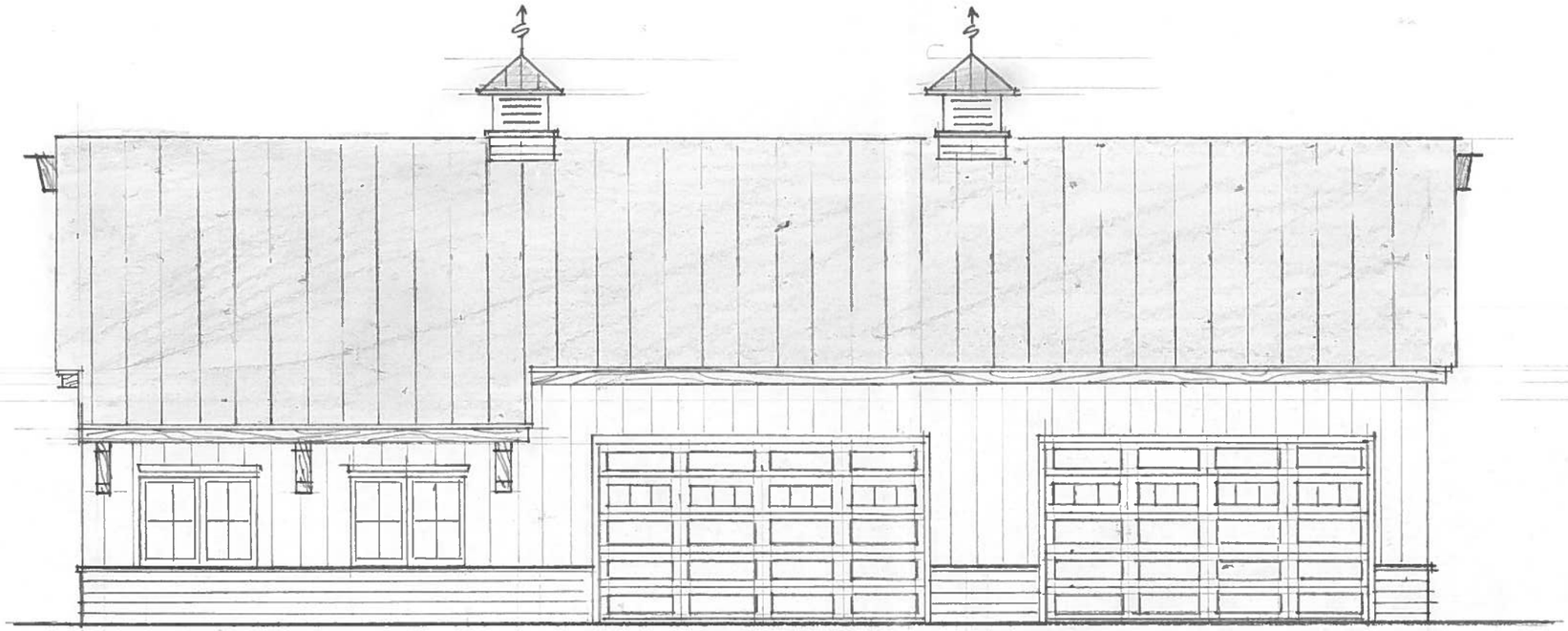
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.



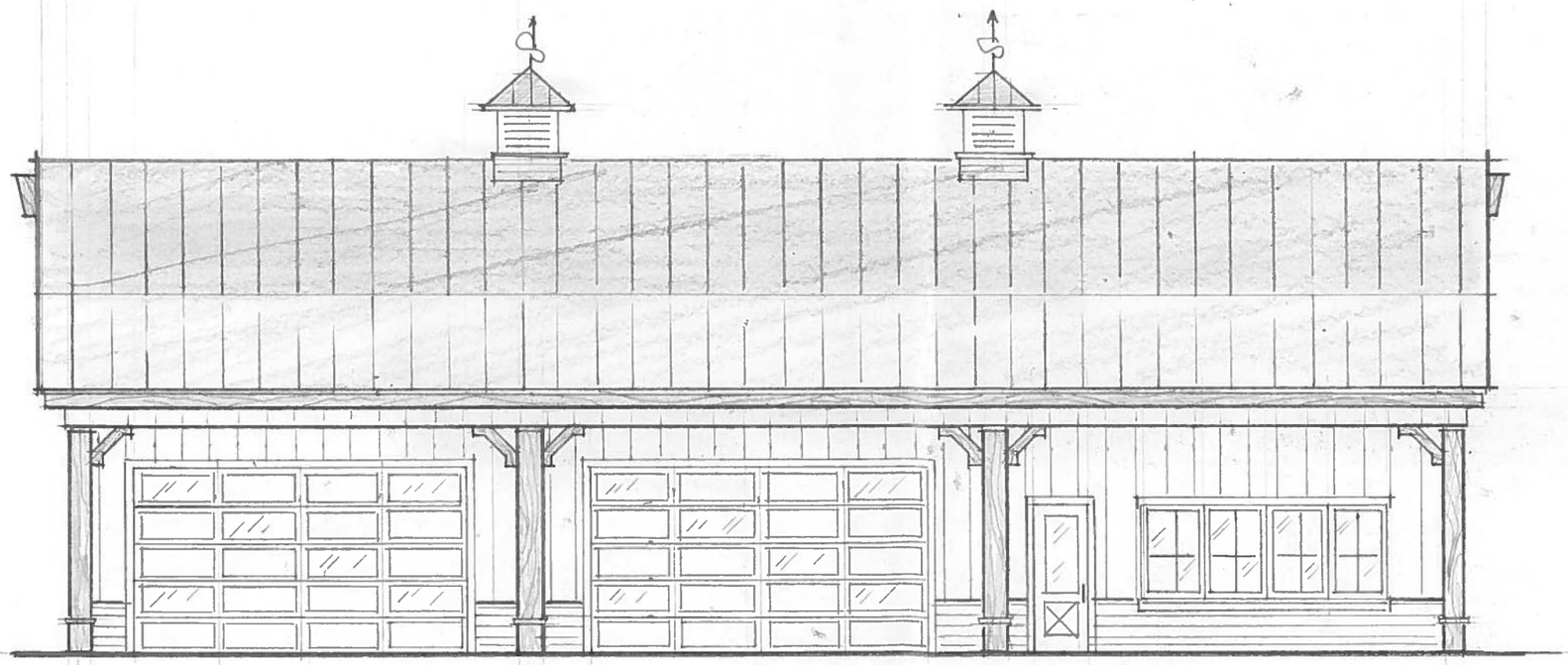
FLOOR PLAN
SCALE 1/8" = 1'-0"

STORAGE BARN
REST HAVEN CEMETERY
ROCKWALL, TX
4,950 SF UNDER ROOF
JST ARCHITECTS DALLAS, TX
6·8·18



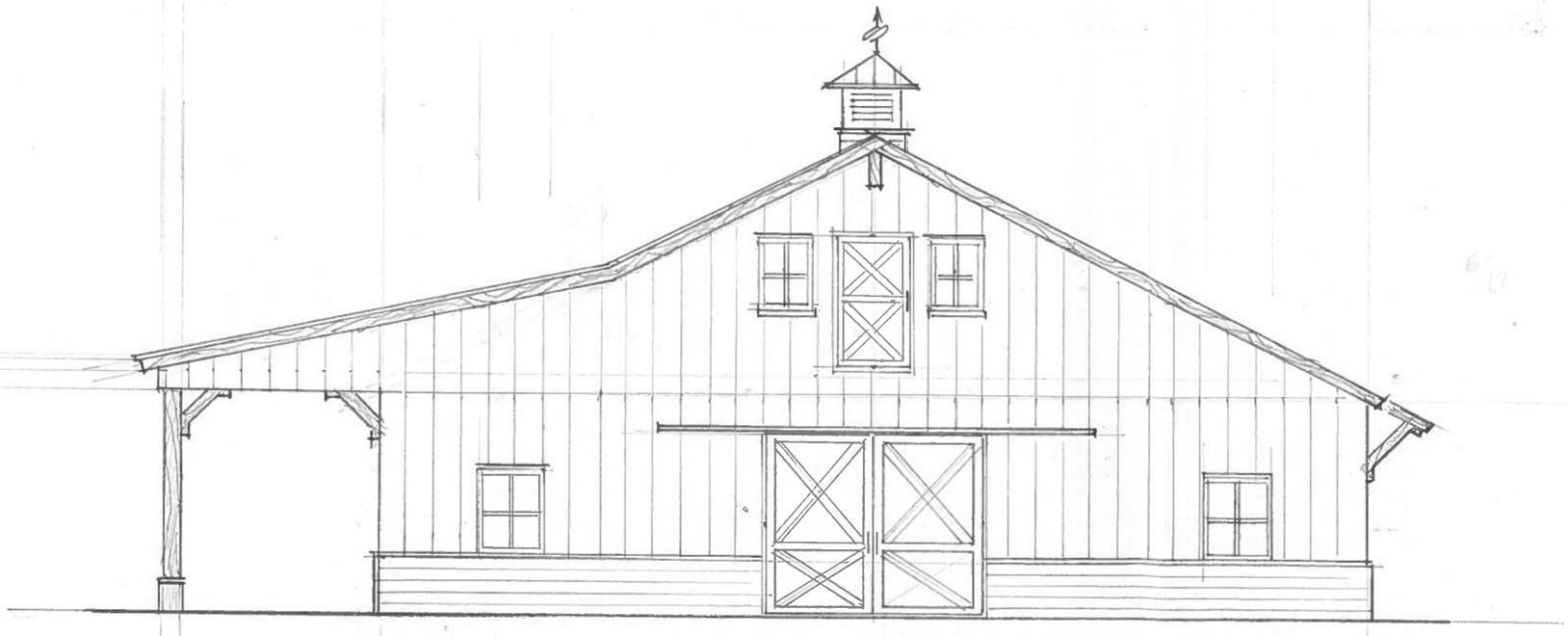
NORTH ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION (WEST ELEVATION - MIRROR IMAGE)

SCALE 1/8" = 1'-0"



CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

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 *GUEST QUARTERS/SECONDARY LIVING UNIT* AND *BARN OR AGRICULTURAL ACCESSORY BUILDING* IN AN AGRICULTURAL (AG) DISTRICT, SITUATED ON A 10.61-ACRE PORTION OF A LARGER 26.078-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 2 & 2-4 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, 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 Dwayne Cain of ECSR (D), LLC for the approval of a Specific Use Permit (SUP) to allow a *guest quarters/secondary living unit* and *barn or agricultural accessory building* in an Agricultural (AG) District on a 10.61-acre portion of a larger 26.078-acre parcel of land described as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, 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 *guest quarters/secondary living unit* and *barn or agricultural accessory building,* 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,

PRELIMINARY 04.30.2019

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 2.01*, Agricultural (AG) District,* of Section 2*, Agricultural 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 *guest quarters/secondary living unit* and *barn or agricultural accessory building* on the *Subject Property* and conformance to these conditions is required for continued operations:

1) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall generally conform to the concept plan and building elevations depicted in *Exhibits 'B*' & *'C'* of this ordinance;

2) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall not be utilized for a non-residential and/or non-agricultural land use.

3) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall be ancillary to the existing single-family home.

4) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall not be altered so that the structure is less than 2,000 SF or greater than 4,050 SF.

5) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall be exempt from the masonry requirements stipulated by Section 7.01, *Residential Development Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC).

6) The subject property shall not be subdivided in such a way that the property does not meet the minimum requirement of ten (10) acres in size for a *barn or agricultural accessory building.*

7) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall be located behind the front façade of the primary structure and be subject to the same building setbacks as the primary structure.

8) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).

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 Building Permit, should the subject property--which is subject to 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

DRAFT ORDINANCE 04.30.19

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 3RD DAY OF JUNE, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

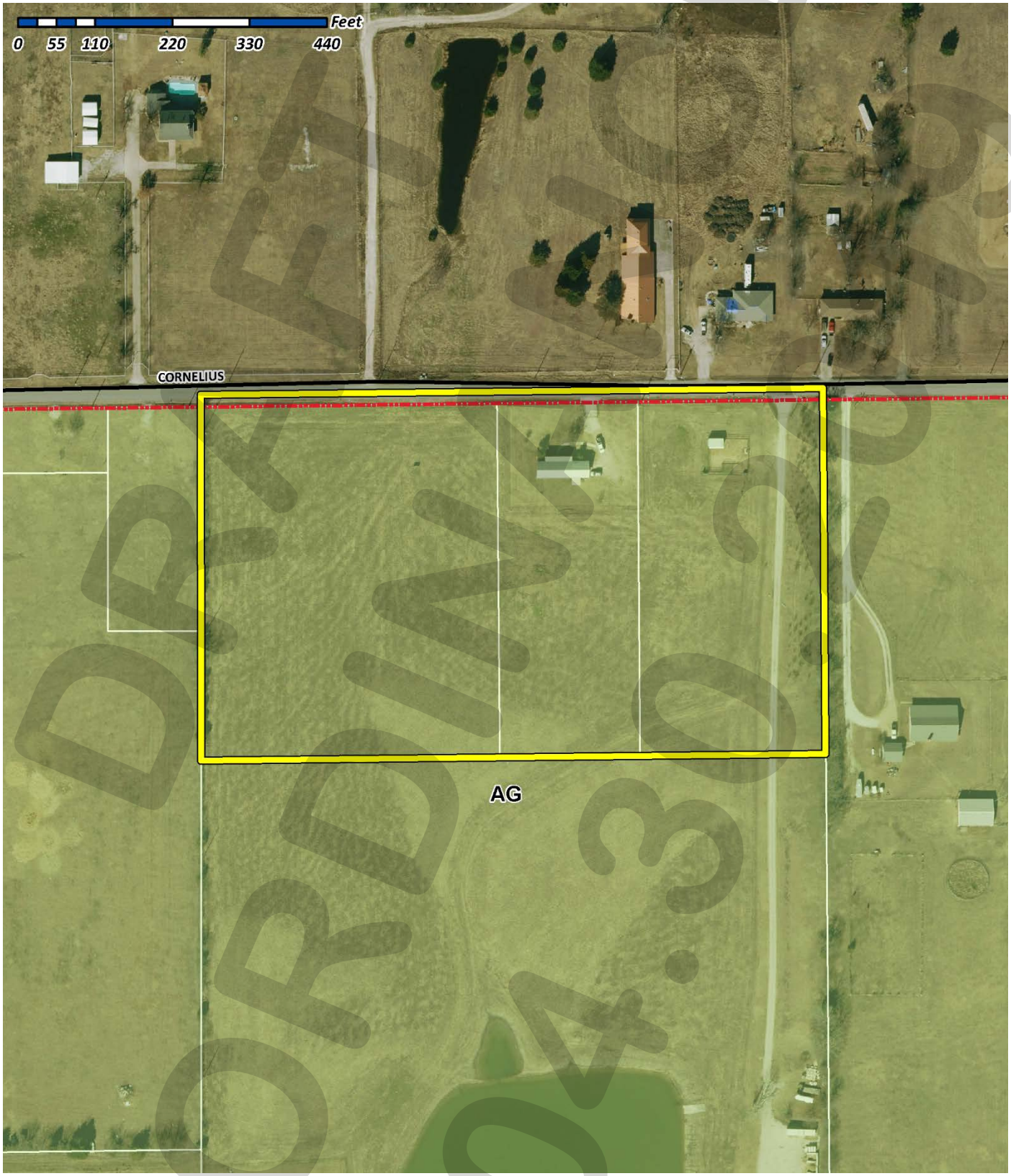
1st Reading: *May 20, 2019*

2nd Reading: *June 3, 2019*

DRAFT ORDINANCE 04.30.19

Exhibit 'A'
Zoning Exhibit

Address: *777 & 839 Cornelius Road*
Legal Description: *Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72*

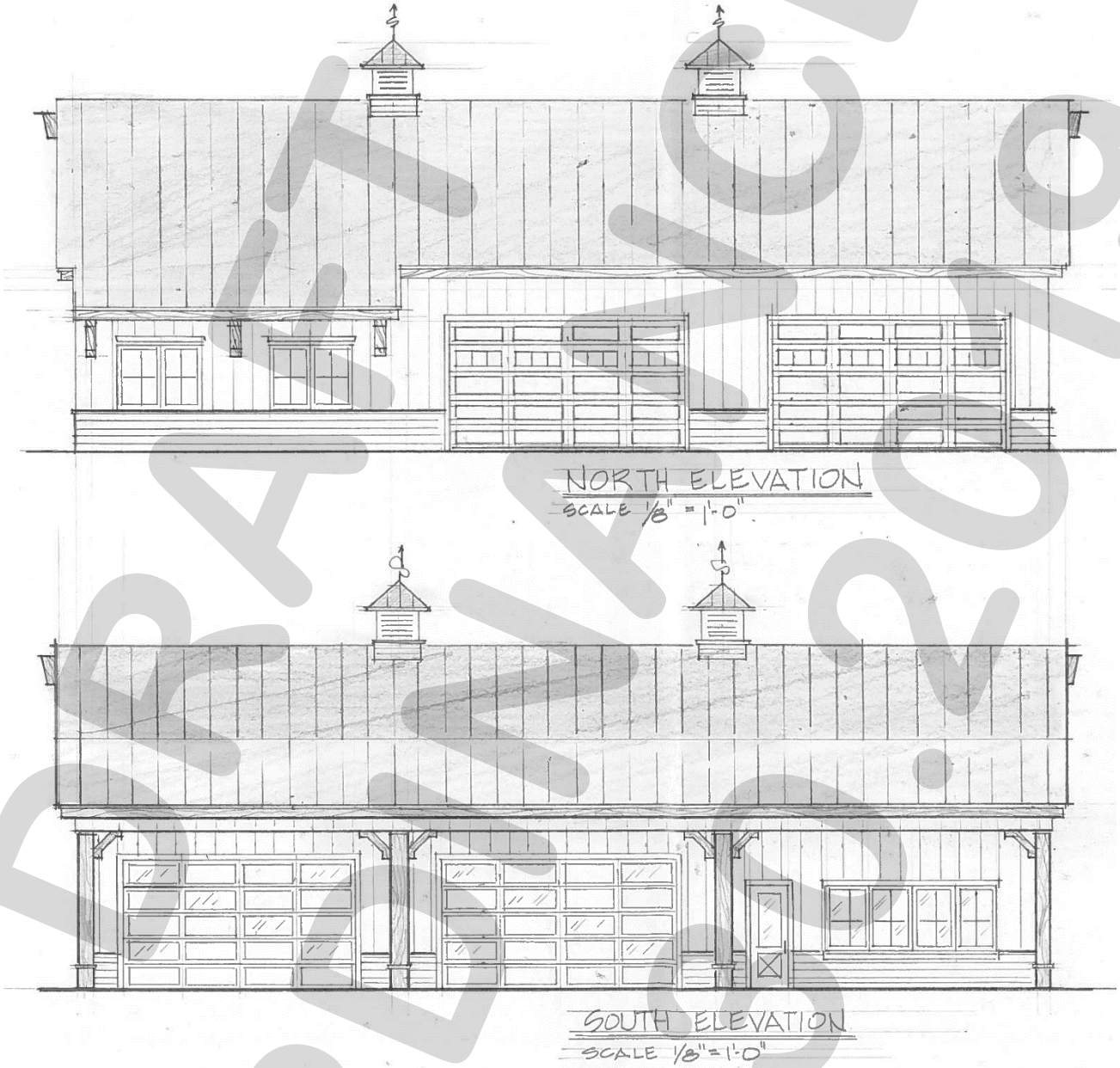


DRAFT ORDINANCE 04.30.19

Exhibit 'B'
Site Plan

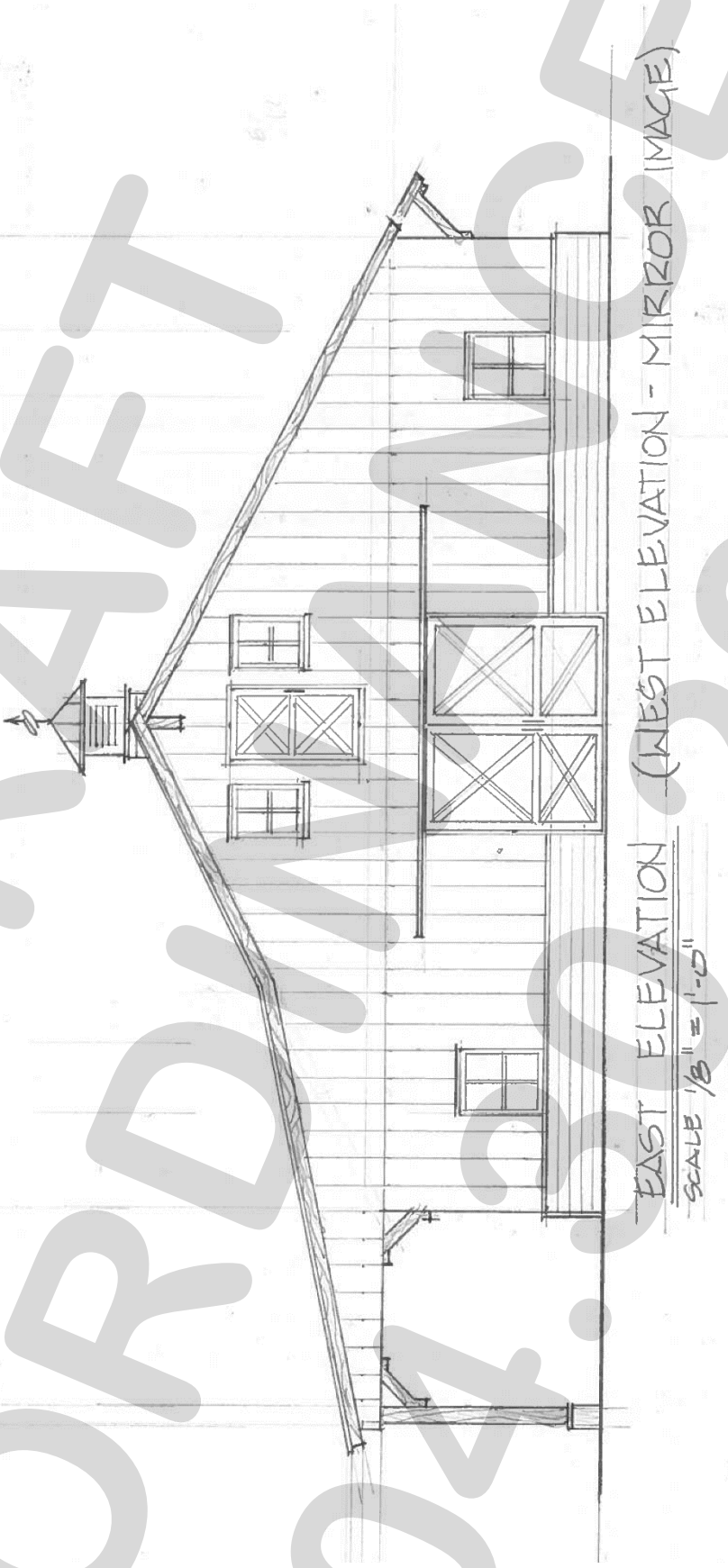
DRAFT
ORDINANCE
04.30.2019

Exhibit 'C'
Concept Elevations



DRAFT
ORDINANCE
04.15.2019

Exhibit 'C'
Concept Elevations



DRAFT ORDINANCE 04.30.2019

City of Rockwall

Project Plan Review History

Project Number	Z2019-011	**Owner**	RRDC, LTD.	**Applied**	4/15/2019 LM
Project Name	Amendment to PD-47	**Applicant**	RRDC, LTD.	**Approved**	
Type	ZONING			**Closed**	
Subtype	PD			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
3231 RIDGE RD	, TX	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
BENTON COURT	104		104	0207-0000-0104-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Amy Williams	4/15/2019	4/22/2019				
FIRE	Ariana Hargrove	4/15/2019	4/22/2019	4/22/2019	7	APPROVED	
PLANNING	Korey Brooks	4/15/2019	4/22/2019	4/25/2019	10	COMMENTS	Comments

Z2019-011 PD Amendment for PD 47

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) [Ordinances 99-17 & 07-04] being a 14.4715-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church, Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, generally located at the northeast corner of the intersection of Ridge Road [FM-740] and White Road.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

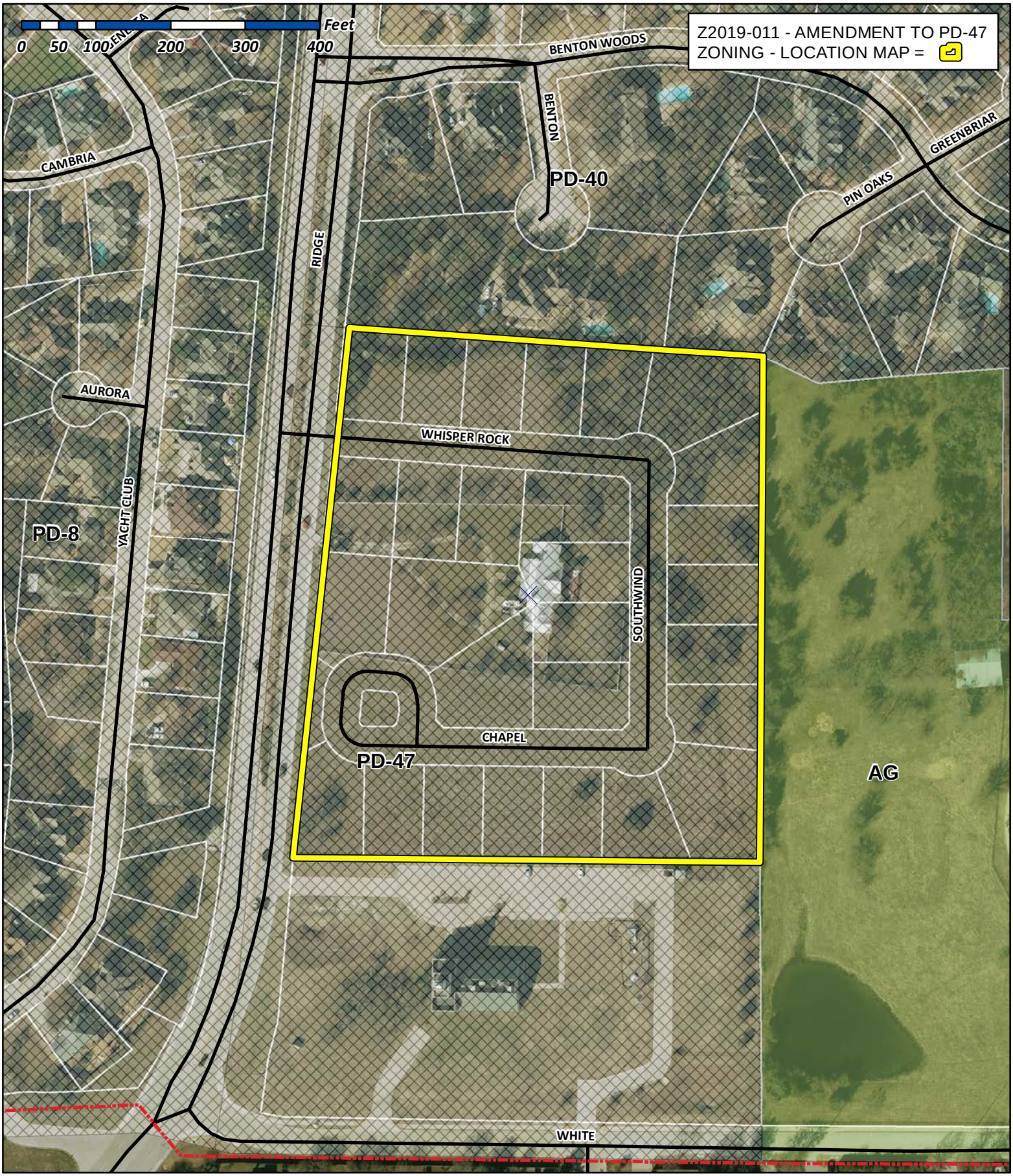
M.3 For reference, include the case number (Z2019-011) in the lower right hand corner of all pages on future submittals.

M.4 Please review the attached ordinance and provide comments.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 7, 2019. The Planning and Zoning Worksession for this case is April 30, 2019 and the Planning and Zoning Meeting for this case is May 14, 2019.

I.7 The projected City Council dates for this request are May 20, 2019 and June 3, 2019.

M.8 A representative is required to attend all meetings.



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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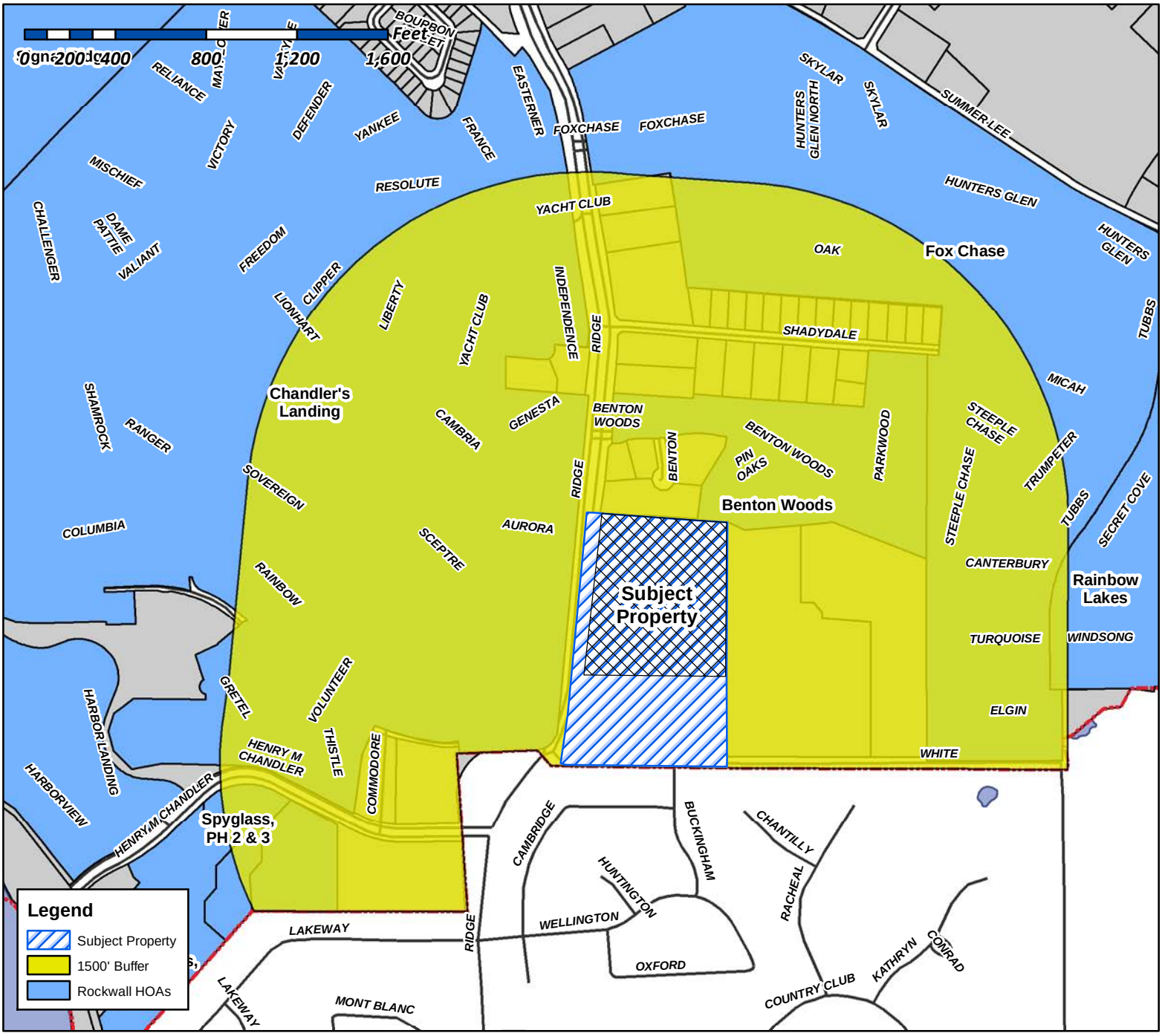
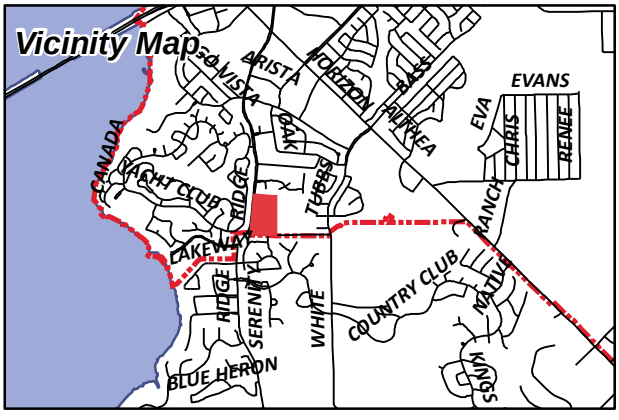


Case Number: Z2019-011
Case Name: Amendment to PD-47
Case Type: Zoning
Zoning: Planned Development District 47 (PD-47)
Case Address: 3231 Ridge Road



Date Created: *4/17/2019*
For Questions on this Case Call (972) 771-7745

City of Rockwall

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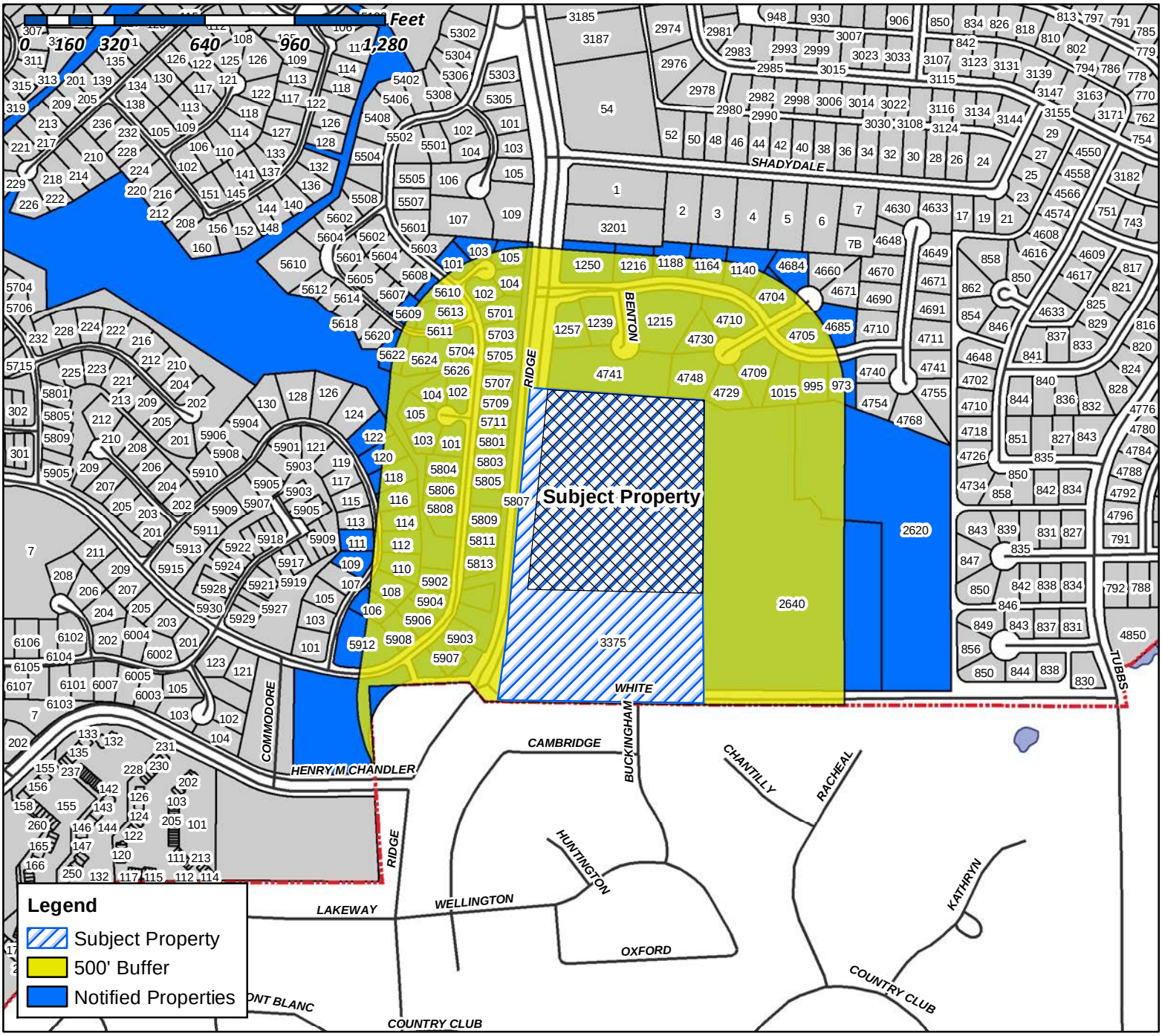

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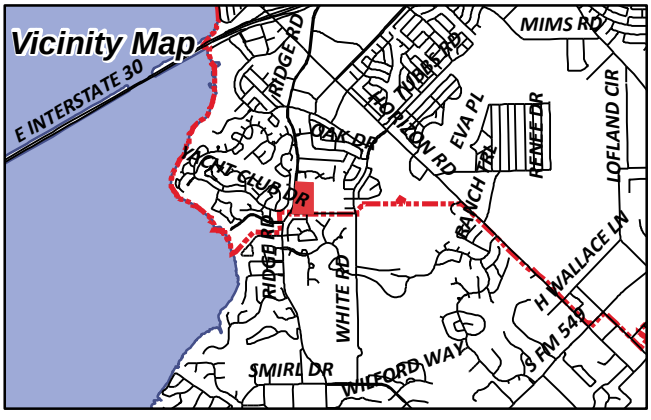


Date Created: ***4/17/2019***

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

CORDILLERA INTERNATIONAL LLC
1 EASTSHORE ROAD
HEATH, TX 75032

CURRENT RESIDENT
101 GENESTA PL
ROCKWALL, TX 75032

SEELEY LISA JONI
101 AURORA CIR
ROCKWALL, TX 75032

MCKINNEY KENT L & NARSHA
1015 BENTON WOODS DR
ROCKWALL, TX 75032

NORTHCUTT LEIGH
102 AURORA CIR
ROCKWALL, TX 75032

WARREN JEFFREY DWAYNE ETUX
102 GENESTA PL
ROCKWALL, TX 75032

CURRENT RESIDENT
103 AURORA CIR
ROCKWALL, TX 75032

WEEKS MARY
103 GENESTA PL
ROCKWALL, TX 75032

O'BRIEN PATRICIA C
104 AURORA CIRCLE
ROCKWALL, TX 75032

GARZA ROY A & DULCE R
104 GENESTA PLACE
ROCKWALL, TX 75032

LANCASTER RONALD R & BRENDA R
105 AURORA CIR
ROCKWALL, TX 75032

TURNER CATHERINE
105 GENESTA PL
ROCKWALL, TX 75032

HATFIELD GAROLD SCOTT
106 SCEPTRE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
108 SCEPTRE DR
ROCKWALL, TX 75032

REED ANGEL
109 SCEPTRE DRIVE
ROCKWALL, TX 75032

HOWES JAN
110 SCEPTRE DR
ROCKWALL, TX 75032

JOHNSTON MICHAEL & ANN
111 SCEPTRE DR
ROCKWALL, TX 75032

PRITCHETT THOMAS AARON
112 SCEPTRE DR
ROCKWALL, TX 75032

RIERA CRISTINA
114 SCEPTRE DR
ROCKWALL, TX 75032

EDWARDS RICHARD J
1140 BENTON WOODS DR
ROCKWALL, TX 75032

BRELAND JULIA AND
116 SCEPTRE DR
ROCKWALL, TX 75032

TIMBES GARY R & ELIZABETH S
1164 BENTON WOODS DR
ROCKWALL, TX 75032

JASIN PAUL A
118 SCEPTRE DR
ROCKWALL, TX 75032

MARSHALL GREGORY S & JOANNA
1188 BENTON WOODS DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
120 SCEPTRE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1202 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1203 CHAPEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1206 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1207 CHAPEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1210 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1211 CHAPEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1213 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1214 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1215 BENTON WOODS
ROCKWALL, TX 75032

CURRENT RESIDENT
1215 CHAPEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1216 CHAPEL DR
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE
1216 BENTON WOODS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1217 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1218 CHAPEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1218 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1219 CHAPEL DR
ROCKWALL, TX 75032

CAMIEL JEFFREY M
122 SCEPTRE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1221 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1222 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1223 CHAPEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1224 CHAPEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1239 BENTON WOODS DR
ROCKWALL, TX 75032

PATEL VIBHA & SATISH
1250 BENTON WOODS DR
ROCKWALL, TX 75032

HARRISON DOUGLAS C
1257 BENTON WOODS DRIVE
ROCKWALL, TX 75032

CONFIDENTIAL
152 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

ENGINEERING CONCEPTS
201 WINDCO CIRCLE 0
WYLIE, TX 75098

COGBURN DEWAYNE AND GLENNA
2400 TRINITY COURT
HEATH, TX 75032

HIMMELREICH STEVEN D & NANCY L
2620 WHITE RD
ROCKWALL, TX 75032

DUHON CRAIG R & DONNA L
2640 WHITE RD
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI AND
3021 RIDGE RD SUITE A-66
ROCKWALL, TX 75032

SCHUMANN SHERRY
306 COUNTY ROAD 1581
ALBA, TX 75410

FIRST CHRISTIAN CHURCH
3375 RIDGE ROAD
ROCKWALL, TX 75032

STARRLO ENTERPRISES LLC SERIES C
4604 MCWILLIAMS COURT
PLANO, TX 75093

AUSBURN CHARLES NEAL
4614 GILBERT AVE
DALLAS, TX 75219

ANSARI CYRUS
4684 GREENBRIAR CT
ROCKWALL, TX 75032

HAIN MARGARET GUNTHER AND
4685 GREENBRIAR CT
HEATH, TX 75032

PARKS TODD L AND RHONDA DENISE
4704 GREENBRIAR CT
ROCKWALL, TX 75032

UNDERWOOD KEVIN W & KRISTINA K
4705 GREENBRIAR CT
ROCKWALL, TX 75032

MCKINNEY TERRY L SR AND DEBORAH A
4709 PIN OAKS CIRCLE
ROCKWALL, TX 75032

WOLOV MATTHEW & KRISTINA
4710 PIN OAKS CIR
ROCKWALL, TX 75032

BURGE RICK W & KATHRYN S
4729 PIN OAKS CIR
ROCKWALL, TX 75032

DENNARD RICHARD C
4730 PIN OAKS CIRCLE
ROCKWALL, TX 75032

GRAND-LIENARD ROBERT J III AND DIANA L
4741 BENTON CT
ROCKWALL, TX 75032

BAILEY KENNETH AND MEREDITH
4748 PIN OAKS CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
4801 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4804 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4805 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4808 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4809 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4812 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4813 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4816 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4817 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4821 SOUTHWIND DR
ROCKWALL, TX 75032

BROWN IAN AND JESSICA
5609 CAMBRIA DR
ROCKWALL, TX 75032

RANDOLPH JILL F
5610 YACHT CLUB DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
5611 CAMBRIA DR
ROCKWALL, TX 75032

GARDNER MICHAEL J
5613 CAMBRIA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5622 CAMBRIA DR
ROCKWALL, TX 75032

COOPER NEAL B
5624 CAMBRIA DR
ROCKWALL, TX 75032

GREEN KRIS & CORI
5626 CAMBRIA DR
ROCKWALL, TX 75032

WEST RACHEL
5701 YACHT CLUB
ROCKWALL, TX 75032

LANG JOSEPH W III &
5703 YACHT CLUB DR
ROCKWALL, TX 75032

RICHARD J MALAK AND BARBARA E MALAK
REVOCABLE LIVING TRUST
5704 YACHT CLUB DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
5705 YACHT CLUB DR
ROCKWALL, TX 75032

CARDOZO DORENE
5707 YACHT CLUB DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5709 YACHT CLUB DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5711 YACHT CLUB DR
ROCKWALL, TX 75032

BIXLER JOY S
5801 YACHT CLUB DR
ROCKWALL, TX 75032

WRIGHTSON DAVID J SR
5803 YACHT CLUB DR
ROCKWALL, TX 75032

WRIGHTSON DAVID J & LUCY S
5803 YACHT CLUB DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5804 YACHT CLUB DR
ROCKWALL, TX 75032

MINCKLER JOSEPH M & INGRID E
5805 YACHT CLUB DR
ROCKWALL, TX 75032

HUMES JENNIFER
5806 YACHT CLUB DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
5807 YACHT CLUB DR
ROCKWALL, TX 75032

LANG NICOLE
5808 YACHT CLUB DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5809 YACHT CLUB DR
ROCKWALL, TX 75032

CATANIA ANTHONY J
5811 YACHT CLUB
ROCKWALL, TX 75032

CURRENT RESIDENT
5813 YACHT CLUB DR
ROCKWALL, TX 75032

EAGAN LOIS MAUREEN
5902 YACHT CLUB DR
ROCKWALL, TX 75032

MANN ERIK
5903 YACHT CLUB DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5904 YACHT CLUB DR
ROCKWALL, TX 75032

JONES BRADLEY
5906 YACHT CLUB DR
ROCKWALL, TX 75032

CONFIDENTIAL
5907 YACHT CLUB DR
ROCKWALL, TX 75032

TURNER LESLIE D
5908 YACHT CLUB DR
ROCKWALL, TX 75032

RABAH MUSTAFA HASAN
5912 YACHT CLUB DRIVE
ROCKWALL, TX 75032

CASSAR JEFFREY
6007 VOLUNTEER PLACE
ROCKWALL, TX 75032

UTHLAUT WILLIAM S
6540 BROADWAY BLVD
GARLAND, TX 75043

RAMSEY TERESA GALE AND
7047 LAVISTA DRIVE
DALLAS, TX 75214

BROWN NIGEL M.H.O.
8039 WESTOVER DR
DALLAS, TX 75231

STARNES KIMBERLY DAWN
8545 MIDWAY RD
DALLAS, TX 75209

CSH 2016-2 BORROWER LLC
8665 EAST HARTFORD DR 0
SCOTTSDALE, AZ 85255

BUTTERMORE BRADLEY
973 BENTON WOODS DR
ROCKWALL, TX 75032

HERRIAGE JENNIFER RANEY & TIMOTHY
995 BENTON WOOD DRIVE
ROCKWALL, TX 75032

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY
ASSOCIATION INC
PO BOX 638
ROCKWALL, TX 75087

WALTERS PATRICIA ANN AND JEFFERY MICHAEL
LYAN
PO BOX 833073
RICHARDSON, TX 75083

RAND PARTNERS LP
PO BOX B
TERRELL, TX 75160

ENGINEERINGCONCEPTS
& DESIGN, L.P.

201 Windco Circle Ste. 200
Wylie, Texas 75098
tel: 972-941-8400
fax: 972-941-8401

April 12, 2019

Mr. Ryan Miller, AICP
385 S Goliad
Rockwall, Texas 75032

RE: Whisper Rock
Zoning Amendment

Dear Mr. Miller:

We are formally requesting to amend the PD-47 with the following changes:

SECTION 5

Item 2. Any structure constructed on lots in the tract shall have a minimum of 60% masonry exclusive of any windows. Any siding shall be cementous fiber material, with strict HOA over sight.

Item 5. 55% maximum lot coverage of main house only, exclusive of driveway, pools & sidewalks.

Item 9. No garages shall face street unless 20' back from front of structure. J swings allowed.

If you have any questions or have additional comments, please do not hesitate to contact me at 972-941-8410 or by email at matt@ecdlp.com

Thank you,

Todd Wintters, P.E.
Engineering Concepts & Design, L.P.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 47 (PD-47) [*ORDINANCES 99-17 AND 07-04*] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE DEVELOPMENT STANDARDS APPROVED WITH *ORDINANCE NO. 99-17*, BEING A 14.4712-ACRE TRACT OF LAND IDENTIFIED TRACT 104 OF THE E. TEAL SURVEY, ABSTRACT NO. 207 AND LOT 1, BLOCK A, FIRST CHRISTIAN CHURCH DISCIPLES OF CHRIST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 47 (PD-47) AND MORE FULLY DEPICTED HEREIN BY *EXHIBIT 'A'* AND DESCRIBED HEREIN BY *EXHIBIT 'B'*; 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 by the applicant Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) for the purpose of amending the development standards approved with *Ordinance 99-17*, being a 14.4712-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) [*Ordinances 99-17 and 07-04*], generally located at the northeast corner of the intersection of Ridge Road [*FM-740*] and White Road and more fully depicted in *Exhibit 'A'* and described in *Exhibit 'B'* 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, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 47 (PD-47) [*Ordinance No.'s 99-17 & 07-04*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 99-17 & 07-04*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District ordinance and the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 3. That development of the *Subject Property* shall be in accordance with the

DRAFT 04.16.19

Planned Development Concept Plan, contained in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall be in accordance with the *Planned Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That 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, 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 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. 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 3RD DAY OF JUNE, 2019.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

DRAFT ORDINANCE 04.30.19

Frank J. Garza, *City Attorney*

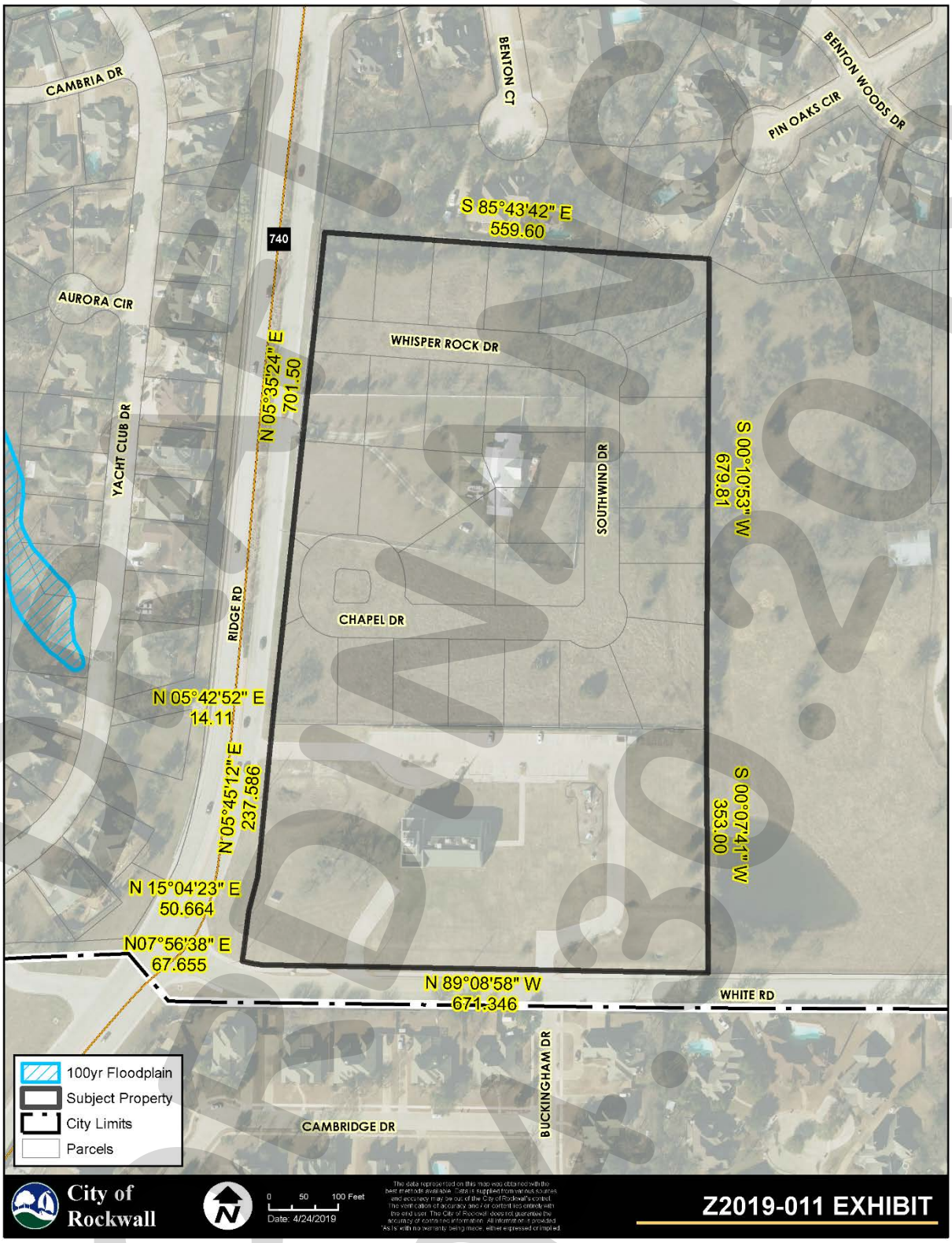
1st Reading: *May 20, 2019*

2nd Reading: *June 3, 2019*

DRAFT
ORDINANCE
04.30.2019

Exhibit 'A'
Zoning Exhibit

Legal Description: *Tract 104 of the E. Teal Survey, Abstract No. 201* and *Lot 1, Block A, First Christian Church Disciples of Christ Addition*



DRAFT 2019

Exhibit 'B':
Legal Description

Area 1

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS RRDC, LTD., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 9.477 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of a called 9.4769 acre tract of land described in a deed to RRDC, LTD., recorded as instrument No. 20170000023557, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow plastic cap stamped "RPLS 3963" set for corner in the iron rod with a yellow plastic cap stamped "RPLS 3963" set for corner in the RPLS 3963" set for corner in the set for corner in the east right-of-way line of Ridge Road (FM 740) at the northwest corner of said 9.4769 acre tract;

THENCE South 85 degrees 43 minutes 42 seconds East along the north line thereof and partly with the south lines of the original Benton Court Addition, an Addition to the City of Rockwall recorded in Cabinet D, Slide 69, and Benton Woods, an Addition to the City of Rockwall recorded in Cabinet C, Slide 254, all recorded in the Plat Records of Rockwall County, Texas (PRRCT), for a total distance of 559.60 feet to a point for corner near the base of a steel fence post at the northeast corner of said 9.4769 acre tract, common to the southwest corner of a called 12.000 acre tract described in a deed to Craig Duhon et ux, recorded in Volume 693, Page 228, (DRRCT), from which a 5/8" iron rod with a yellow plastic cap stamped "RPLS 3963" set for iron rod with a yellow plastic cap stamped "RPLS 3963" set for RPLS 3963" set for set for reference bears South 65 degrees 09 minutes 20 seconds West, a distance of 39.51 feet;

THENCE South 00 degrees 10 minutes 53 seconds West, along the common line of last mentioned tracts, a distance of 679.81 feet to a point for corner near the base of a plastic fence post at the southeast corner of said 9.4769 acre tract, common to the northeast corner of Lot 1, Block A, First Christian Church, Disciples of Christ, an Addition to the City of Rockwall recorded in Cabinet E, Slide 361 (PRRCT), from which a 5/8" iron rod with a yellow plastic cap iron rod with a yellow plastic cap stamped "RPLS 3963" set for reference bears South 61 degrees 43 minutes 15 seconds West, a RPLS 3963" set for reference bears South 61 degrees 43 minutes 15 seconds West, a set for reference bears South 61 degrees 43 minutes 15 seconds West, a distance of 37.49 feet;

THENCE North 89 degrees 09 minutes 00 seconds West with the common line of said 9.4769 acre tract and said Lot 1, a distance of 625.70 feet to a point for corner at the common west corner thereof, and also being in the east line of said Ridge Road, from which a 3 1/4" TXDOT TXDOT Aluminum Disk found for reference bears South 49 degrees 53 minutes 40 seconds West, a distance of 0.50 feet;

THENCE North 05 degrees 42 minutes 52 seconds East with the East Right-of-Way line of said Ridge Road, a distance of 14.11 feet to a 3 1/4" TXDOT Aluminum Disk found at an angle point TXDOT Aluminum Disk found at an angle point thereof;

THENCE North 05 degrees 35 minutes 24 seconds East continuing with the East Right -of-way line of said Ridge Road, a distance of 701.50 feet to the POINT OF BEGINNING and containing 412,830 square feet or 9.477 acres of land.

PRIOR ORDINANCE 04-38

Exhibit 'B':
Legal Description

Area 2

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS FIRST CHRISTIAN CHURCH OF ROCKWALL, TEXAS, BEING THE OWNER OF A TR ACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 5.231 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block A, First Christian Church, Disciples of Christ, Rockwall, Texas Addition, recorded in Cabinet E, Slide 361, Plat Records of Rockwall County, Texas (PRRCT), said 5.231 acre tract being more particularly described as follows:

BEGINNING at a point for corner near the base of a plastic fence post at the southeast corner of a called 9.4769 acre tract of land described in deed to RRDC, Ltd., recorded in Instrument 20170000023557, Deed Records, Rockwall, County, Texas (DRRCT), common to the northeast corner of said Lot 1, said corner being in the west boundary line of a called 12 acre tract of land described in a deed to Craig R. Duhon and Donna L. Duhon, recorded in Volume 693, Page 228, (DRRCT), from which a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for reference bears South 61 degrees 46 minutes 53 seconds West, a distance of 37.56 feet;

THENCE South 00 degrees 07 minutes 41 seconds West, along the common line of said Lot 1 and said 12 acre tract, a distance of 353.00 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the southeast corner of said Lot 1, said corner being in the north right-of-way line of White Road, a variable width right-of-way;

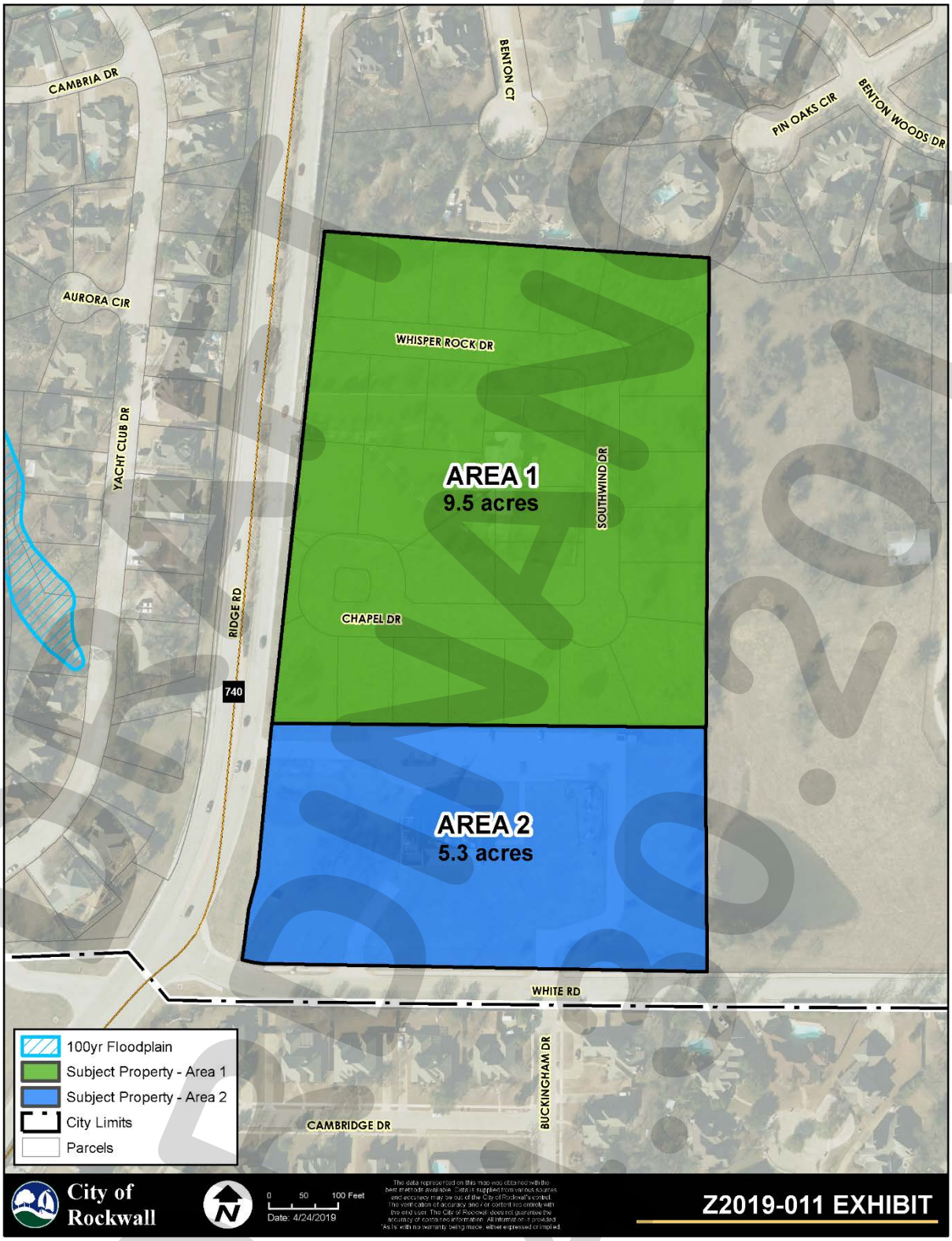
THENCE North 89 degrees 08 minutes 58 seconds West, along the common line of said Lot 1 and said White Road, a distance of 671.35 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the southwest corner of said Lot 1, said corner being at the Ridge Road and said Lot 1, a distance of 50.66 feet to a TxDOT monument found for corner;

THENCE North 05 degrees 45 minutes 12 seconds East, continuing along the common line of said Ridge Road and said Lot 1, a distance of 237.59 feet to the northwest corner of said Lot 1 and the southwest corner of said 9.4769 acre tract, from which a TxDOT monument bears South 58 degrees 52 minutes 38 seconds West, a distance of 0.41 feet;

THENCE South 89 degrees 09 minutes 00 seconds East, along the common line of laid Lot 1 and said 9.4769 acre tract, a distance of 625.79 feet to the POINT OF BEGINNING and containing 227,854 square feet or 5.231 acres of land.

DRAFT ORDINANCE 04.30.19

Exhibit 'C':
Location Map/Area Concept Plan



DRAFT 04/29/2019

Exhibit 'D':
PD Development Standards

Area 1: Single-Family 10 (SF-10) District [*9.477-Acres*]

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Area 1* as depicted in *Exhibit 'C'* of this ordinance shall be subject to the land uses permitted for the Single-Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

(2) *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, *Area 1* as depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards for the Single-Family 10 (SF-10) District as stipulated in Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. All lots shall conform to the standards depicted in *Table 1*, which are as follows:

Table 1: Density and Dimensional Requirements

Minimum Lot Width [1]	80'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Front Yard Setback [2]	25'
Minimum Side Yard Setback	6'
Minimum Distance Between Buildings	10'
Maximum Height	36'
Minimum Rear Yard Setback	10'
Maximum Lot Coverage	55%
Minimum Dwelling Size	3,000 SF

General Notes:
[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

(3) *Building Standards.* Housing type and construction shall adhere to the following building standards:

(a) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 60% primary materials and/or a maximum of 20% secondary materials, excluding windows and doors. For the purpose of this ordinance, primary materials shall consist of stone, brick, and cementitious materials. The use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials) shall be limited to 40% of the building's exterior façade.

(b) *Anti-Monotony.* An anti-monotony standard shall not allow the same structure—in terms of materials and elevation--any closer than four (4) houses apart on either side of the street.

(c) *Common Areas and Open Space.* All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance.

(d) *Garage Orientation.* Garages shall be oriented in a traditional swing (or j-swing). Garages configured in a flat, front entry configuration shall be setback a minimum of 20 feet from the front façade of the primary structure. All garage doors shall be required to have upgraded finishes (*e.g. divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff*)]. All garage configurations not conforming to this section shall meet the

requirements of Article VI, Parking and Loading, of the Unified Development Code (UDC).

Area 2: Single-Family 10 (SF-10) District [*4.9995-Acres*]

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Area 2* as depicted in *Exhibit 'C'* of this ordinance shall be subject to the land uses permitted for the Single-Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future however, the following conditions shall apply:

The following land use shall be permitted in *Area 2*:

☑ Antenna, Commercial*

NOTES: 1) All equipment shall be contained interior to the building 2) The height of the structure shall remain as depicted in *Exhibit 'E'* of this ordinance.

(2) *Density and Dimensional Requirements.* Any development in Area 2 as depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards required for properties in a Single-Family 10 (SF-10) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

(3) *Building Standards.* Housing type and construction shall adhere to the following building standards:

(a) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 60% primary materials and/or a maximum of 20% secondary materials, excluding windows and doors. For the purpose of this ordinance, primary materials shall consist of stone, brick, and cementitious materials. The use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials) shall be limited to 40% of the building's exterior façade.

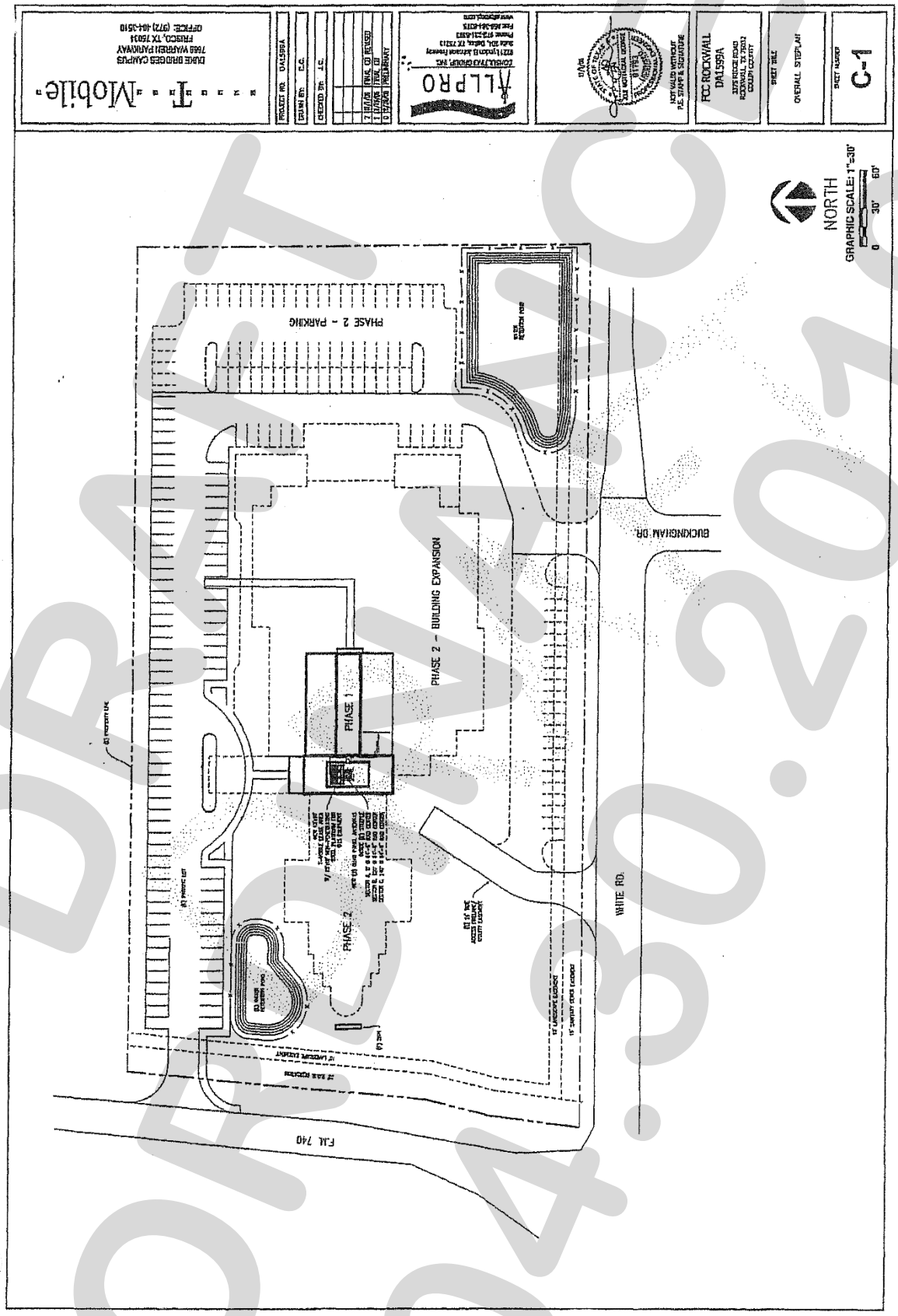
(b) *Anti-Monotony.* An anti-monotony standard shall not allow the same structure--in terms of materials and elevation--any closer than four (4) houses apart on either side of the street.

(c) *Common Areas and Open Space.* All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance.

(4) *Garage Orientation.* Garages shall be oriented in a traditional swing (or j-swing). Garages configured in a front entry configuration shall be setback a minimum of 20 feet from the front façade of the primary structure. All garage doors shall be required to have upgraded finishes (*e.g. divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff*)]. All garage configurations not conforming to this section shall meet the requirements of Article VI, Parking and Loading, of the Unified Development Code (UDC).

DRAFT ORD. 04-38

Exhibit 'E':
Concept Plan



DRAFT
ORDINANCE
04.30.2019

City of Rockwall

Project Plan Review History

Project Number	P2019-017	**Owner**	SORRELLS, ROBERT	**Applied**	4/12/2019 LM
Project Name	Emerson Farms Subdivision	**Applicant**	CORWIN ENGINEERING, INC.	**Approved**	
Type	PLAT			**Closed**	
Subtype	PRELIMINARY			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
HWY276	ROCKWALL, TX 75189	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL EAST SUBSTATION ADDITION	1		1	0034-0000-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
ENGINEERING	Sarah Hager	4/12/2019	4/19/2019	4/18/2019	6	COMMENTS	

(4/18/2019 11:51 AM SH)
- 4% Engineering inspection fees.
- Must meet all City Standards of Design and Construction.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No Smooth concrete walls.
- Detention is required. Manning's C-value is per zoning type.
- 4:1 max slope for grading.
- Need Geotech report and Waters of the US study.
- Dowell Road to be a M4U roadway with 65ft ROW width and 45ft paving width. You must dedicate the ROW and escrow the paving and storm costs at 115%.
- Must loop water line one site.
- Need to show that Blackland WSC can serve the location with the proper fire flow and that it doesn't exceed their allotted service connections per the City contract.
- There needs to be a cul-de-sac at the end of Street E.
- All ditches to be maintained, repaired, and reconstructed by property owner.
- 60' dedicated ROW not an easement for the connection of Street E to Dowell Rd.

FIRE	Ariana Hargrove	4/12/2019	4/19/2019	4/22/2019	10	COMMENTS	see comment

(4/22/2019 4:33 PM AA)
Ability to provide the Needed Fire Flow shall be submitted to the Fire Marshal for further review.

GIS	Lance Singleton	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	See comments

(4/18/2019 8:28 AM LS)
1. Please submit proposed list of street names for review. Addressing standards can be found at:
http://www.rockwall.com/pz/GIS/AddressingStandards.pdf
2. Please submit CAD .dwg file of road centerlines and lot lines so addressing can begin.
3. By final plat, please tie down two corners to SPC Texas N Central 4202 and provide closure report.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING	Korey Brooks	4/12/2019	4/19/2019	4/25/2019	13	COMMENTS	Comments

P2019-017 Emerson Farms

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2019-017) in the lower right hand corner of all pages on future submittals.

M.4 Please note per the PD Ordinance, a PD Site plan showing site/hardscape/landscape/and treescape plans has to be submitted before or with the preliminary plat.

M.5 Please note that the streets do not match the original approved streets. This is important in this case because the PD granted certain exceptions to specific streets.

M.6 Please note that the lot and block designations do not match the original. This is important in this case because the PD granted certain exceptions to specific lots.

M.7 Please note that the street sections do not appear to match the originally approved street sections.

M.8 Please provide a hatch for the ROW dedication. It is difficult to determine exactly what is being dedicated. Additionally, this seems to look different than a typical ROW dedication. As shown, the plat shows that area being part of the subdivision. It appears that the property line between Lot 1, Block F and Lot 2, Block B is missing.

M.9 Please indicate the city limits.

Please note thatthe open space area adjacent to Dowell Road is much smaller than originally approved. Was this originally a park?

M.10 Please note that open spaces indicated within the subdivision do not match the chart. For instance, Block F has two open spaces; however there is no asterisk on the chart. Additionally Lot 18, Block A is indicated as Lot 17 on the chart.

M.11 Please provide flood elevations.

M.12 Please provide street name in lieu of “Street A” and so forth

M.13 Please label all drainage easements as “Drainage and Detention Easement” since you show those areas being detention easements.

M.14 Please note that the acreage on the PD shows 138.79 and the acreage on the preliminary plat shows 138.756.

I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 7, 2019. The Planning and Zoning Worksession for this case is April 30, 2019 and the Planning and Zoning Meeting for this case is May 14, 2019. The Park Board Meeting for this case is May 7, 2019. The City Council Meeting is May 20, 2019.

M.16 A representative is required to attend all meetings.

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman Date

I hereby certify that the above and foregoing plat of an addiiton to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____of_____,2019.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall City Secretary City Engineer

LEGEND

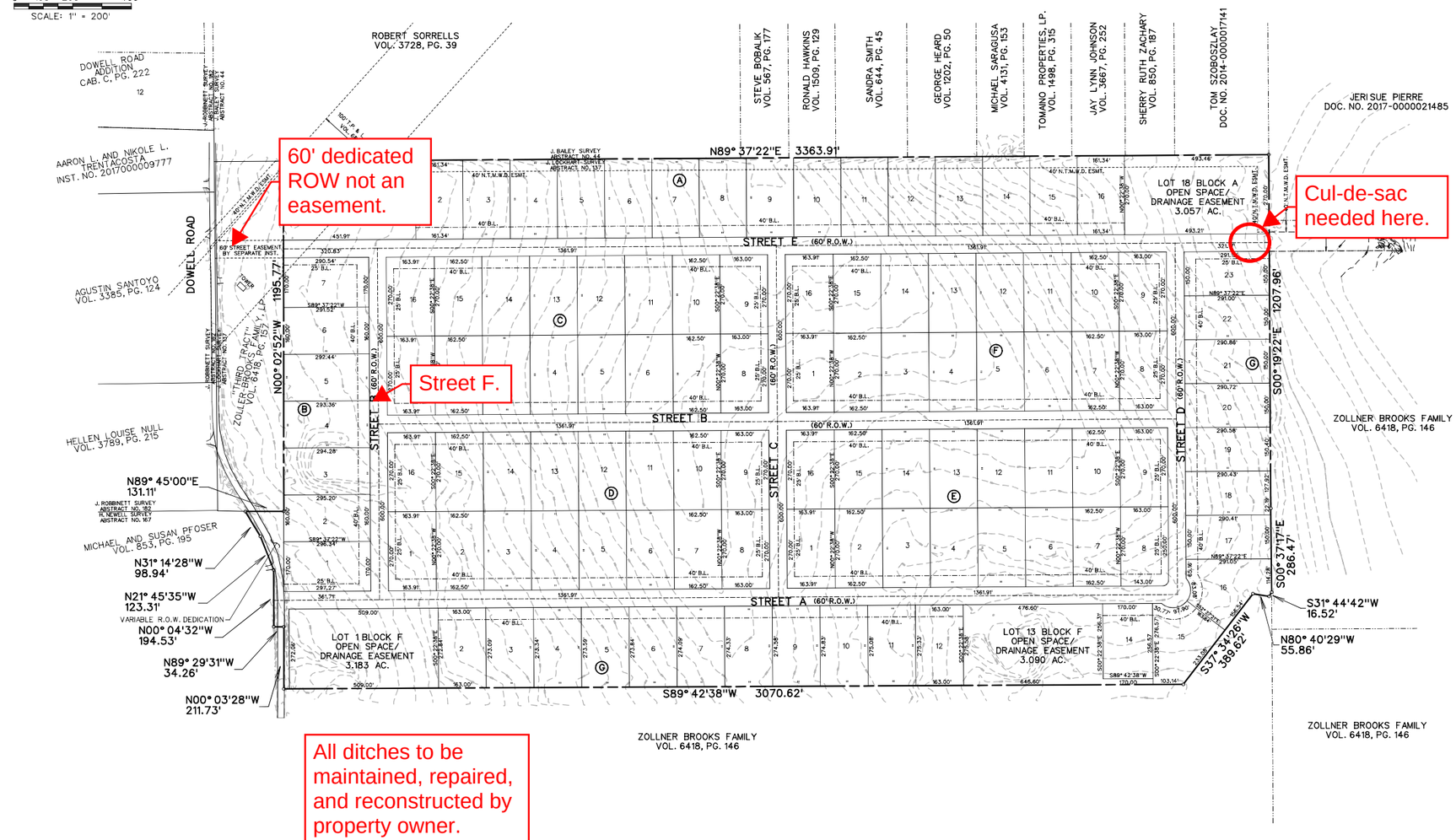
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION

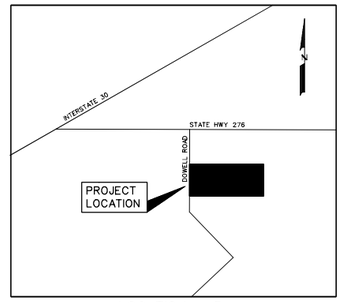
NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 100 200 400
SCALE: 1" = 200'



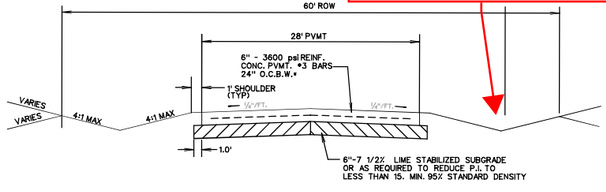


LOCATION MAP
N.T.S.

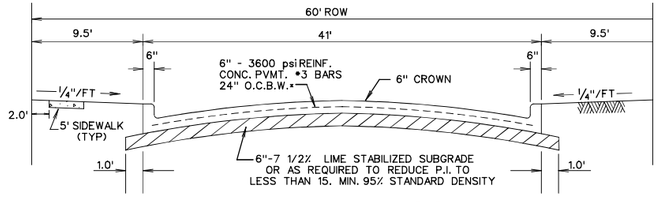
- 4% Engineering inspection fees.
- Must meet all City Standards of Design and Construction.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No Smooth concrete walls.
- Detention is required. Manning's C-value is per zoning type.
- 4:1 max slope for grading.
- Need Geotech report and Waters of the US study.
- Dowell Road to be a M4U roadway with 65ft ROW width and 45ft paving width. You must dedicate the ROW and escrow the paving and storm costs at 115%.
- Must loop water line one site.
- Need to show that Blackland WSC can serve the location with the proper fire flow and that it doesn't exceed their allotted service connections per the City contract.

VISIBILITY EASEMENT DETAIL
N.T.S.

All ditches to be maintained, repaired, and reconstructed by property owner.



TYPICAL PAVEMENT SECTION
N.T.S.
STREET A, B, C & D



TYPICAL PAVEMENT SECTION - LAY DOWN CURB
N.T.S.
STREET E

TOTAL ACRES	138.756
TOTAL RESIDENTAL LOTS	107
RESIDENTAL DENSITY	1.29

PRELIMINARY PLAT
OF
EMERSON FARMS
107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062

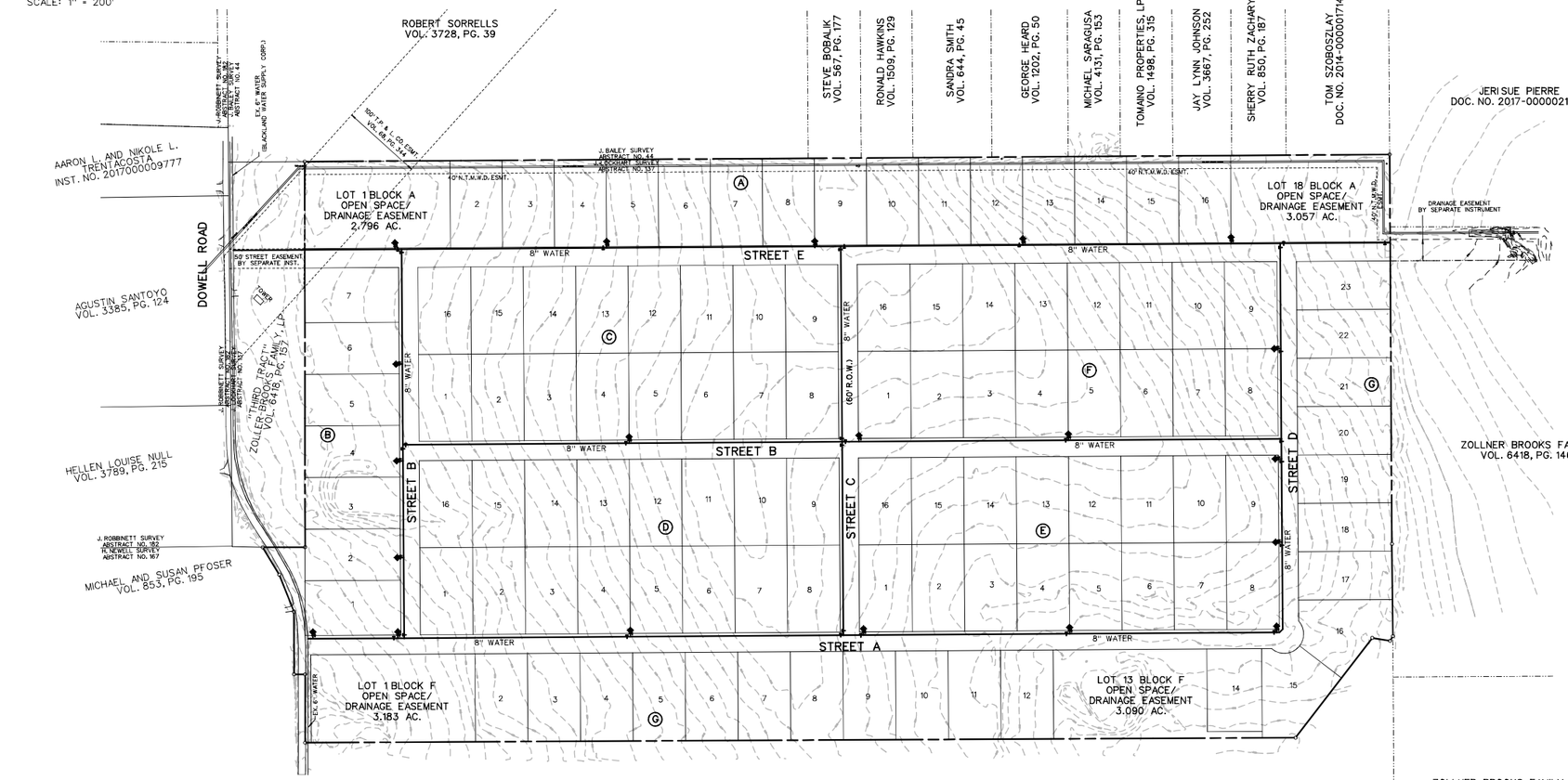
MARCH 2019 SCALE 1" = 200'

CASE #P2019-XXX

CORWIN JOB# 18016

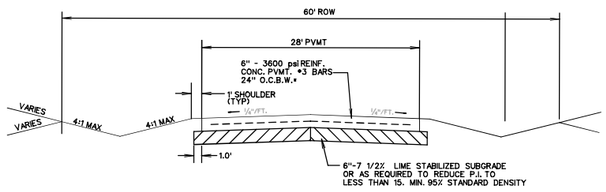
N

0 100 200 400
SCALE: 1" = 200'

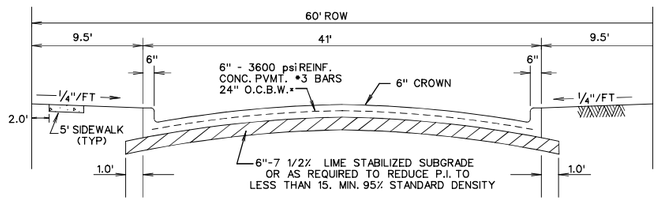


LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE



TYPICAL PAVEMENT SECTION
N.T.S.
STREET A, B, C & D



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.
STREET E

NOTES:
1. LOTS WILL UTILIZED SEPTIC TANKS FOR WASTE WATER.
2. WATER SYSTEM WILL BE SERVED BY BLACKLAND WATER SUPPLY CORP.

PRELIMINARY
WATER PLAN
OF

EMERSON FARMS

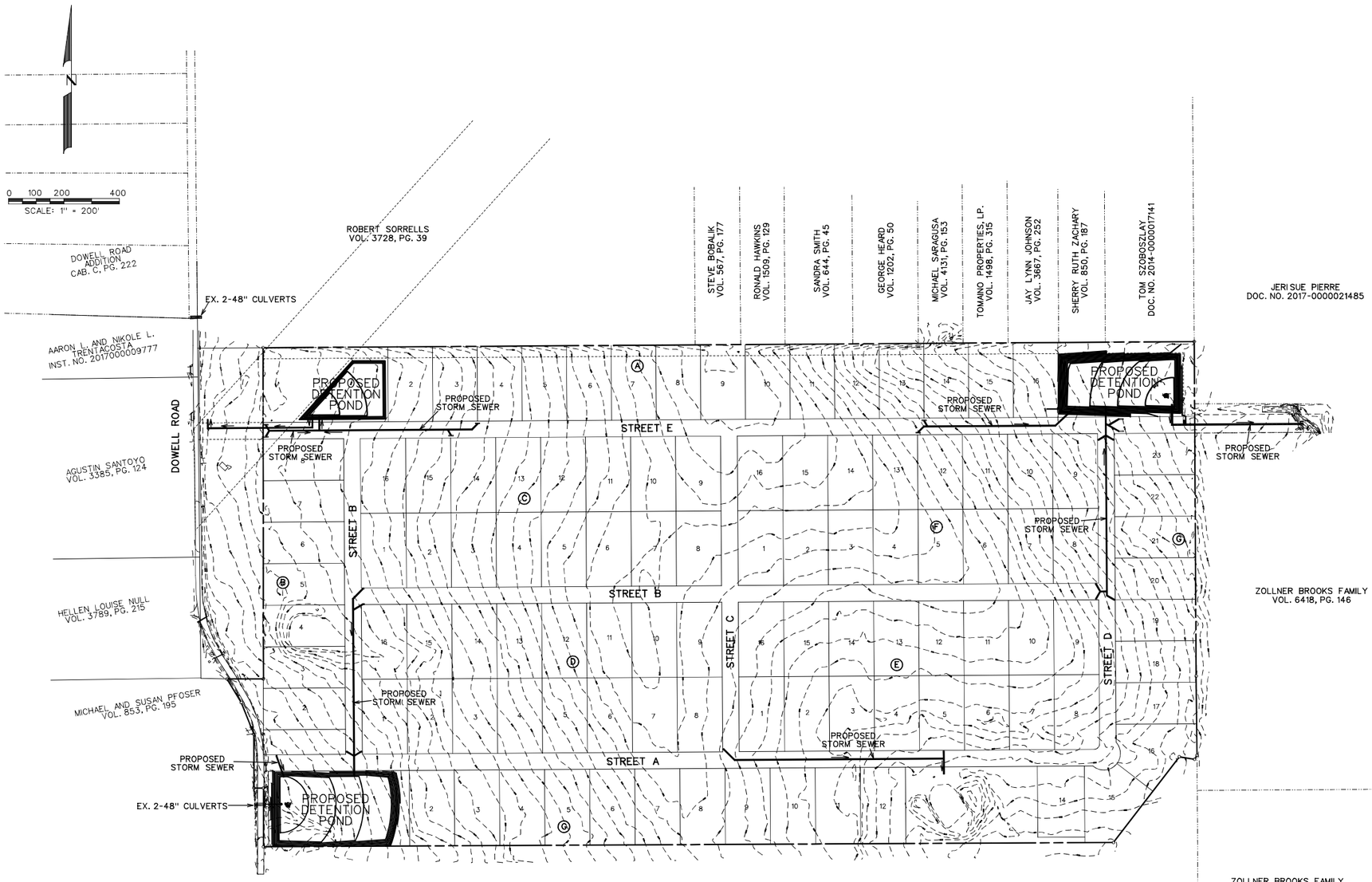
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062

APRIL 2019 SCALE 1" = 200'

CASE *P2019-XXX



LEGEND

PROP. STORM SEWER

PROP. CURB INLETS

PRELIMINARY DRAINAGE PLAN
OF

EMERSON FARMS

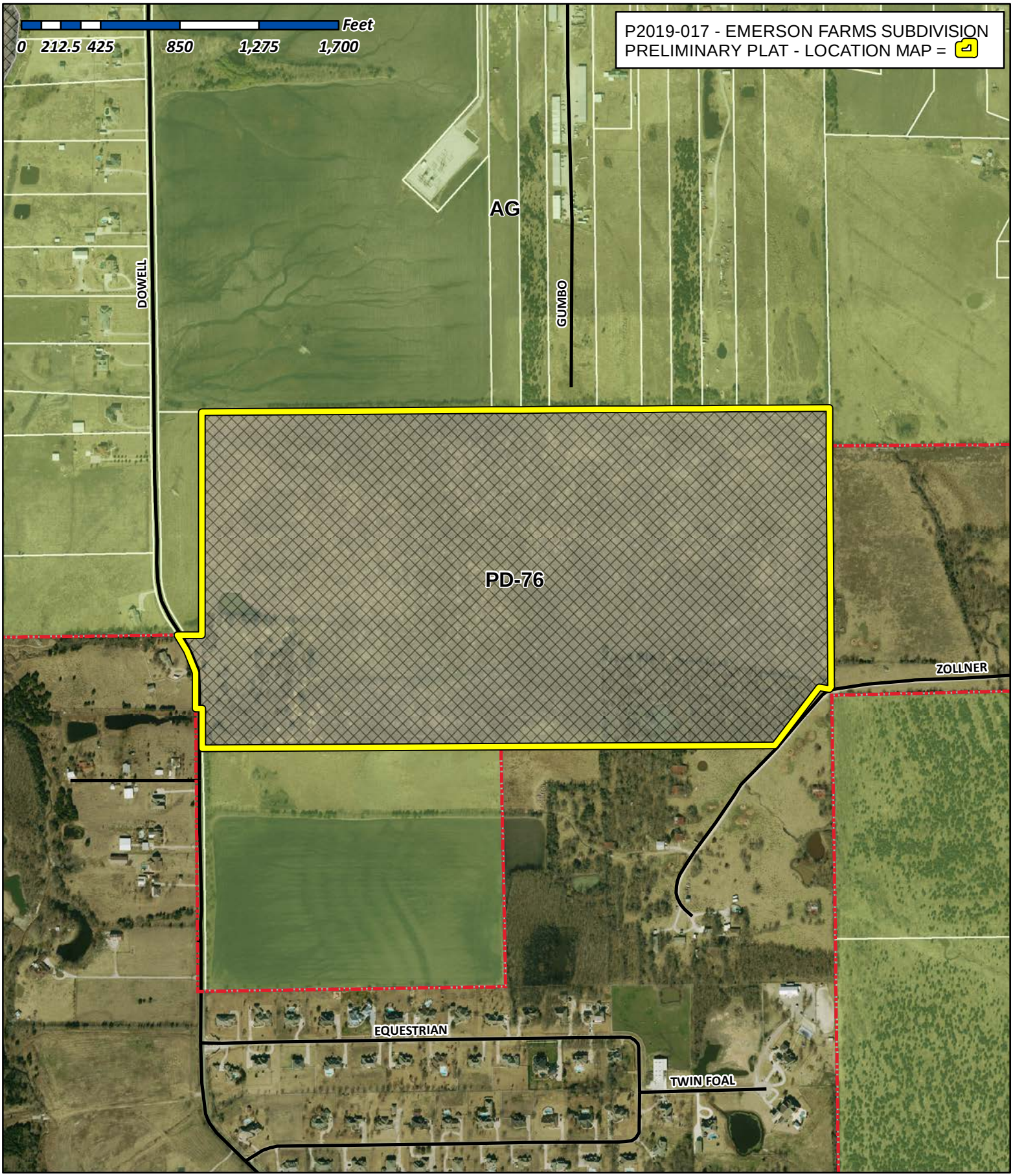
107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062

MARCH 2019 SCALE 1" = 200'

CASE #P2019-XXX



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.

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that the above and foregoing plat of an addiiton to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the_____of_____,2019.

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Mayor, City of Rockwall — City Secretary — City Engineer

LEGEND

B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
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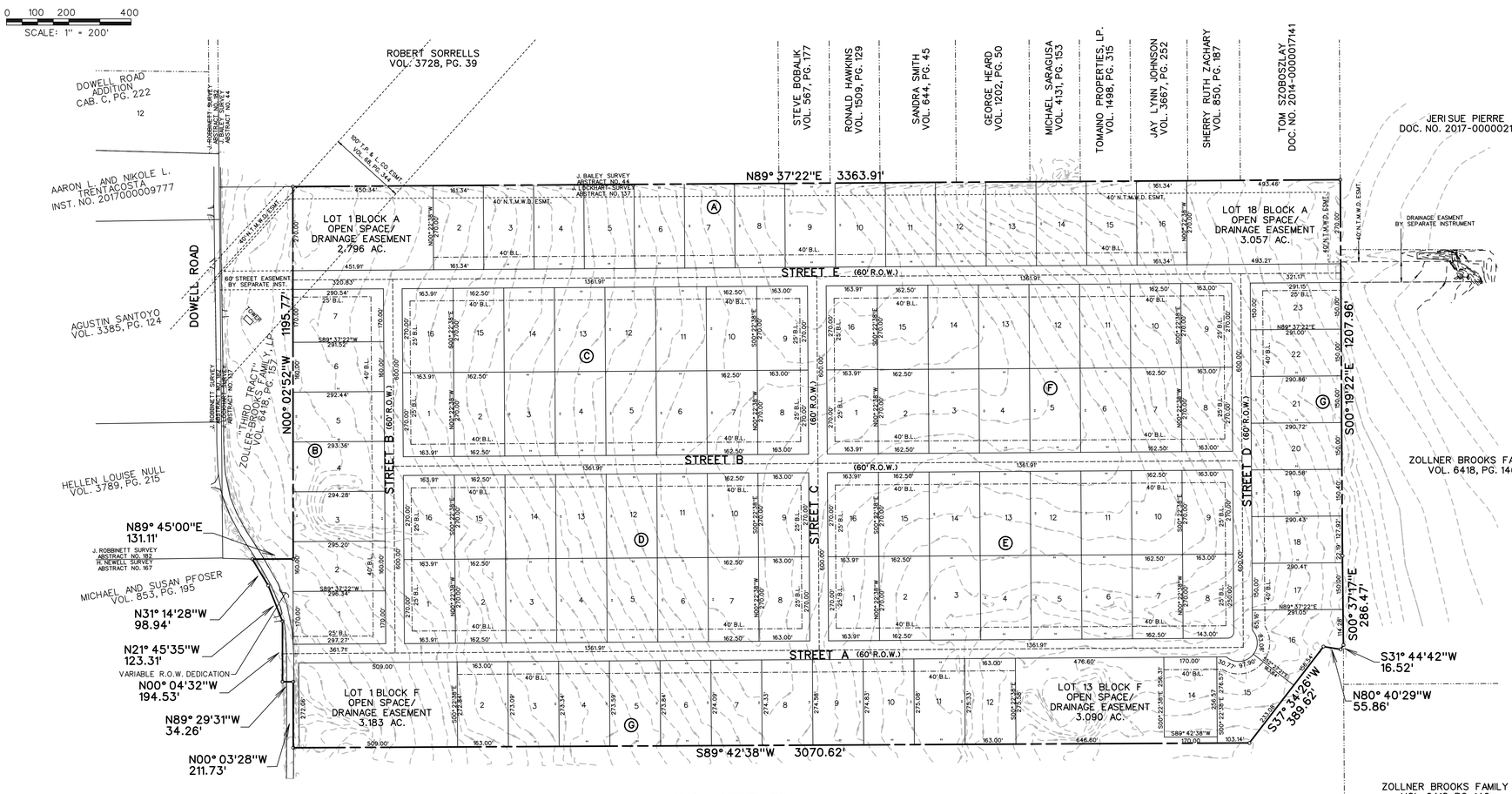
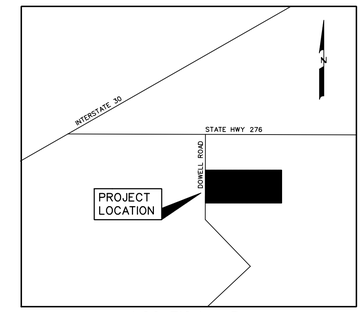
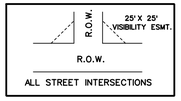




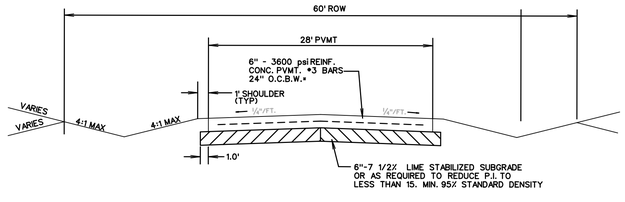
LOCATION MAP
N.T.S.

Emerson Farms							
Block A		**Block C**		**Block E**		**Block G**	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1*	121805	1	44255	1	44255	1*	138652
2	43561	2	43875	2	43875	2	44476
3	43561	3	43875	3	43875	3	44512
4	43561	4	43875	4	43875	4	44549
5	43561	5	43875	5	43875	5	44585
6	43561	6	43875	6	43875	6	44622
7	43561	7	43875	7	43875	7	44658
8	43561	8	44010	8	43924	8	44694
9	43561	9	44010	9	44010	9	44731
10	43561	10	43875	10	43875	10	44767
11	43561	11	43875	11	43875	11	44803
12	43561	12	43875	12	43875	12	44840
13	43561	13	43875	13	43875	13*	134638
14	43561	14	43875	14	43875	14	43595
15	43561	15	43875	15	43875	15	48784
16	43561	16	44255	16	44255	16	49528
17*	133196					17	43608
		Block D		**Block F**		18	43587
		Lot	SF	Lot	SF	19	43587
Block B		1	44255	1	44255	20	43597
Lot	SF	2	43875	2	43875	21	43618
1	50456	3	43875	3	43875	22	43639
2	47329	4	43875	4	43875	23	43661
3	47158	5	43875	5	43875		
4	47011	6	43875	6	43875		
5	46863	7	43875	7	43875		
6	46716	8	44010	8	44010		
7	49475	9	44010	9	44010		
		10	43875	10	43875		
		11	43875	11	43875		
		12	43875	12	43875		
		13	43875	13	43875		
		14	43875	14	43875		
		15	43875	15	43875		
		16	44255	16	44255		

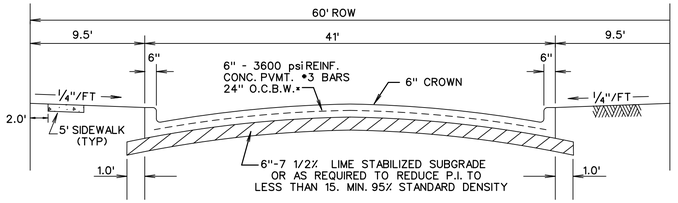
* Denotes Open Space lot



VISIBILITY EASEMENT DETAIL
N.T.S.



TYPICAL PAVEMENT SECTION
N.T.S.
STREET A, B, C & D



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.
STREET E

TOTAL ACRES	138.756
TOTAL RESIDENTAL LOTS	107
RESIDENTAL DENSITY	1.29

PRELIMINARY PLAT
OF

EMERSON FARMS

107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY

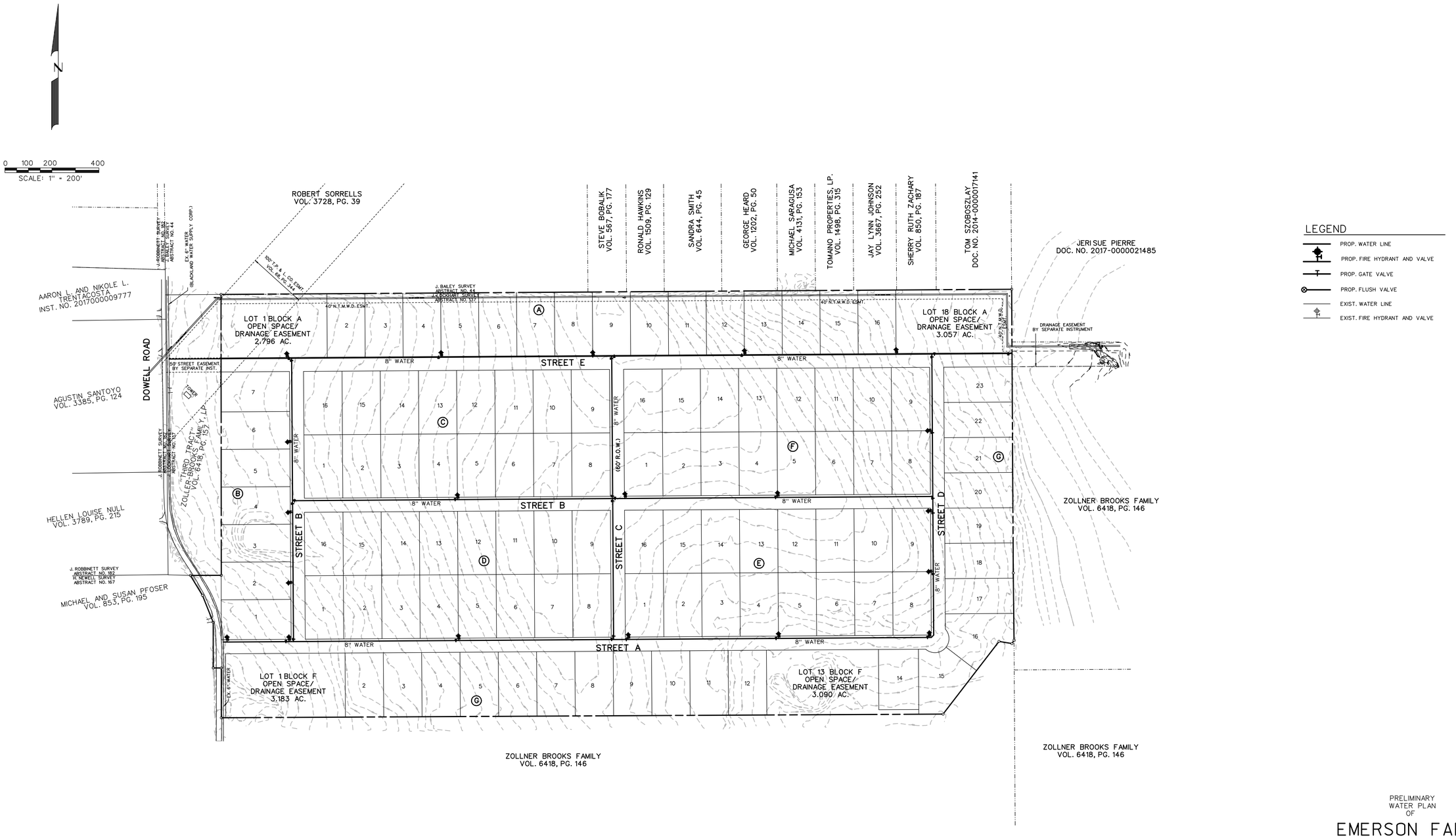
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

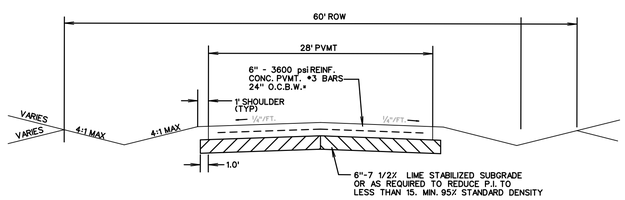
OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062

MARCH 2019 SCALE 1" = 200'

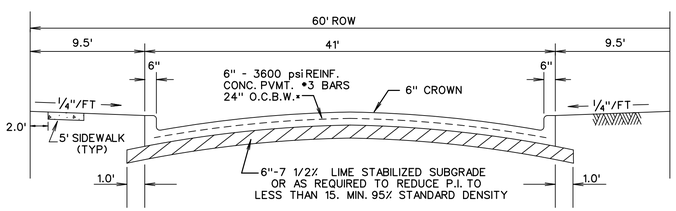
CASE *P2019-XXX

CORWIN JOB* 18016





TYPICAL PAVEMENT SECTION
N.T.S.
STREET A, B, C & D



TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.
STREET E

NOTES:

1. LOTS WILL UTILIZED SEPTIC TANKS FOR WASTE WATER.
2. WATER SYSTEM WILL BE SERVED BY BLACKLAND WATER SUPPLY CORP.

PRELIMINARY
WATER PLAN
OF

EMERSON FARMS

SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY

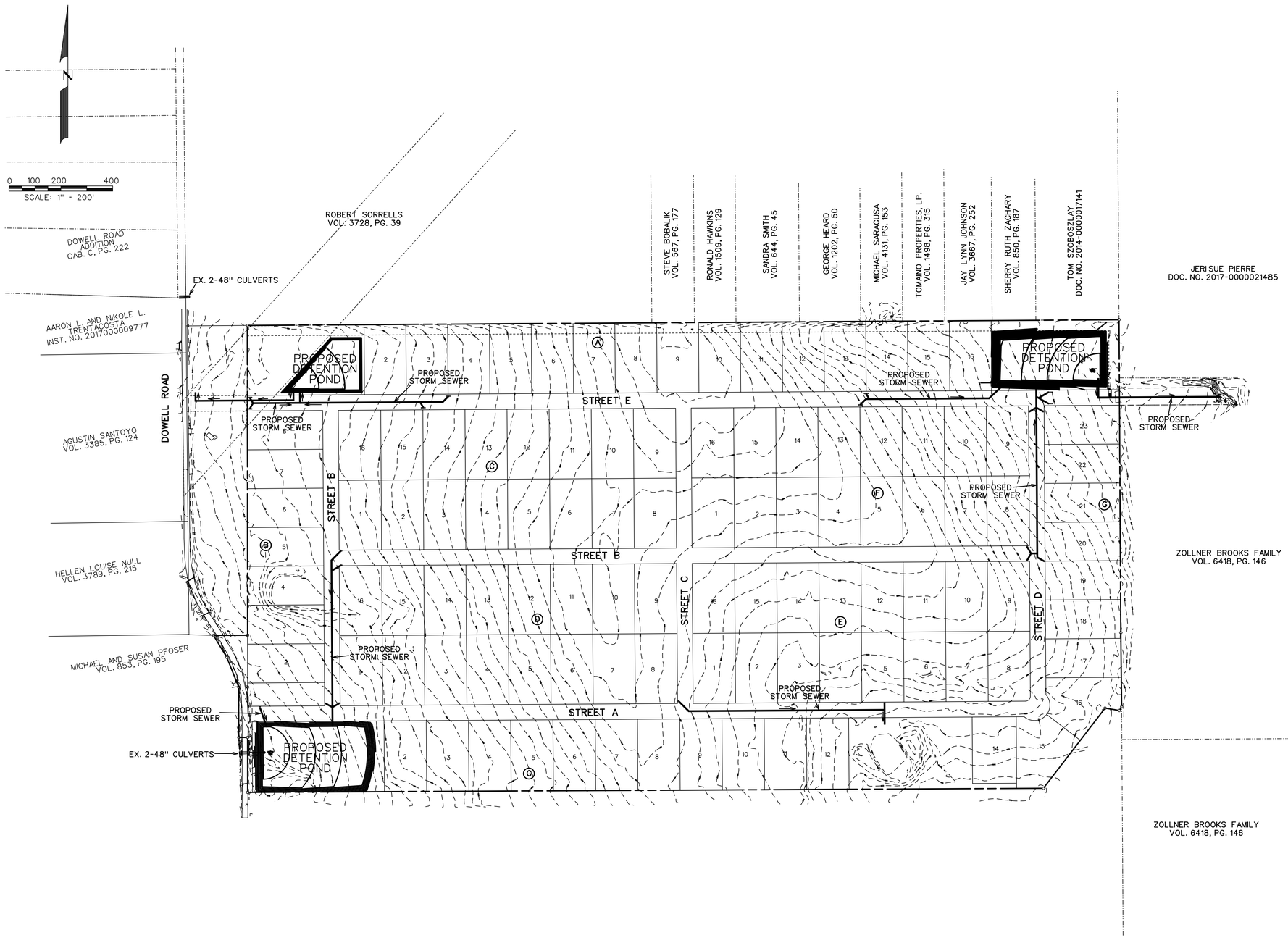
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

OWNER

HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062

APRIL 2019 SCALE 1" = 200'

CASE #P2019-XXX



PRELIMINARY DRAINAGE PLAN
OF

EMERSON FARMS

107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062

MARCH 2019 SCALE 1" = 200'

CASE #P2019-XXX

City of Rockwall

Project Plan Review History

Project Number	SP2019-009	**Owner**	DONAHOE, JOHN M & KATHRINE E	**Applied**	4/8/2019 LM
Project Name	925 N. Goliad Street	**Applicant**	CARI FOOTE & ASSOCIATES, PLLC	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype	AMENDING			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
925 N GOLIAD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
GARNER	1	A	1	4048-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/8/2019	4/15/2019	4/10/2019	2	APPROVED	
(4/10/2019 10:59 AM RMC) All commercial staircase require handrail on both side exteneding 1ft above top step and 1ft below the bottom step.							
ENGINEERING	Sarah Hager	4/8/2019	4/15/2019	4/10/2019	2	COMMENTS	
(4/10/2019 2:29 PM SH) - Widen the driveway to avoid the swithcback curve. - Show the hatching darker for the accessible loading space. - TXDOT permit required to remove the existing driveway. - Must show utility connections. - 4% engineering inspection fees. - Impact fees for upsizing the water meter, if needed.							
FIRE	Ariana Hargrove	4/8/2019	4/15/2019	4/12/2019	4	APPROVED	
GIS	Lance Singleton	4/8/2019	4/15/2019	4/18/2019	10	APPROVED	
PLANNING	Korey Brooks	4/8/2019	4/15/2019	4/25/2019	17	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

SP2019-009 Site Plan for 925 N. Goliad Street

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Cari Foote of Cari Foote & Associates, PLLC for the approval of a site plan for an office building on a one (1) acre parcel of land identified as Lot 1, Block A, Isaac Pena Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 925 N. Goliad Street.

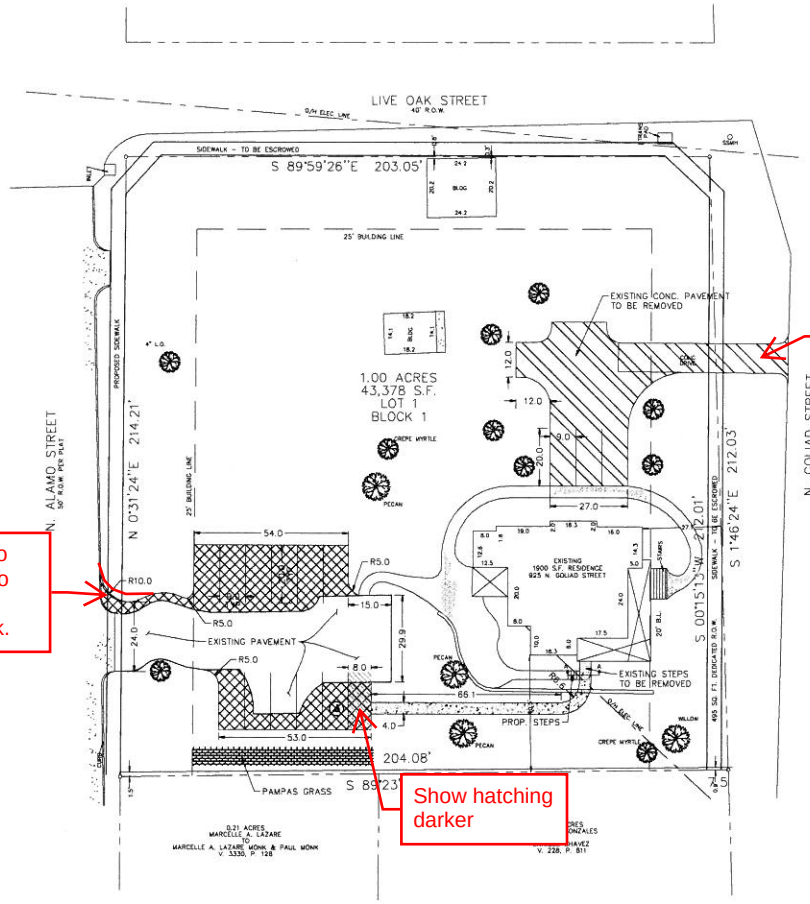
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

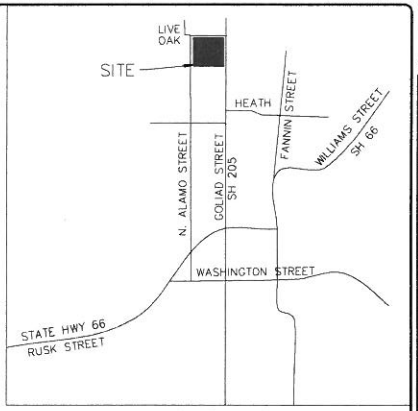
M.3 For reference, include the case number (SP2019-009) in the lower right hand corner of all pages on future submittals.

M.4 Please provide an updated site plan showing the landscaping requested by the Historic Preservation Advisory Board (HPAB). "The developer shall plant a thick vegetative screening utilizing a combination of accent trees, bushes and/or grasses adjacent to the ramp and the south property line; and the developer shall submit a revised landscape plan showing the location and landscape materials proposed for the landscape screening adjacent to the ramp and south property line."

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 7, 2019. The Planning and Zoning Worksession for this case is April 30, 2019 and the Planning and Zoning Meeting for this case is May 14, 2019.

M.6 A representative is required to attend all meetings.





VICINITY MAP
N.T.S.





GRAPHIC SCALE 1" = 20'

DEVELOPMENT SYNOPSIS

ZONING:	PD 50
PROPOSED USE:	OFFICE
PROPERTY AREA:	43,378 SF, 1.00 AC
BUILDING AREA:	1,900 SF
EX. PAVEMENT AREA:	4935 SF
PR. PAVEMENT AREA:	4962 SF
PARKING REQUIRED:	4 (1 ADA)
PARKING PROVIDED:	11 (1 ADA)

DRIVE PAVEMENT ADDITION 2000 SF

SIDEWALK PAVEMENT ADDITION 333 SF

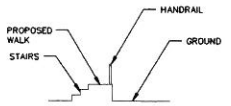
PAVEMENT REMO 2306 SF

Pave out to this point to avoid the switchback.

TxDOT permit required.

- Must show utility connections.
- 4% engineering inspection fees.
- Impact fees for upsizing the water meter, if needed.

Show hatching darker



SECTION A-A
N.T.S.

04/03/2019

ERIC L. DAVIS ENGINEERING, INC.
F-3987
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@aldengineering.com

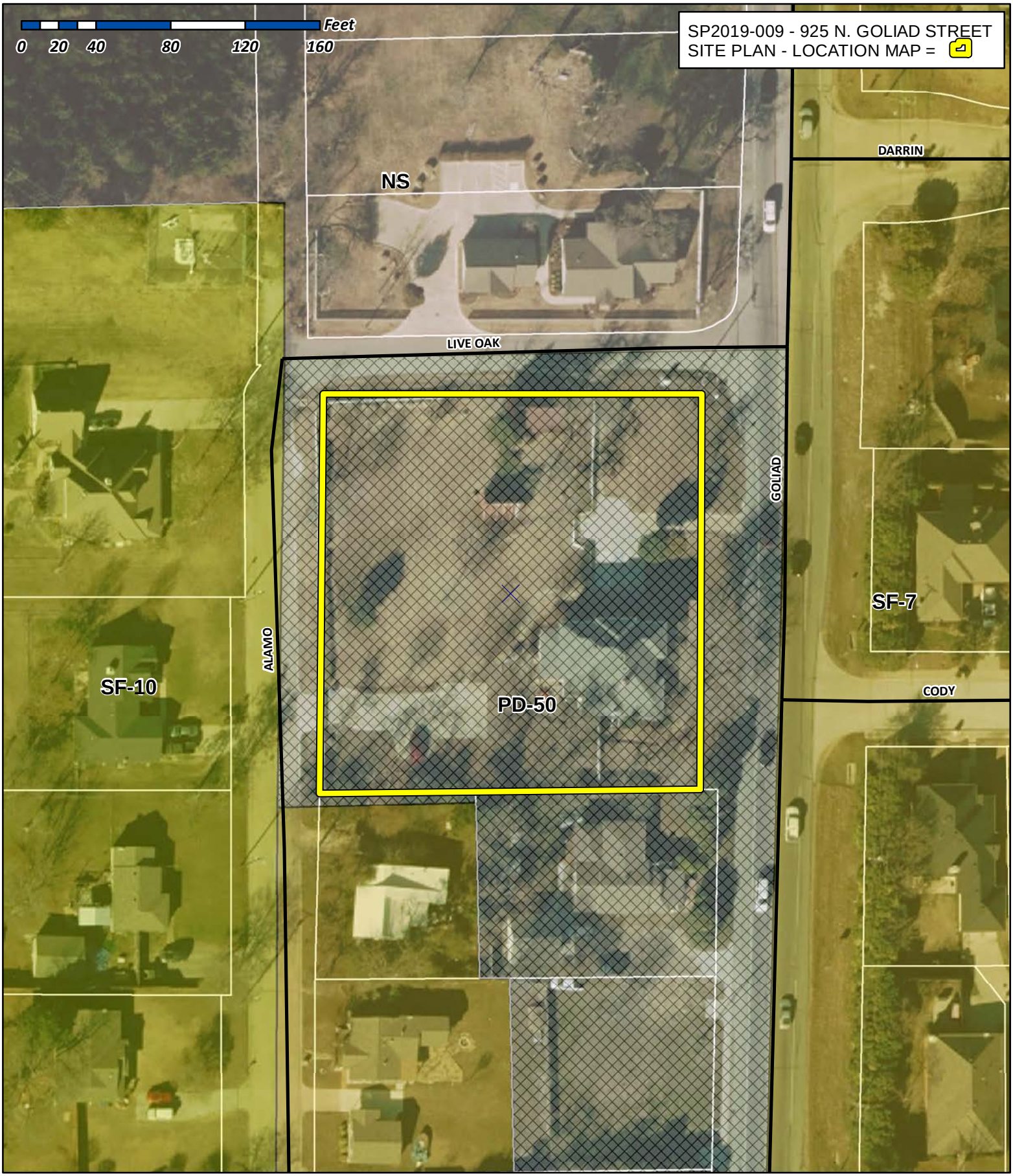
SITE PLAN
DESIGNED FOR:
CARI FOOTE

BUILDER: CARI FOOTE
ADDITION: ISAAC PENA ADDITION
ADDRESS: 925 N. GOLIAD ST.
LOT: 1 BLOCK: 1
CITY: ROCKWALL, TX

PLAN: SITE PLAN
ELD JOB NO.: 2069
DRAWN BY: BW
FIRM REGISTRATION #: 3987

SCALE: 1"=20'

SHEET 01



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.

CARI FOOTE, M.A., LPC, LMFT & Associates, PLLC
PO Box 1731
Marble Falls, TX 78654
O: 830-693-0530
C: 830-798-5884
F: 830-637-7438

203 S. Fannin Street
Rockwall, TX 75087
cfoote@professionalcounseling.us

606 Avenue J
Marble Falls, TX 78654
www.professionalcounseling.us

4-5-19

City of Rockwall
Historical Preservation Advisory Board &
Planning & Zoning Board

Re: 925 N. Goliad, Rockwall, TX 75087

To Whom It May Concern:

I am currently under contract to purchase the Landmark Property known as the Cade House at 925 N. Goliad. It is currently used as residential property. The zoning is Commercial – Residential Office. I plan to convert the use to professional office use.

There will be no changes to the exterior other than –

- Adding a white metal handrail down the middle of the front steps
- Adding a black metal handrail down the middle of both sides of the rear steps
- Removing the concrete drive and parking in front and replacing with sod
- Adding parking in back and widening the back drive as indicated in site plan
- Adding Pampas grass along the south fence line to function as photometric screening grass to match the existing pampas grass at the back gate
- Building a handicap access from back parking with a sidewalk and raised sidewalk as needed due to grading. Sidewalk will enter the side of the front porch and the current side stairs. At the entrance to the stairs the existing architectural features the border the existing stairs will border the ramp and any needed rails along the walkway will be white vinyl rails that look like wood and match the exterior of the building.

There will be no interior changes other than to make the down stairs bath accessible and adding handrails to the stairs and doors to the dining room.

The submitted site plan includes photometric requirements, treescape plan (no changes needed to current trees), and elevations and site plan indicates existing landscaping. There will be no change other than adding sod to the area of removed concrete. Sidewalk along Alamo will be completed. Sidewalks along Live Oak and Goliad will be escrowed.

The amount of added paving is:

2000 SF of added drive paving
333 SF of added sidewalk/ramp paving
2333 SF Total Added

The amount of removed paving is: 2306 SF of removed front paving

Sincerely,

Cari Foote

DEVELOPMENT SYNOPSIS

ZONING:	PD 50
PROPOSED USE:	OFFICE
PROPERTY AREA:	43,378 SF, 1.00 AC
BUILDING AREA:	1,900 SF
EX. PAVEMENT AREA:	4935 SF
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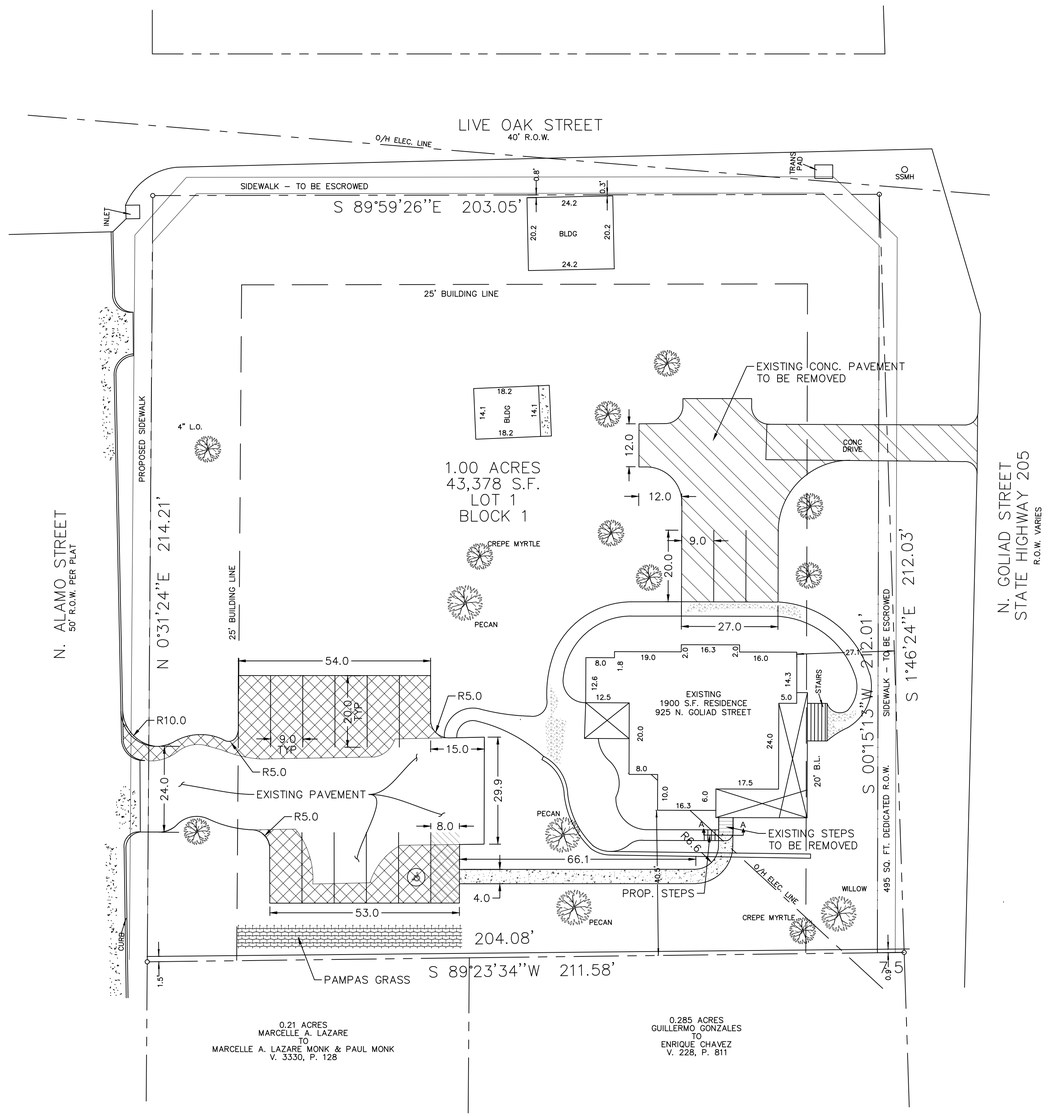
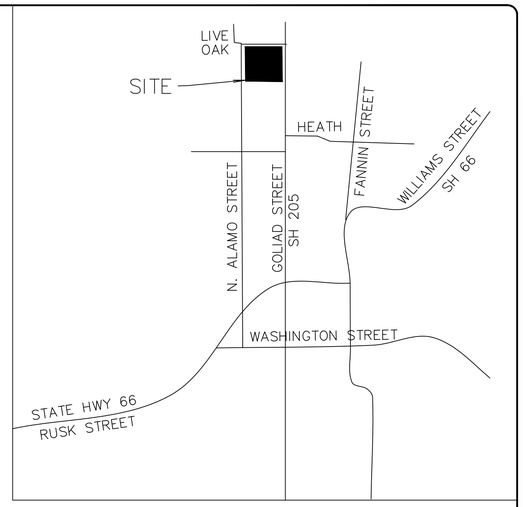
PARKING REQUIRED:	4 (1 ADA)
PARKING PROVIDED:	11 (1 ADA)

DRIVE PAVEMENT ADDITION 2000 SF

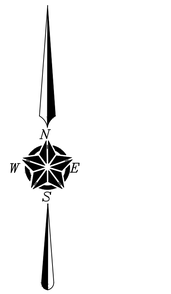
SIDEWALK PAVEMENT ADDITION 333 SF

PAVEMENT REMOVAL 2306 SF



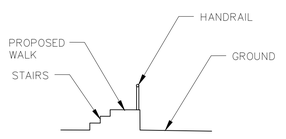


VICINITY MAP
N.T.S.



0 10 20 40 60

GRAPHIC SCALE 1" = 20'



SECTION A-A
N.T.S.

04/03/2019

ERIC L. DAVIS ENGINEERING, INC.
F-3987
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericldavis@eldengineering.com

SITE PLAN
DESIGNED FOR:

CARI FOOTE

BUILDER: CARI FOOTE
ADDITION: ISAAC PENA ADDITION
ADDRESS: 925 N. GOLIAD ST.
LOT: 1 BLOCK: 1
CITY: ROCKWALL, TX

PLAN: SITE PLAN
ELD JOB NO.: 2069
DRAWN BY: BW
FIRM REGISTRATION #: 3987

SCALE: 1"=20'

SHEET 01



FRONT ELEVATION
FACING EAST


SOUTHEAST ELEVATION


SOUTHWEST ELEVATION

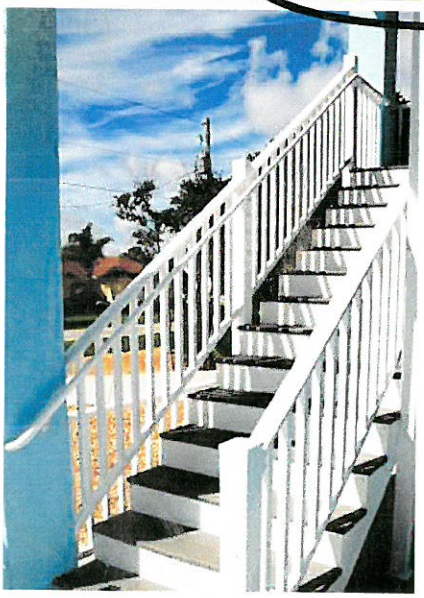

NORTH ELEVATION


NORTHWEST ELEVATION

CHR Continuous Handrail ALUMINUM





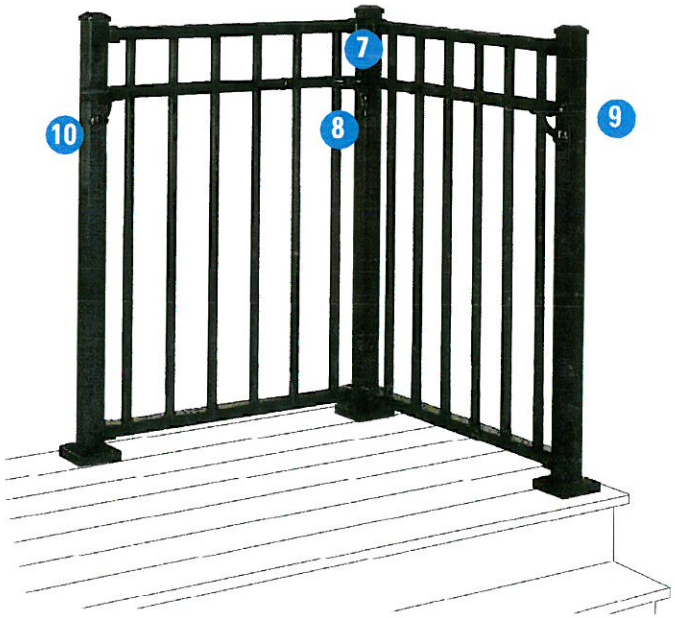




Railings for exterior front and back stairs - will be white



See Assembly 1-2-3 Below





1-3/8" Handrail



Internal Connector



Collar Ring (to cover splice)



180° Elbow



Wall Return



Adjustable Elbow



Elbows (5°, 31°, 34°, and 36°)



90° Elbow



Inside Corner Mount (attaches to post)



Internal End Cap



Wall Mount



Extended Wall Mount



Wall-End Mount



90° Welded Elbow

DSI Digger Specialties Inc.

diggerspecialties.com

April 2017

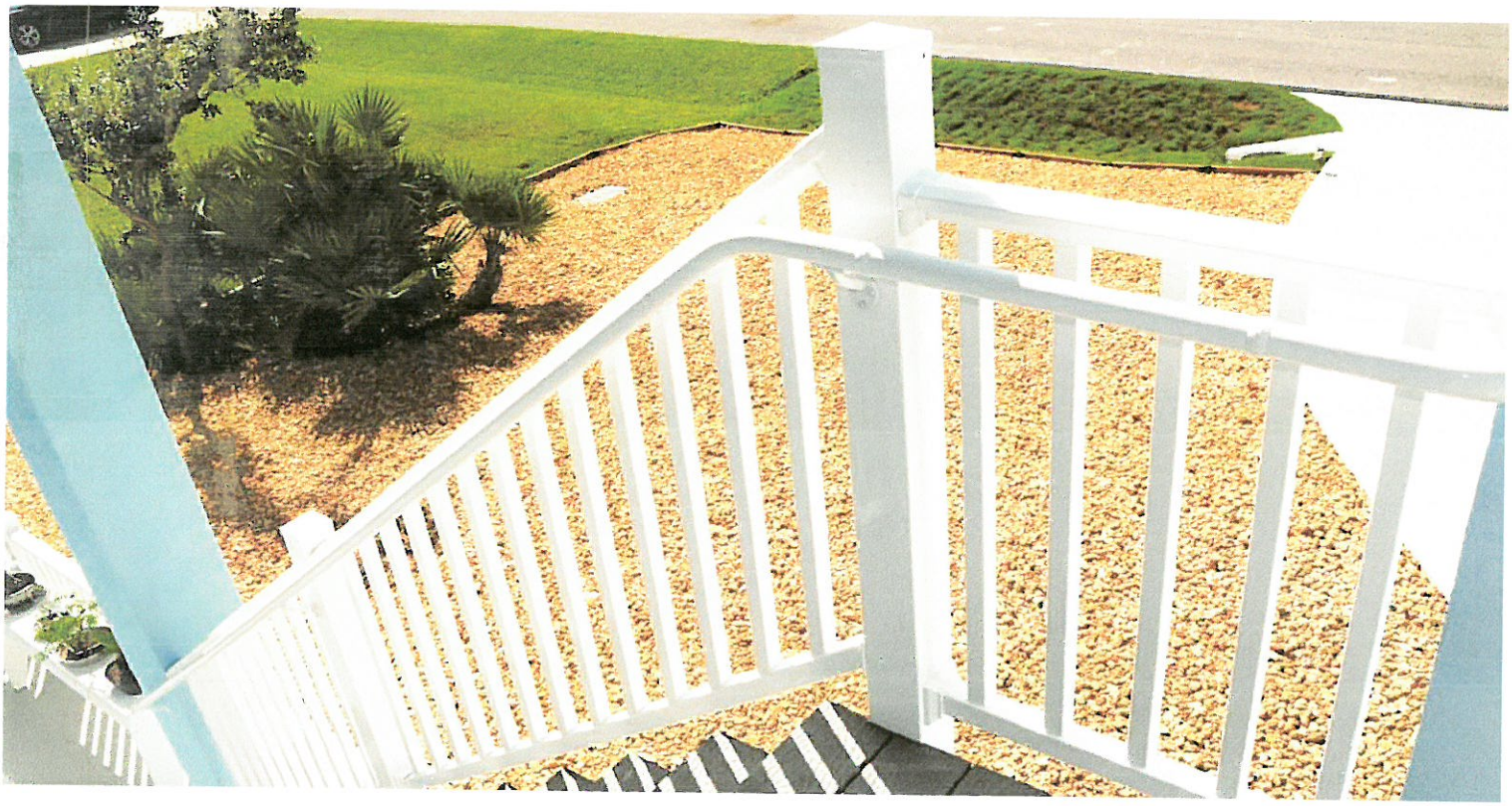
CHR
Continuous Handrail
ALUMINUM

ADA COMPLIANT

MADE IN THE USA

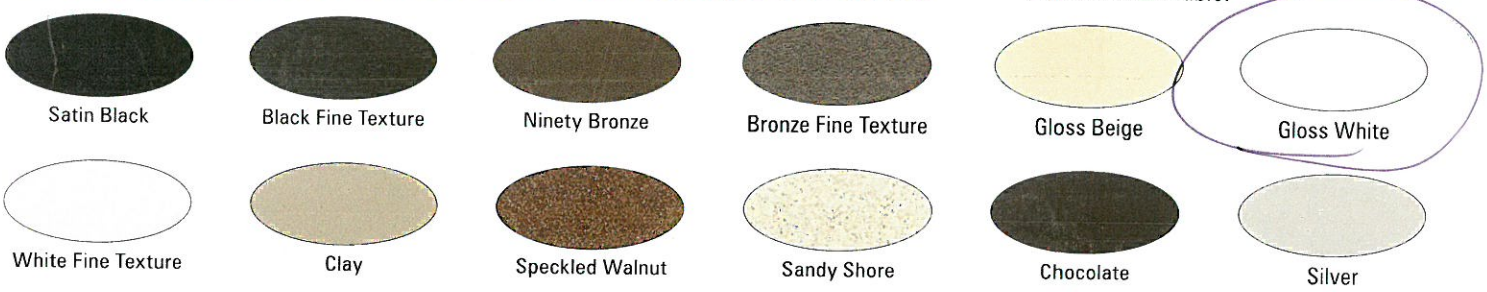
Advantages:

- ADA Complaint
- Easy to install on any surface including existing railing and walls
- A variety of handrail lengths and accessories allow for a customized handrail
- Available in 12 Standard AAMA 2604 Powder Coated Colors
- Custom colors and AAMA 2605 Colors available
- Lifetime Limited Warranty



Aluminum Continuous Handrail Colors

AAMA 2605 and Custom AAMA 2604 colors are available.



Colors shown are a close representation of the true color. Please consult actual samples for accurate powder coating colors.


RAILING FOR HANDICAP
RAILING IF NEEDED


Pampas Grass for Photometric
Screening Along South Fence
at Parking
© AmericanMeadows

City of Rockwall

Project Plan Review History

Project Number	SP2019-012	**Owner**	ROCKWALL ECONOMIC DEVELOPMENT	**Applied**	4/12/2019 LM
Project Name	3201 Capital Blvd.	**Applicant**	CALLAWAY ARCHITECTURE	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype	AMENDING			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
3201 CAPITAL BLVD	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL TECHNOLOGY PARK, PHASE 2	2	A	2	4876-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
ENGINEERING	Sarah Hager	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
(4/18/2019 9:24 AM SH)							
- Property will need to be replatted to add the water line easement. Will need engineering plans for water line adjustment.							
FIRE	Ariana Hargrove	4/12/2019	4/19/2019	4/22/2019	10	APPROVED	
GIS	Lance Singleton	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
PLANNING	David Gonzales	4/12/2019	4/19/2019	4/25/2019	13	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Discuss and consider a request by Kyle McCullah of Callaway Architecture on behalf of Jason Lee of Lollicup USA, Inc. for the approval of an amended site plan for an existing manufacturing facility on a 34.23-acre tract of land identified as Lot 2, Block A, Rockwall Technology Park, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 3201 Capital Boulevard, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday May 7, 2019. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:

** Planning Department General Comments to be addressed:

1. The shall conform to all standards and requirements of the FM-549 Overaly (FM-549 OV) District, the Unified Development Code (UDC), the staff comments provided by the Planning, Engineering, Building Inspection, and Fire Departments as indicated in this Project Plan Review document.
2. Provide a label indicating "Case No. SP2019-012" on the lower right corner on all pages of the revised final plat submittal
3. Approval of an exception to the FM-549 Overlay (FM-549 OV) District standards to allow for landscape screening of the proposed 22, 60-ft silo's located on the south facing elevation.

Staff recommends thata representative be present for the meetings as listed below. If you have any questions regarding this case, please feelfree to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

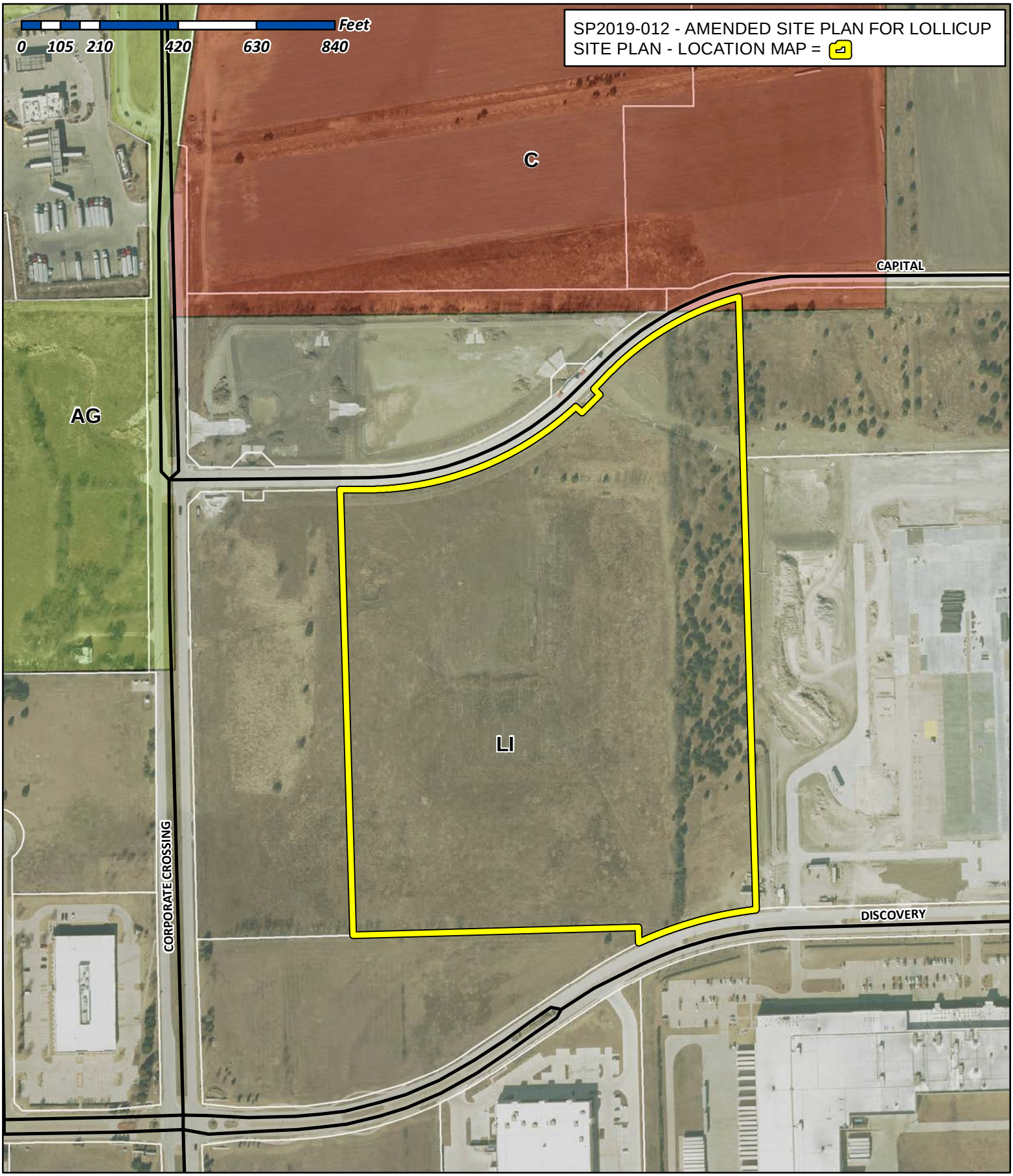
***Scheduled Meeting Dates to Attend:

Architectural Review Board - Work Session: April 30, 2019 (Tuesday at 5:00p.m.)

Planning and Zoning Commission - Work Session: April 30, 2019 (Tuesday at 6:00p.m.)

Architectural Review Board - Action Item: May 14, 2019 (Recommendation to P&Z - Tuesday at 5:00 p.m.)

Planning and Zoning Commission - Action Item: May 14, 2019 (Tuesday at 6:00 p.m.)



City of Rockwall

Planning & Zoning Department
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(P): (972) 771-7745
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BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

GLOBAL WELLS INVESTMENT GROUP, LLC
INST. NO. 20180000005544
O.P.R.R.C.T.

LOT 2, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
CAB. J, SL. 329
P.R.R.C.T.

N01°31'19"E

20' WATERLINE EASEMENT CAB. J, SL. 329 P.R.R.C.T.

20' FARMERS ELECTRIC COOPERATIVE EASEMENT INST. NO. 20190000003334 O.P.R.R.C.T.

24' FIRELANE PUBLIC ACCESS & UTILITY EASEMENT CAB. J, SL. 329 P.R.R.C.T.

PROPOSED SILO (TYP.)
(REFER TO ARCHITECTURAL & MEP PLANS FOR DETAILS)

10' ELECTRIC EASEMENT CAB. J, SL. 329 P.R.R.C.T.

20' WATERLINE EASEMENT CAB. J, SL. 329 P.R.R.C.T.

20' WATERLINE EASEMENT CAB. J, SL. 329 P.R.R.C.T.

20' WATERLINE EASEMENT CAB. J, SL. 329 P.R.R.C.T.

20' FARMERS ELECTRIC COOPERATIVE EASEMENT INST. NO. 20190000003334 O.P.R.R.C.T.

24' FIRELANE PUBLIC ACCESS & UTILITY EASEMENT CAB. J, SL. 329 P.R.R.C.T.

S01°38'51"E 1643.13'

26.5'

184.2'

98.7'

40'

R110'

765.05'
S88°23'48"W

562± LF 8' WATER

20' UTILITY EASEMENT CAB. E, SLIDE 305-306 P.R.R.C.T.

91-12' TALL EASTERN RED CEDARS IN DOUBLE ROW TO SCREEN EQUIPMENT

20' FARMERS ELECTRIC COOPERATIVE EASEMENT INST. NO. 20190000003334 O.P.R.R.C.T.

COOLING TOWERS & AIR TANK (REFER TO MEP PLANS)

N01°24'22"W 41.08'

L=327.97'
R=1042.50'
D=18°01'31"
CH=S74°18'35"W
CL=326.62'

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE II
CAB. E, SL. 306
P.R.R.C.T.

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
VOL. 2224, PG. 226
D.R.R.C.T.

BARBED WIRE FENCE

25' PEDESTRIAN, LANDSCAPE AND UTILITY EASEMENT CAB. E, SL. 305-306 P.R.R.C.T.

10' ELECTRIC EASEMENT CAB. J, SL. 329 P.R.R.C.T.

DISCOVERY BOULEVARD
(85' WIDE RIGHT-OF-WAY)
CAB. E, SL. 305
P.R.R.C.T.

LOT 2, BLOCK B
ROCKWALL TECHNOLOGY PARK
PHASE III
CAB. H, SL. 273
P.R.R.C.T.

0 50 100 150
1" = 50'

SITE DATA CHART

EXISTING USE	INDUSTRIAL
PROPOSED USE	INDUSTRIAL
BUILDING AREA	650,000 SF
LOT AREA	34.23 AC (1,491,028 SF)
PARKING REQ'D.	(VARIANCE)
ACCESSIBLE PARKING PROVIDED	7
TOTAL PARKING PROVIDED	199
BUILDING/LOT COVERAGE	43.6%
ADDITIONAL LANDSCAPING	91-12' CEDARS

GENERAL NOTES:

1. ALL COORDINATES ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
2. DIMENSIONS SHOWN ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
3. ALL PROPOSED CURB RADIUS ARE 2.5' B/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
4. SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
5. ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

CAUTION !!

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

** BENCHMARKS **

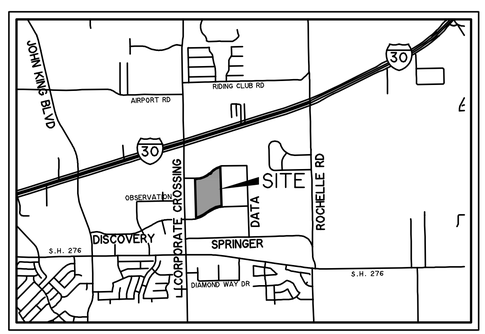
BM A – X CUT AT THE END OF AN ADA RAMP AT THE SOUTHEAST CORNER OF DISCOVERY BLVD AND DATA DR.
ELEVATION = 600.44 FT.

BM B – X CUT ON TOP OF CURB NEAR A FIRE HYDRANT ON THE NORTH SIDE OF DISCOVERY BLVD 600 FEET EAST OF CORPORATE CROSSING.
ELEVATION = 599.47 FT.

BM C – X CUT ON THE WEST SIDE OF A CURB INLET ON THE NORTH SIDE OF CAPITAL BLVD 820 FEET EAST OF CORPORATE CROSSING.
ELEVATION = 585.90 FT.

OWNER/DEVELOPER:

CONTACT: ALAN YU
COMPANY: LOLLICUP USA
ADDRESS: 6185 KIMBALL AVE
CHINO, CA 91708
OFFICE: 626-965-8882 (EXT. 110)
MOBILE: 626-226-8556
EMAIL: alan.yu@lollicup.com



VICINITY MAP
NOT TO SCALE

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

NO.	DATE	DESCRIPTION	BY

LOLLICUP SILO ADDITION
3201 CAPITAL BLVD
ROCKWALL, TEXAS 75032

SITE PLAN

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Jacob H. Fears, PE Texas Registration No. 99376 On Date Shown Below.

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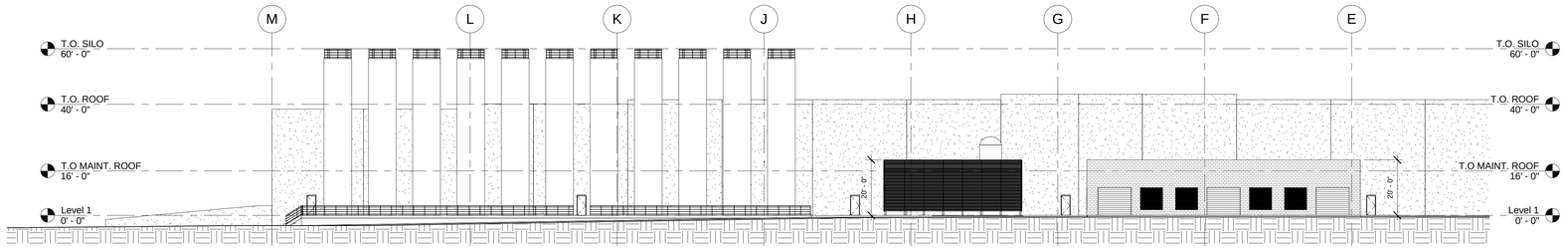
LAST SHEET EDIT
DATE 4/11/2019
WA# 17136.02

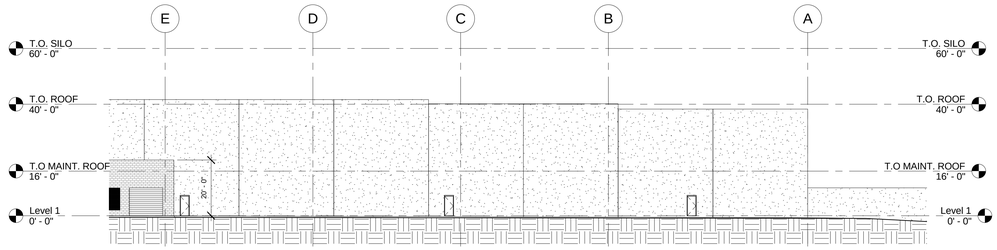
SHEET NO.
S101

PRINTED: 4/12/2019 STB FILE: WIER-PAVING.STB LAST SAVED: 4/11/2019 10:42 PM SAVED BY: JAKEF FILE: S101 SITE PLAN.DWG



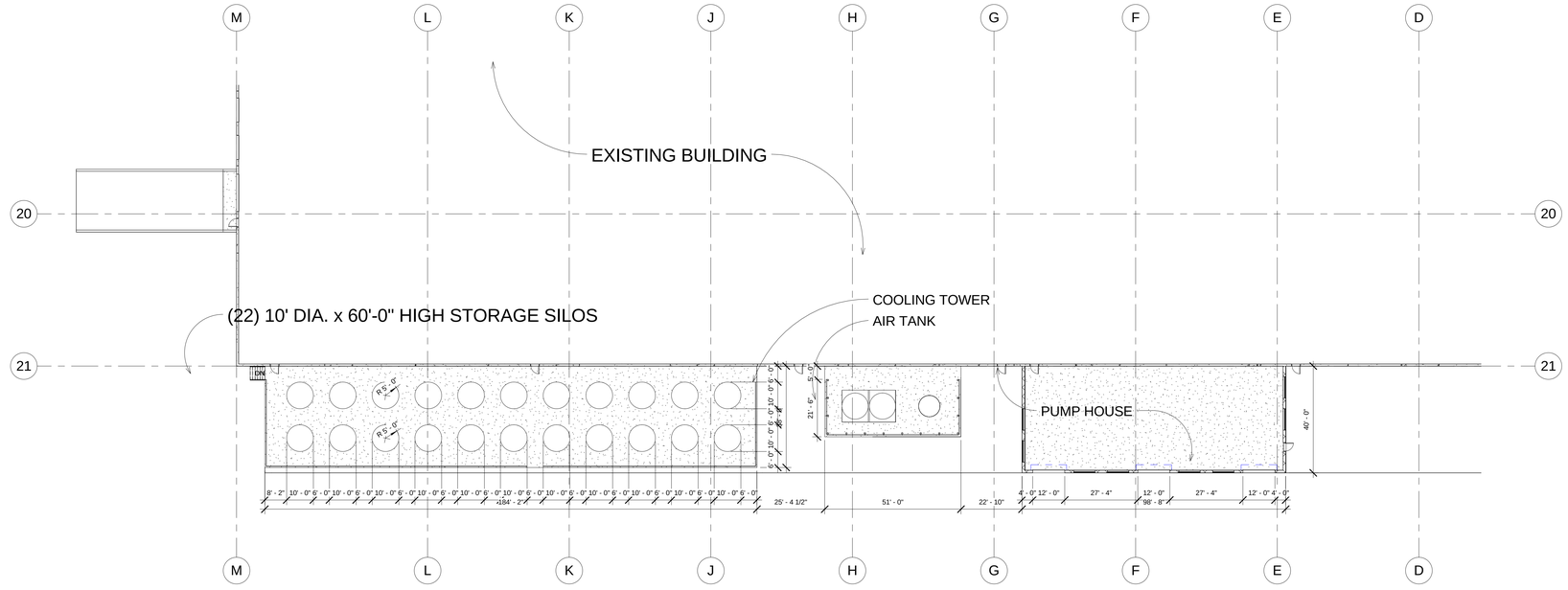
3 SOUTH ELEVATION
1" = 20'-0"

0' 10' 20' 40'



2 SOUTH ELEVATION
1" = 20'-0"

0' 10' 20' 40'



1 PROPOSED FLOOR PLAN
1" = 20'-0"

0' 10' 20' 40'

N
TRUE

APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 6185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	

callaway architecture
1207 HAMPSHIRE LN, ST#105, RICHARDSON, TX 75080
PHONE: 214.368.2525
PROJECT # 18087

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A NEW PROJECT FOR:
LOLLICUP, USA

LOLLICUP

3201 Capital Blvd.

REVISIONS:

JOB NO:18087

PROPOSED ELEVATION AND FLOOR PLAN

A1.1
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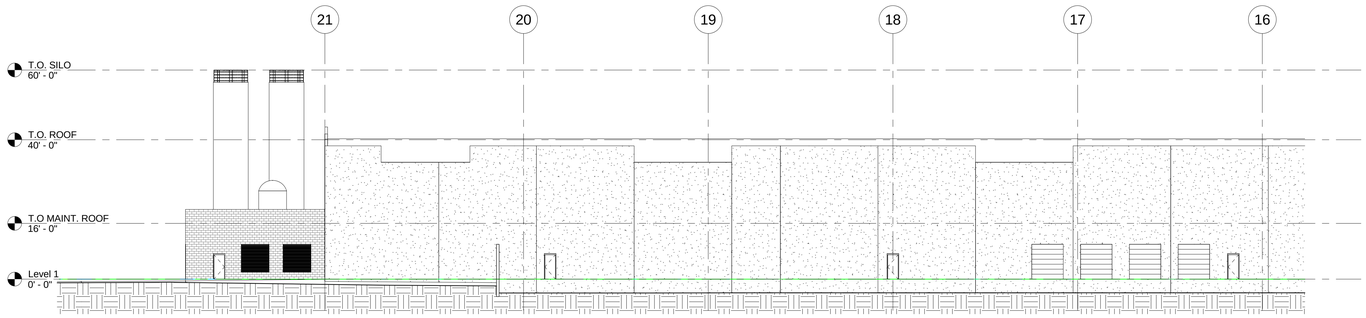
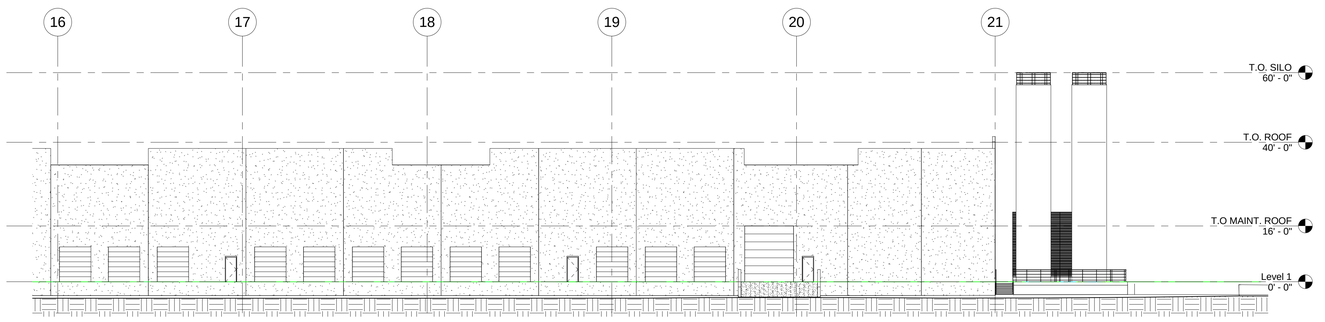


2 PARTIAL EAST ELEVATION
1/16" = 1'-0"



1 PARTIAL WEST ELEVATION
1/16" = 1'-0"

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A NEW PROJECT FOR:
LOLLICUP, USA

LOLLICUP

3201 Capital Blvd.

REVISIONS:

JOB NO:18087

PARTIAL EAST AND WEST ELEVATIONS

A1.2
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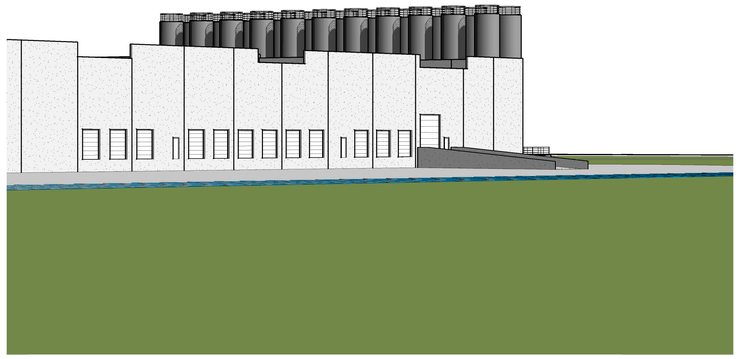
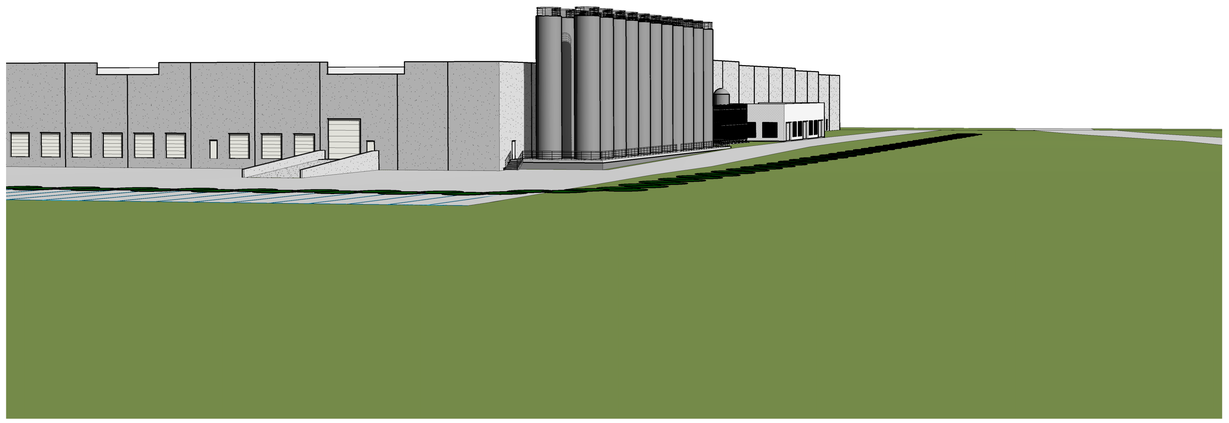


3 VIEW - CORPORATE CROSSING NORTH



2 VIEW FROM CORPORATE CROSSING



1 VIEW FROM DISCOVERY BOULEVARD

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A NEW PROJECT FOR:
LOLLICUP, USA
LOLLICUP

3201 Capital Blvd.

REVISIONS:

JOB NO:18087

PERSPECTIVE VIEWS

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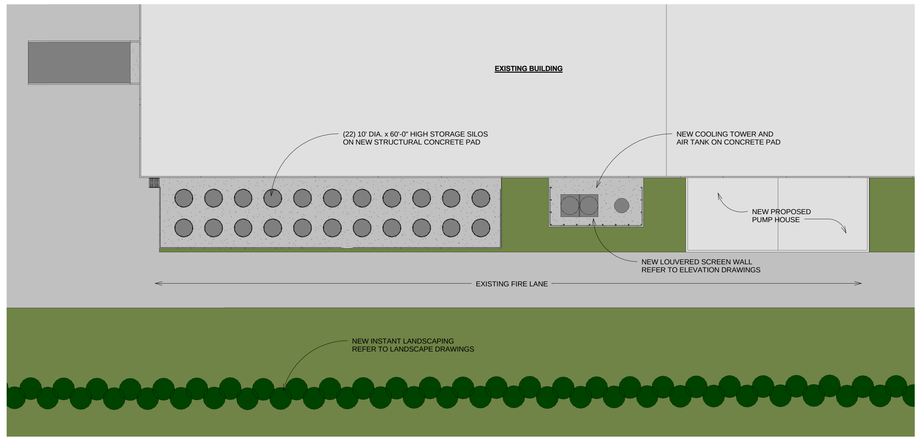


3 ENLARGED SITE PLAN
1" = 30'-0"

0' 15' 30' 60'

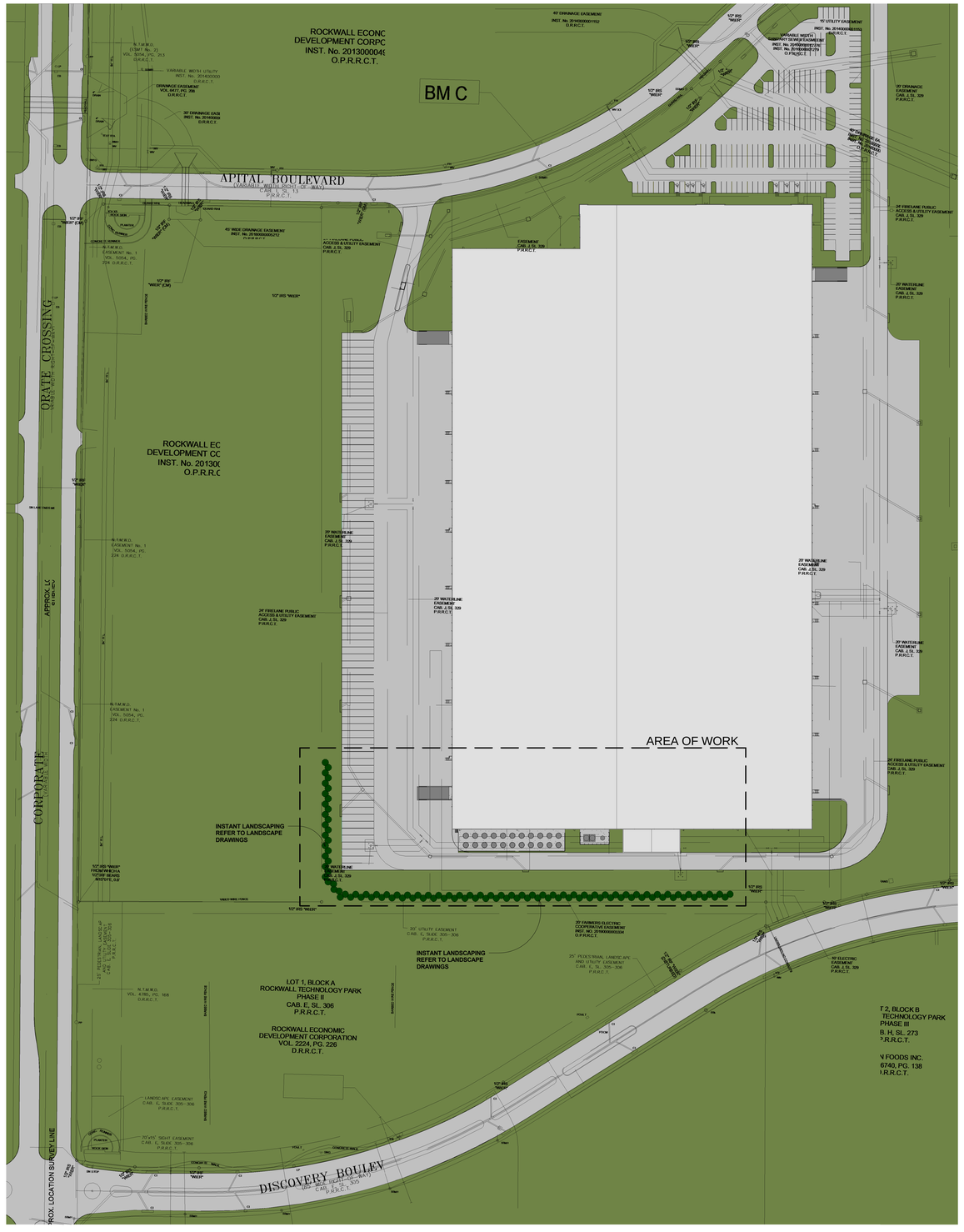
N TRUE



AREA OF WORK

2 Vicinity map

N TRUE



1 ARCHITECTURAL SITE PLAN
1" = 80'-0"

0' 40' 80' 160'

N TRUE

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LOLLICUP, USA CASE NUMBER:SP2019-XXX	

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PHONE: 214.368.2525
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Rockwall, Texas 75032

A NEW PROJECT FOR:
LOLLICUP, USA

LOLLICUP

3201 Capital Blvd.

REVISIONS:

JOB NO:18087

ARCHITECTURAL SITE PLAN

SD 1
Date:04/12/2019

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LOLLICUP, USA

SITE VIEW STUDY:

CORNER OF CORPORATE CROSSING & DISCOVERY BLVD.

ROCKWALL, TX



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LOLLICUP, USA CASE NUMBER:SP2019-XXX	

LOLLICUP, USA

SITE VIEW STUDY:
EASTBOUND ON DISCOVERY BLVD.

ROCKWALL, TX



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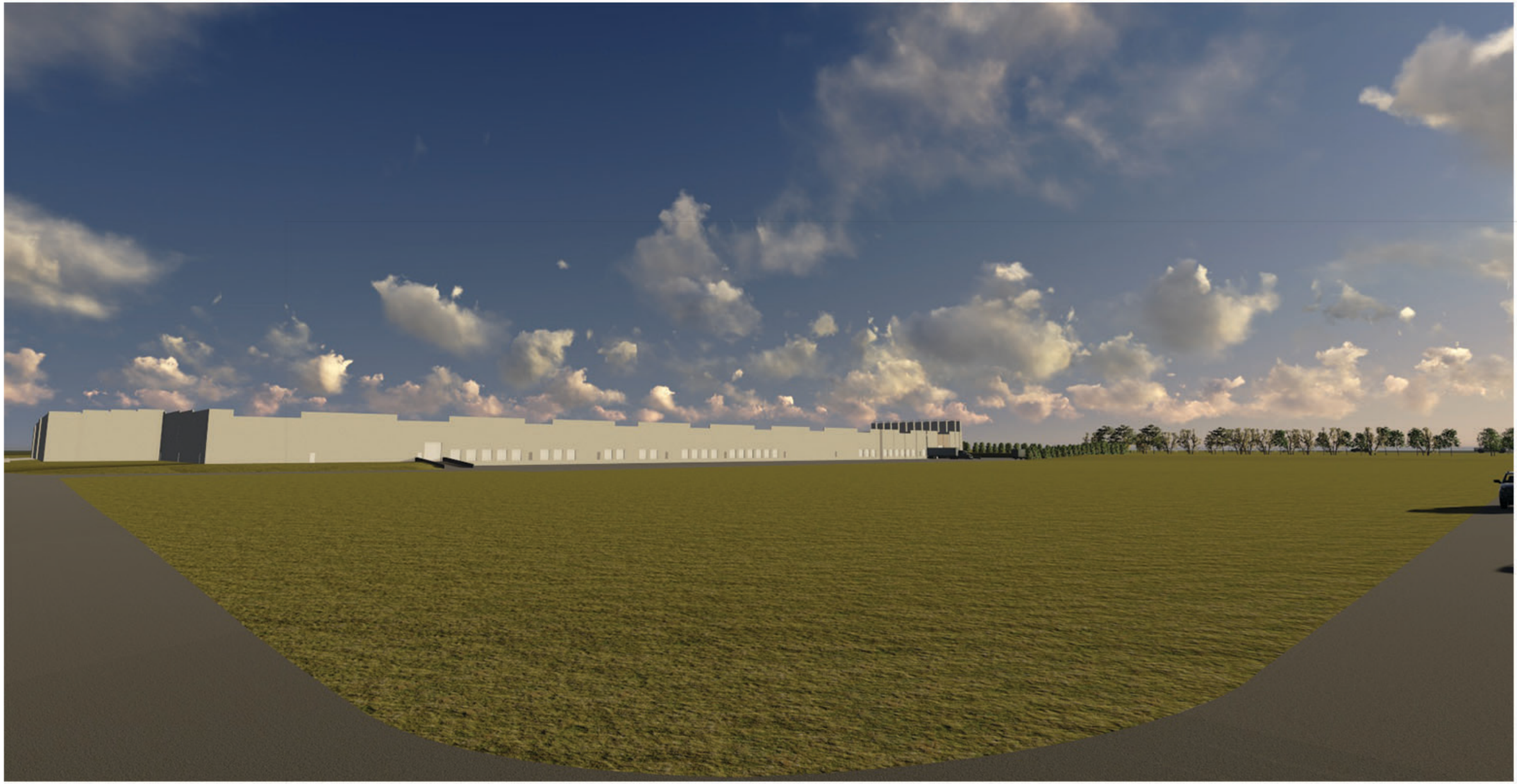
LOLLICUP, USA CASE NUMBER:SP2019-XXX	



LOLLICUP, USA

SITE VIEW STUDY:
NORTH CORNER OF CORPORATE CROSSING

ROCKWALL, TX



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LOLLICUP, USA CASE NUMBER:SP2019-XXX	

LOLLICUP, USA

SITE VIEW STUDY:
SOUTHBOUND ON CORPORATE CROSSING

ROCKWALL, TX



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LOLLICUP, USA CASE NUMBER:SP2019-XXX	

LOLLICUP, USA

SITE VIEW STUDY:
WESTBOUND ON DISCOVERY BLVD.

ROCKWALL, TX



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LOLLICUP, USA CASE NUMBER:SP2019-XXX	

LOLLICUP, USA

SITE VIEW STUDY:
REAR VIEW OF BUILDING

ROCKWALL, TX



APPLICANT INFORMATION	OWNER INFORMATION
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LOLLICUP, USA CASE NUMBER:SP2019-XXX	

LOLLICUP, USA

SITE VIEW STUDY:
REAR CORNER OF BUILDING

ROCKWALL, TX



APPLICANT INFORMATION	OWNER INFORMATION
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LOLLICUP, USA CASE NUMBER:SP2019-XXX	

LOLLICUP, USA

SITE VIEW STUDY:
VIEW FROM ADJACENT OPEN FIELD

ROCKWALL, TX



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LOLLICUP, USA CASE NUMBER:SP2019-XXX	

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 14, 2019
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. Approval of Minutes for the *April 9, 2019* Planning and Zoning Commission meeting.

2. **SP2019-009** (Korey)
   Discuss and consider a request by Cari Foote of Cari Foote & Associates, PLLC for the approval of a site plan for an office building on a one (1) acre parcel of land identified as Lot 1, Block A, Isaac Pena Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 925 N. Goliad Street, and take any action necessary.

3. **SP2019-010** (David)
   Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of an amended site plan for 42 townhomes on a 4.08-acre tract of land identified as Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District No. 32 (PD-32), situated within the *Residential Subdistrict* of the Harbor and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [FM-740] and Glen Hill Way, and take any action necessary.

PUBLIC HEARING ITEMS

4. **Z2019-009** (David)
   Hold a public hearing to discuss and consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a Specific Use Permit (SUP) for a *restaurant less than 2,000 SF without a drive-through or drive-in* on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

5. **Z2019-010** (Korey)
   Hold a public hearing to discuss and consider a request by Dwayne Cain of EVSR (D), LLC for the approval of a Specific Use Permit (SUP) for a *guest quarters/secondary living unit* and *barn or agricultural accessory building* on a 10.61-acre portion of a larger 26.078-acre tract of land identified as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, and take any action necessary.

6. **Z2019-011** (Korey)
   Hold a public hearing to discuss and consider a request by Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) [*Ordinances 99-17 & 07-04*] being a 14.4715-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church, Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, generally located at the northeast corner of the intersection of Ridge Road [*FM-740*] and White Road, and take any action necessary.

ACTION ITEMS

7. **SP2019-012** (David)
   Discuss and consider a request by Kyle McCullah of Callaway Architecture on behalf of Jason Lee of Lollicup USA, Inc. for the approval of an amended site plan for an existing manufacturing facility on a 34.23-acre tract of land identified as Lot 2, Block A, Rockwall Technology Park, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 3201 Capital Boulevard, and take any action necessary.

DISCUSSION ITEMS

8. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2019-018: Replat for Park Place, Phase III Addition [*Approved*]
- ✓ P2019-019: Final Plat for Lot 11, Block A, SH-205 Business Park Addition [*Approved*]
- ✓ Z2019-006: SUP for a Structure Exceeding 60-Feet in a Light Industrial (LI) District (*2nd Reading*) [*Approved*]
- ✓ Z2019-007: SUP for Outdoor Commercial Amusement/Recreation (*2nd Reading*) [*Approved*]
- ✓ Z2019-008: Amended PD Development Plan for Planned Development District 32 (PD-32) (*2nd Reading*) [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 10th day of May 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 9, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Jerry Welch, Mark Moeller, Tracey Logan, John Womble, Eric Chodun and Annie Fishman. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the March 12, 2019 Planning and Zoning Commission meeting.

2. P2019-010
Consider a request by Michael Duval of G&A/McAdams on behalf of John Delin of RW Ladera, LLC for the approval of a final plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition being a 47.694-acre tract of land identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85) for General Retail (GR) and Single-Family 7 (SF-7) District land uses, situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast and northwest corners of the intersection of SH-66 and John King Boulevard, and take any action necessary.

3. P2019-016
Consider a request by Kevin Patel of Triangle Engineering, LLC for the approval of a replat for Lot 2 of the Cain Properties #1 Addition being a 1.233-acre parcel of land identified as a portion of Lot 1 and Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [*SH-205*] and Storrs Street, and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Moeller seconded the motion which passed by a vote of 7-0.

III. APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

Chairman Lyons indicated that Items # 6 and # 7 would be moved up on the agenda.

IV. PUBLIC HEARING ITEMS

5. P2019-013
Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes, Inc. for the approval of a replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition being a 0.57-acre tract of land identified as Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 705 & 707 Hartman Street, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation of the request. The applicant is requesting to subdivide two parcels of land into a third parcel. The plat meets the technical requirements of the Unified Development Code and is coming before the Planning and Zoning Commission because Texas Local Government Code requires notifications be sent to property

owners within 200 feet of the subject property when there is a residential replat that increases the number of lots. On March 25, 2019, staff mailed 29 notices to property owners/residents within 200-feet of the subject property and received one notice in opposition.

Mr. Brooks advised the Commission staff was available for questions. Chairman Lyons asked for questions from the Commission.

Commissioner Logan asked if any of the property was in floodplain. City Engineer, Amy Williams, indicated no part of the property was in the floodplain.

Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come forward and do so; there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Welch made a motion to approve P2019-013 with staff recommendations. Commissioner Logan seconded the motion which passed by a vote of 7-0.

6. Z2019-004

Hold a public hearing to discuss and consider a request by Sandie Wood for the approval of a Specific Use Permit (SUP) for a *guest quarters/secondary living unit* that does not meet the minimum requirements as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) on a 3.574-acre parcel of land identified as Lot 1, Block A, Wood Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 207 Nash Street, and take any action necessary.

Senior Planner, Korey Brooks, advised the Commission that the applicant has requested to withdraw the case and action would need to be taken by the Commission.

Commissioner Womble made a motion to withdraw Z2018-004. Commissioner Fishman seconded the motion which passed by a vote of 7-0.

7. Z2019-005

Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [*50.0-acres*], 17-14 [*26.452-acres*], 17-15 [*134.33-acres*], 17-16 [*43.6-acres*], & 40-8 [*8.79-acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

Planning Director, Ryan Miller, advised the Commission that the applicant has requested to postpone the case to the next scheduled meeting. Mr. Miller indicated the Commission would need to take action.

Commissioner Moeller made a motion to approve the postponement of Z2019-005. Chairman Lyons seconded the motion which passed by a vote of 7-0.

8. Z2019-006

Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (*11.3736-acres*); Tract 31 of the R. Ballard Survey, Abstract No. 29 (*8.197-acres*); and, Lot 1-01, Block 1, Indalloy Addition (*14.53-acres*), City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background of the request. The applicant is requesting for the approval of a Specific Use Permit for a structure that exceeds 60-feet in a Light Industrial District. In January 2019, the applicant requested approval of a site plan for the purpose of expanding SPR's existing operations this request was for the first phase of a multi-phase expansion plan. On March 18, 2019, the Planning and Zoning Commission

approved the requested site plan for Phase 1 for the purpose of constructing an approximately 78,615 square foot single-story, warehouse facility on an 11.3736-acre portion of the subject property. Currently, the subject property is vacant, with the exception of the Columbia Extrusion Corporation's existing structures located on the west side of the subject property. The applicant is requesting to allow for a maximum overall height of 100-feet for structures that will be located in the areas identified as Phases 2, 3, 4 and 5 as depicted on the concept plan they have provided. This area will house the high bay extruders necessary for SPR's business operations. The applicant has stated to staff that SPR's business involves the production of flexible packaging products through a process called extrusion. The extrusion of certain plastics require additional height to process, and SPR has set a maximum height of 100-feet from grade for these structures.

Mr. Gonzales further indicated that the construction for all of the buildings will be composed of tilt-up wall construction, matching their existing building located just south of and adjacent to the subject property. The area's extending above the tilt-up wall construction, which enclose the high bay extruders will have pre-finished metal panels. These metal panels will have a height of not more than 100-feet. The applicant has provided conceptual building elevations and a phasing plan indicating uniformity with each phase being planned. These elevations will require a recommendation by the Architectural Review Board prior to being considered by the Planning and Zoning Commission during the site plan review. Due to the height of the structures being requested, the applicant submitted a screening plan with the site plan for Phase 1 showing the incorporation of a thick vegetative screen being incorporated adjacent to the north and west property lines. The applicant has provided staff with this same landscape screening plan, which has been incorporated in the draft SUP ordinance and will be required to be built with Phase 1 of the development per this ordinance. Additionally, the applicant has provided a line of site study that evaluates the visual impacts of the proposed structures from Justin Road, E. Washington Street, and the Park Place neighborhood. Photographs were also included indicating superimposed structures and their visibility based on direction and topography of these areas. A development plan submitted by the applicant indicates an area where the maximum height of structures is limited to 100-feet and that this area is a minimum distance of 500-feet from the west property boundary the Park Place Addition and 132-feet from Industrial Road. It should be known that within a Light Industrial District, the rear yard setback for a structure adjacent to a residential district is a minimum of 20-ft + ½ of the building height greater than 36-feet [i.e. 20-ft + (60-ft – 36-ft = 24-ft/2)]. This means the minimum rear setback in this case would be 32-feet from the west property line.

The Unified Development Code states that "(a)ll structures shall conform to the height requirements specified for the zoning district of the subject property as stipulated by Section 7.03." Based on this, the maximum height for any structure within a Light Industrial (LI) District is 60-feet; however, a "(b)uildings height may be increased up to 120-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council." The applicant is requesting to allow for a maximum overall height of 100-feet for Phases 2, 3, 4 and 5, which will house the high bay extruders processed with this SUP. According to the Unified Development Code, non-residential developments that are adjacent to or directly across the street from a residential development should incorporate a minimum ten foot landscape buffer that incorporates trees on 50-foot centers. In this case, the applicant is providing a 50-foot landscape buffer with the addition of evergreen and Live Oak trees along the western and northern property boundaries. The proposed landscape plan exceeds the minimum requirements of the UDC and has been included as a condition of approval in the draft SUP ordinance.

Additionally when analyzing the applicant's request, and given the need for the additional height required for the high bay extruders, the applicant has provided staff with a landscape screening plan and line of sight study that attempts to mitigate the visual impact of the proposed structures. The applicant has also provided a development plan assuring that the 100-foot tall structures will not be closer than 500-feet from the existing or future home sites within the Park Place Subdivision. Additionally, and with the exception of PD-59 Park Place Addition and a vacant 1.945-acre tract of land zoned Agricultural District located at the intersection of E. Washington Street and Airport Road, the surrounding properties adjacent to the subject property are zoned Light Industrial District. With this being said, a request for a Specific Use Permit is discretionary for the City Council. The Planning and Zoning Commission is tasked with considering if this request will adversely affect the neighboring properties, and provide a recommendation to the City Council.

Mr. Gonzales further noted that on March 29, 2019, staff mailed 99 notices to property owners and residents within 500-feet of the subject property and also emailed a notice to the Park Place Homeowner's Associations, which is the only HOA located within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff had received nine notices in favor of the request, four notices in opposition and one notice that was undecided.

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Ignacio Echavarri
1480 Justin Road
Rockwall, TX

Mr. Echavarri came forward shared his appreciation to all of staff and both Council and the Commission for their feedback through the process which he feels they have listened to and have worked with those recommendations to bring what they feel is a good fit to the community. He indicated he was available for questions.

Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come forward and do so.

Sue Reeves
402 W. Boydstun
Rockwall, TX

Ms. Reeves came forward and shared she is a member of the Soroptimist Children's House located at 1350 E. Washington. She asked with Washington Street being a two lane road, where the entrance/exit would be for the employees and delivery trucks and would they be passing the Soroptimst House daily because her concern is with traffic.

Bill Bricker
505 Westway
Rockwall, TX

Mr. Bricker came forward and indicated he is the developer of the Park Place and is currently starting on Phase II. A year and a half ago when SPR approached them with interest in buying the subject property he did due diligence knowing whatever is built and goes on at SPR will affect the Park Place communities, and feels that knowing the future is better than an unknown future as to what will be built. Within the due diligence they looked at SPR what they did as well as their future plans for expansion. Mr. Bricker shared that the things that affect the quiet enjoyment of one's home are not disrupted by SPR plant nor their plans for future expansion. He expressed being in favor of the request.

David David
1020 St. Charles Court
Rockwall, TX

Mr. David came forward and shared that when the initial Specific Use Permit when the applicant was requesting 120 feet variance for the height, the Park Place homeowners were not in support. However since then with the applicants new plan they have done their research and met with SPR and feel that SPR is a good company and are very good stewards of their property. Mr. David generally expressed being in favor of the request.

Phil Wagner
Rockwall Economic Development Corporation
2610 Observation Trail
Rockwall, TX

Mr. Wagner came forward and indicated he is with the Rockwall Economic Corporation and expressed they are in favor of the request.

Chairman Lyons asked if anyone wished to speak to come forward and do so; there being no one indicating such Chairman Lyons closed the public hearing and asked the applicant back for any additional comments. Mr. Echavarri came forward and shared additional comments in regards to their plans for the future expansions.

Chairman Lyons brought the item back to the Commission for discussion or action.

Chairman Lyons generally being in favor of the request. He shared appreciation for the applicant's effort in working with the surrounding neighbors and the concerns they had and he feels SPR will be a good neighbor and asset to the community.

Commissioner Chodun expressed concern with the height and how it impacts the area and generally expressed not being in favor of the request. Commissioner Logan agreed with Commissioner Chodun's concerns with the height and location and generally expressed not being in favor of the request. Commissioner Welch, Moeller and Fishman generally expressed being in favor of the request.

General discussion took place between the Commission in regards to the height being requested.

Commissioner Welch made a motion to approve Z2019-007 with staff recommendations. Commissioner Moeller seconded the motion which passed by a vote of 5-0 with Commissioners Logan and Chodun dissenting.

9. Z2019-007

Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf of Forrest B. Davis Jr. for the approval of a Specific Use Permit (SUP) for *outdoor commercial amusement/recreation* in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy Lane, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The applicants, Ruben Garcia and Brandon Mullins, have submitted a request for a Specific Use Permit to allow a Commercial Amusement/Recreation Outdoor land use in conjunction with an existing craft/microbrewery located within a Light Industrial District. The applicant is requesting to operate an outdoor entertainment area that includes a stage and seating areas and will be located at the rear of the property and will be enclosed by an eight foot wooden fence. The applicants have stated that they would like the opportunity to expand their operations by including an outdoor stage and Biergarten venue for the purpose of incorporating live entertainment, charity events, special events such as corporate events, birthday parties, weddings, and social gatherings into their existing operations. Due to the hours of operation as regulated for a brewery by the Texas Alcoholic Beverage Commission, the applicants would be able to host these events during the hours of 8:00 a.m. 12:00 a.m. Monday through Saturday and 10:00 a.m. – 12:00 a.m. on Sunday. Additionally, the applicants have provided a concept plan for the outdoor venue, which shows that the area will be located at the rear of the facility. The concept plan indicates the location of the outdoor stage area, proposed seating areas, and an eight foot high wood fence that will enclose this area.

Mr. Gonzales went on to note that according to the Unified Development Code, a Commercial Amusement/Recreation (Outdoor) land use requires approval of a Specific Use Permit in a Light Industrial District. Staff has included language providing for the expiration of the SUP should the land use designation change other than a craft brewery and this has been included as a condition of approval. In addition according to the Unified Development Code, an "(o)utdoor commercial recreational and amusement uses shall be no closer than 300 feet to residentially zoned land unless such setback is reduced or waived by the planning and zoning commission and city council." In this case, the subject property is more than 300-feet from a residentially zoned property and is in conformance with the UDC. Based on the applicant's request, it should be noted that the subject property is situated within the Bodin Industrial Addition, which is primarily zoned Light Industrial District. It should also be noted that the hours of operation are limited by the Texas Alcoholic Beverage Commission for a brewery. As a note, the required number of parking spaces for any facility is calculated based on land use and the square footage of the facility and

in this case, the Commercial Amusement/Recreation (Outdoor) use is not considered an indoor use; therefore, no additional parking spaces are required. Based on staff's review, the applicant's request does appear to be in conformance with these requirements; however, the approval of a Specific Use Permit is a discretionary decision for the City Council.

Mr. Gonzales further noted that on March 29, 2019, staff mailed 27 notices to property owners and residents within 500-feet of the subject property and did not send a neighborhood notification as there are no Home Owners Associations or neighborhood groups participating in the Neighborhood Notification Program within 1,500-feet of the subject property. Staff had received two notices in favor of the applicant's request.

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Commissioner Fishman asked if there would be any additional lighting provided. Mr. Gonzales indicated the applicant could better answer that question however if they provided small exterior lights no greater than 15 watts no photometric plan would be required.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Ruben Garcia
2015 Kristi Lane
Rockwall, TX

Mr. Garcia shared they host numerous charitable events that benefit the community and they are a very community oriented business.

Brandon Mullins
2015 Kristi Lane
Rockwall, TX

Mike Richter
2015 Kristi Lane
Rockwall, TX

Mr. Richter shared he is with the food truck Mingling Mouth which provides the food to the brewery. In regards to Commissioner Fishman's question to lighting he indicated they would only have accent lighting such as outdoor tea lights. Mr. Garcia added that they do provide safety lighting for walkways and parking. Mr. Richter shared the purpose for the request is to allow them to continue to host events and having a dedicated outdoor stage will be beneficial because there is not much room within the brewery.

Commissioner Chodun asked in regards to the noise and how that will impact the adjacent properties. Mr. Garcia stated that when the brewery is in operation the adjacent businesses are usually closed.

Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come forward and do so; there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or action.

Chairman Logan made a motion to approve Z2019-007 with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 7-0.

10. Z2019-008
Hold a public hearing and consider a request by James Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a PD Development Plan amending *Ordinance No. 17-64* and in accordance with *Ordinance No. 17-22*, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation and background of the request. The applicant submitted an application requesting to amend the PD Development Plan approved under Ordinance No. 17-64. The applicant has stated that the purpose of this application is to change the pedestrian access easement that extends from Lakefront Trail to the Harbor Fountain to a one-way private drive and pedestrian access easement, and to change the construction schedule for Harbor Village project. On January 15, 2019, the Planning and Zoning Commission approved a site plan for a 375-unit condominium building on a 6.2-acre tract of land located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail. While going through the site plan approval process, staff explained to the applicant that the proposed IH-30 improvements which are scheduled for 2021 would restrict the properties west of the subject property and the existing office/retail building adjacent to the takeline from having access to Lakefront Trail, and that the only access to these properties would be provided from the eastbound lanes of the IH-30 frontage road drivers in the City of Rockwall would have to take IH-30 west and exit the Bayside exit in Rowlett, and take IH-30 east and exit the Harbor exit prior to crossing into the City's corporate limits to access these properties. Based on this, the applicant has submitted a request to transform the pedestrian access easement providing access to the Harbor Fountain into a mew street that would serve as both a pedestrian access easement and a private drive for the properties to the west of the subject property. In accordance with the design guidelines contained in Resolution No. 10-40, staff has requested that the applicant retain the aesthetics of the original pedestrian access easement and use bollards in lieu of a curbed one-way street. Based on this direction the applicant has provided a street cross section showing the proposed new street and a concept plan showing the additional details requested by staff.

Mr. Miller went on to share that the applicant was required to go through a zoning process to change the PD Development Plan, it will be difficult for the project to be completed in accordance with the construction schedule laid out in Ordinance No. 17-64. This requires that a building permit be issued by June 1, 2019. As a result, the applicant has requested to extend this timeline for a period of one year from the approval date of the proposed ordinance. If the ordinance is approved under the current schedule and the case is not tabled or denied the date the applicant would need a building permit by would be May 6, 2020. The applicant has not requested changes to the construction schedule for the building adjacent to the Harbor Fountain, and the date required for the owner of that property to obtain a building remains as June 1, 2020. Staff should note that the applicant was asked to provide letters from the adjacent property owners indicating their consent to change the access to their properties; however, the applicant has failed to provide these letters to staff. With this being said, the proposed changes should be an improvement to the access of these properties, and should not create any development issues for these property owners. In addition the applicant's request does not change the conformance to the City's codes for the site plan approved with Case No. SP2018-043, and should not have an effect on any future projects ability to conform to the City's Municipal Code of Ordinances or the Unified Development Code and does not change the infrastructure requirements that were identified with Case No. SP2018-043, and no new infrastructure would be required with this case.

Mr. Miller further noted that on March 25, 2019, staff mailed 41 notices to property owners and occupants within 500-feet of the Freeway Frontage, Harbor Link Mixed-Use, and Harbor Residential Subdistricts and also notified the Lakeside Village and Lago Vista Homeowner's Associations, which are the only HOA/Neighborhood Organizations that are within 1,500-feet of the subject property. No notices were received concerning the applicant's request.

Mr. Miller advised the Commission that the applicant was present and available for questions.

Chairman Lyons asked for questions from the Commission.

Commissioner Womble expressed concerns with allowing vehicles in such a pedestrian zone and asked if there have been any safety concerns been discussed. Mr. Miller shared that there is a separation between the fountain and the driveway and it was always intended for it to be a fire lane access. Therefore what is being proposed is a very minor change to the original plan however by doing it through bollards that could direct traffic while also allowing for pedestrian access.

Chairman Lyons asked the applicant to come forward and speak.

James Ziegler
8222 Douglas Avenue

Dallas, TX

Mr. Ziegler came forward and provided additional comments and indicated he was available for questions.

Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come forward and do so; there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or action.

After extensive general discussion between the Commission; Commissioner Welch made a motion to approve Z2019-008 with staff recommendations. Commissioner Chodun seconded the motion which passed by a vote of 5-0 with Commissioners Womble and Logan dissenting.

V. ACTION ITEMS

11. SP2019-006

Discuss and consider a request by Marla Mauricio of Kimley-Horn and Associates, Inc. on behalf of Steve Russell of Excel Rockwall, LLC (ShopCore Properties, LLC) for the approval of a site plan for a commercial retail building on a 0.69-acre portion of a larger 11.125-acre parcel of land being identified as Lot 11, Block A, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1041 E. IH-30, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The subject property is occupied with an existing multi-tenant shopping center. On June 8, 2010, the Planning and Zoning Commission approved a site plan for a multi-tenant shopping center that contained several buildings Rockwall Plaza, Phase II). At that time, the developer was seeking several variances. As a compensatory measure to offset the requested variances, the developer proposed providing a large park area between Buildings 16 and 17 (i.e. between the existing adjacent building and the proposed building). Staff should note, Building 16 was 9,600 SF and Building 17 was 8,800 SF. The park area was approximately 6,600 SF at the time of that request. The City Council approved the associated variances and park area on June 21, 2010. In 2013, staff approved an administrative site plan for a commercial retail building (i.e. the adjacent building) on an approximately 1.7095-acre portion of the subject property. As part of that request, the applicant increased Buildings 16 and 17 to be 11,500 square feet each (i.e. Building 16 was 1,900 square feet larger and Building 17 was 2,700 square feet larger than originally requested. As a result, the park area decreased in size to approximately 4,000 square feet. Building 16 was later constructed; however Building 17 was never constructed. The applicant is requesting approval of a site plan for a commercial retail building (i.e. Building 17 on the site plan approved in 2013), which will be approximately 9,835 square feet. As part of this request, the park will be relocated adjacent to the east façade of the proposed commercial retail building (i.e. the park are will no longer be between the two buildings as originally intended). The existing park area has been reduced in size and resembles an alley. The proposed building will utilize the same design scheme, building materials, and colors as the adjacent commercial retail buildings and will have one (1) retail space and two (2) restaurant with outdoor dining areas. In regards to conformance with the Comprehensive Plan, the proposed building will house retail land uses and incorporate a park area with landscaping, benches, trellises, and a water feature and based on the proposed land use and the incorporation of pedestrian elements, the applicant's request appears to conform to the vision of the IH-30 Corridor District and the goals and policies of non-residential development outlined in the Comprehensive Plan. Mr. Brooks then went on to discuss in detail the recommendations the Architectural Review Board made after having reviewed the case in regards to the variances to the building elevations and secondary materials. He noted that the Architectural Review Board made a recommendation of approval.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as s the applicant.

Chairman Lyons asked the applicant to come forward.

Steve Russell
233 North Wacker Ste. 3400
Chicago, Illinois

Mr. Russell came forward and indicated they will adhere to recommendations the Architectural Review Board Provided. .

Chairman Lyons brought the item back to the Commission for discussion or action.

Commissioner Chodun made a motion to approve SP2019-006 with both the recommendations of staff as well as the Architectural Review Board. Commissioner Logan seconded the motion which passed by a vote of 7-0.

VI. DISCUSSION ITEMS

12. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2019-006: Replat for Lots 6 & 7, Market Center East Addition [*Approved*]
- ✓ P2019-009: Replat for Lot 4, Block E, Rockwall Technology Park Addition [*Approved*]
- ✓ P2019-014: Replat for Lots 16 & 17, Alliance Addition [*Approved*]
- ✓ Z2019-003: SUP for a Private Sports Arena, Stadium or Track (*2nd Reading*) [*Approved*]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 7:51 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	May 14, 2019
APPLICANT:	Cari Foote; *Foote & Associates, PLLC*
CASE NUMBER:	SP2019-009; *925 N. Goliad Street*

SUMMARY

Discuss and consider a request by Cari Foote of Cari Foote & Associates, PLLC for the approval of a site plan for an office building on a one (1) acre parcel of land identified as Lot 1, Block A, Isaac Pena Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 925 N. Goliad Street, and take any action necessary.

BACKGROUND

The subject property is a one (1) acre parcel of land identified as Lot 1, Block A, Isaac Pena Addition. It is situated within the North Goliad Corridor Overlay (NGC OV) District, zoned Planned Development 50 (PD-50) for Residential-Office (RO) District land uses, and is addressed as 925 N. Goliad Street. Currently situated on the subject property is a 3,970 SF single-family home and two (2) accessory buildings, which according to the Historic Resource Survey -- *performed by the City of Rockwall in 2017*-- were constructed in 1913. On September 6, 2005, the City Council approved *Ordinance No. 05-43* designating the property as a *Landmark Property* (*i.e. properties or structures not contiguous or part of the existing historic district; however, the property is deemed worth preserving due to its historic significance*). In this case, the home known as the historic "Cade Home" is historically significant due to its previous occupants. James and Dora Cade first lived on the adjacent lot and materials from that house were used to build the two (2) existing accessory buildings on the subject property. Mr. Cade was a cattle buyer and butcher, and also worked at the Rockwall Bank for a period of time before becoming a farmer and raising livestock. He was a partner in a meat market and icehouse called Cade, Bedingfield, and Phillips. Mr. Cade is thought to have brought the first registered longhorn cattle to Rockwall.

PURPOSE

The applicant is requesting approval of a site plan for the purpose of converting a single-family home into a residential-office building.

ADJACENT LAND USES AND ACCESS

The subject property is located 925 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several buildings that are zoned Neighborhood Services (NS) District. Beyond this is a vacant tract of land followed by a financial institution (*i.e. American National Bank*). This area is zoned Planned Development District 56 (PD-56) for General Retail (GR) District land uses.

South: Directly south of the subject property are several single-family residential homes that are zoned Single-Family 7 (SF-7) District and Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses. Beyond this there are several office buildings (*e.g. Children's Learning Center, Behavioral Transformations, etc.*) that are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses.

East: Directly east of the subject property is N. Goliad Street [*SH-205*], which is identified as a M4U-M (*major collector, four [4] lane, undivided roadway, modified*) on the City's Master Thoroughfare Plan. Beyond this is a single-family residential subdivision (*i.e. North Towne Addition*) that is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is S. Alamo Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this there are several single-family residential homes that are zoned Single-Family 10 (SF-10) District followed by a single-family residential subdivision (*i.e. the Preserve, Phase 1 Subdivision*) that is zoned Planned Development District 46 (PD-46).

CHARACTERISTICS OF THE REQUEST:

Currently, the applicant is in the process of converting the residential structure to a commercial structure. Since the land use is changing from a residential land use to a commercial land use, the applicant is required to construct a parking lot and provide ADA compliant access to the proposed residential-office building. The proposed parking lot will be located behind the main structure and the sidewalk will be located at the south façade of the building (*i.e. the side of the building*). In addition, the applicant will provide railing adjacent to the sidewalk and at the entrances that have stairs. Currently, there is a small parking lot in the front of the main structure that is accessed from S. Goliad Street [SH-205]. The applicant is proposing to remove the existing 2,306 SF parking lot and driveway and replace it with grass. The applicant is proposing to expand the parking area in the rear of the building to approximately 2,333 SF (*i.e. the net addition of pavement will be 27 SF*). Landscaping (*e.g. pampas grass*) in conjunction with an existing fence will be utilized as screening from the adjacent property. Staff should note, the existing fence is not located on the subject property. Should the property owner remove the fence, the adjacent residential property will only have landscape screening. Due to ADA standards, a commercial building must meet the Texas Accessibility Standards. Due to this, the applicant is required to add a metal handrail down the middle of the front, sides, and rear steps. The proposed handrail in the front of the property will be painted white and the other handrails will be painted black. In addition, the applicant is proposing to provide ADA accessible access from the rear parking lot via a ramp. According to the applicant, the existing stairs will be removed; however, the existing architectural features will remain and border the ramp. The required railing along the ramp will be vinyl that simulates wood, while matching the exterior of the building. The only interior modifications will be converting the existing restroom to meet ADA requirements, adding handrails to the stairs, and adding doors to the dining room. The applicant has submitted example photos of the proposed landscaping and railing and a site plan showing the location of the new parking lot and sidewalk. The proposed ramp will be located toward the rear (*i.e. south side*) of the home and will connect to the existing wrap-around porch. The porch will provide access to the side and front doors.

DENSITY AND DIMENSIONAL REQUIREMENTS

The submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within Planned Development 50 (PD-50) for Residential-Office (RO) District land uses. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*X=43,378 SF: In Conformance*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Frontage	*60-Feet*	*X=~212-Feet: In Conformance*
Minimum Lot Depth	*100-Feet*	*X=~203-Feet: In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X=25-Feet: In Conformance*
Minimum Rear Yard Setback	*30-Feet*	*X=30-Feet: In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X=10-Feet: In Conformance*
Maximum Building Height	*36-Feet*	*X=~20-Feet: In Conformance*
Max Building/Lot Coverage	*40%*	*X=~5%: In Conformance*
Minimum Masonry Requirement	*90%*	*100% Wood Siding: In Conformance*
Minimum Number of Parking Spaces	*8 Spaces*	*11 Spaces: In Conformance*
Minimum Stone Requirement	*0%*	*0%: In Conformance*
Minimum Landscaping Percentage	*25%*	*X=84%: In Conformance*
Maximum Impervious Coverage	*75-80%*	*X=16%*

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan, the subject property is located in the Downtown District and is designated for ***Live/Work*** land uses. The Downtown District is considered to be the cultural heart of the community and embodies the small-town atmosphere that is characteristic of the City of Rockwall. Contained in the Downtown District is the North Goliad Corridor, which is a unique live/work corridor that offers residential units, offices, event venues, and boutiques. The intent of the North Goliad Corridor is not only to protect and preserve the historic architecture and significance within the district, but to also ensure that infill development does not negatively impact the surrounding properties or the district. In this case, the applicant's request appears to be in conformance with the Future Land Use Plan. Specifically, the proposed office building is an existing single-family home and the applicant is not proposing to make any structural changes to the exterior of the building when the home is converted to an office building.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 6.04.E, *Parking Area Restrictions*, of Section 6, *North Goliad Corridor Overlay (NGC OV) District,* of Article V, *District Development Standards*, of the Unified Development Code (UDC), "…any surface parking shall be provided in well-screened parking lots at the rear or behind the main façade of the building…" Additionally, new buildings or alterations shall be compatible with the adjoining area. In this case, the relocation of the parking lot and sidewalk from the front of the building to the rear brings the building into conformance with the overlay district standards with regard to location of parking lots. Additionally, since the applicant is utilizing the existing fence and additional landscaping as screening, the request appears to be in conformance with the overlay district with regard to screening of parking lots. Since, the structure is being converted from a residential land use to a commercial land use, it is expected that modifications to the exterior will be required. In this case, the applicant is proposing to utilize railing that appears to match the style of the building. Since the sidewalk will be located toward the side of the structure, it will have limited visibility from the street. Staff should note, although the property is a *Landmarked Property*, the applicant's request does not appear to negatively impact the subject property or the neighboring properties. Should this request be approved, staff has recommended to the applicant that landscape screening be provided adjacent to the ramp.

HISTORIC PRESERVATION ADVISORY BOARD (HPAB):

On April 18, 2019, the Historic Preservation Advisory Board (HPAB) reviewed the applicant's request a passed a motion to approve a Certificate of Appropriateness (COA) by a vote of 6-0 with Board Member Bowlin absent.

ARCHITECTURAL REVIEW BOARD (ARB):

On April 30, 2019, the Architectural Review Board's motion to recommend approval of the site plan passed by a vote of 5-0 with Board Members Tovar and Johnson absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to, then staff would propose the following conditions of approval:

(1) The developer shall plant a thick vegetative screening utilizing a combination of accent trees, bushes and/or grasses adjacent to the ramp and the south property line; and

(2) The developer shall submit a revised landscape plan showing the location and landscape materials proposed for the landscape screening adjacent to the ramp and south property line; and

(3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Project Number	SP2019-009	**Owner**	DONAHOE, JOHN M & KATHRINE E	**Applied**	4/8/2019 LM
Project Name	925 N. Goliad Street	**Applicant**	CARI FOOTE & ASSOCIATES, PLLC	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype	AMENDING			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
925 N GOLIAD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
GARNER	1	A	1	4048-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/8/2019	4/15/2019	4/10/2019	2	APPROVED	
(4/10/2019 10:59 AM RMC) All commercial staircase require handrail on both side exteneding 1ft above top step and 1ft below the bottom step.							
ENGINEERING	Sarah Hager	4/8/2019	4/15/2019	4/10/2019	2	COMMENTS	
(4/10/2019 2:29 PM SH) - Widen the driveway to avoid the swithcback curve. - Show the hatching darker for the accessible loading space. - TXDOT permit required to remove the existing driveway. - Must show utility connections. - 4% engineering inspection fees. - Impact fees for upsizing the water meter, if needed.							
FIRE	Ariana Hargrove	4/8/2019	4/15/2019	4/12/2019	4	APPROVED	
GIS	Lance Singleton	4/8/2019	4/15/2019	4/18/2019	10	APPROVED	
PLANNING	Korey Brooks	4/8/2019	4/15/2019	4/25/2019	17	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

SP2019-009 Site Plan for 925 N. Goliad Street

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Cari Foote of Cari Foote & Associates, PLLC for the approval of a site plan for an office building on a one (1) acre parcel of land identified as Lot 1, Block A, Isaac Pena Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 925 N. Goliad Street.

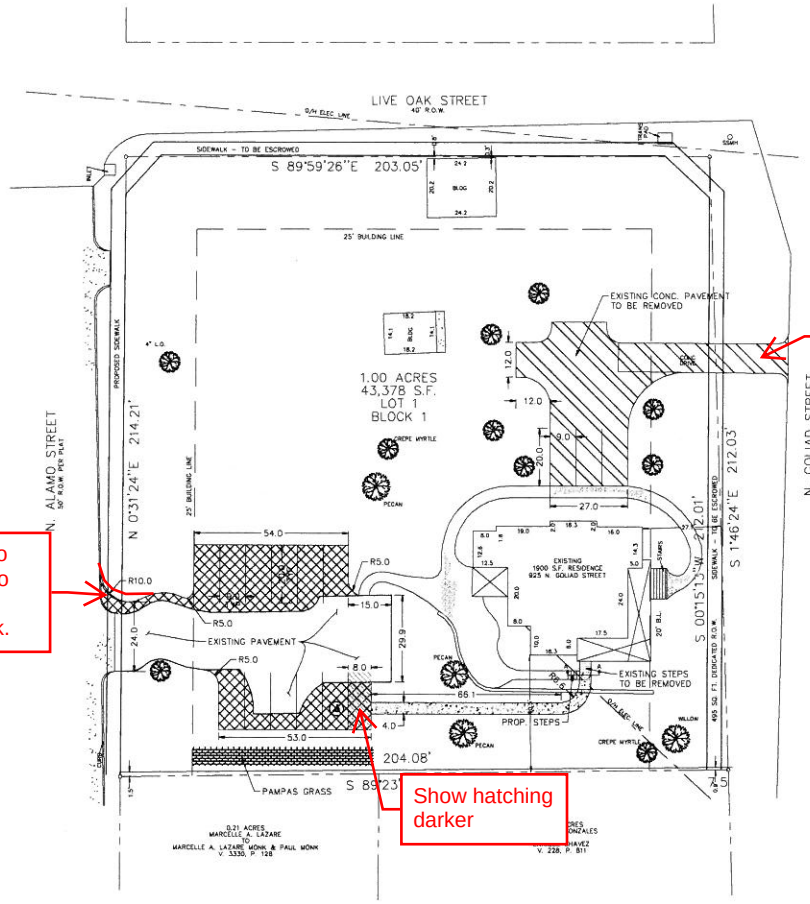
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

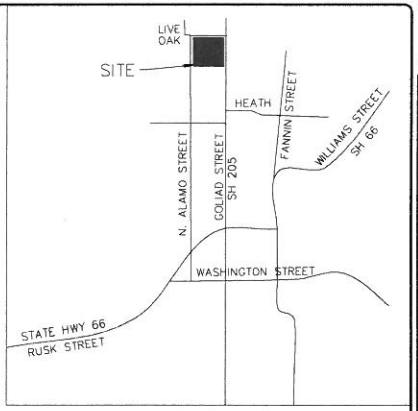
M.3 For reference, include the case number (SP2019-009) in the lower right hand corner of all pages on future submittals.

M.4 Please provide an updated site plan showing the landscaping requested by the Historic Preservation Advisory Board (HPAB). "The developer shall plant a thick vegetative screening utilizing a combination of accent trees, bushes and/or grasses adjacent to the ramp and the south property line; and the developer shall submit a revised landscape plan showing the location and landscape materials proposed for the landscape screening adjacent to the ramp and south property line."

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by May 7, 2019. The Planning and Zoning Worksession for this case is April 30, 2019 and the Planning and Zoning Meeting for this case is May 14, 2019.

M.6 A representative is required to attend all meetings.





VICINITY MAP
N.T.S.





GRAPHIC SCALE 1" = 20'

DEVELOPMENT SYNOPSIS

ZONING:	PD 50
PROPOSED USE:	OFFICE
PROPERTY AREA:	43,378 SF, 1.00 AC
BUILDING AREA:	1,900 SF
EX. PAVEMENT AREA:	4935 SF
PR. PAVEMENT AREA:	4962 SF
PARKING REQUIRED:	4 (1 ADA)
PARKING PROVIDED:	11 (1 ADA)

DRIVE PAVEMENT ADDITION 2000 SF

SIDEWALK PAVEMENT ADDITION 333 SF

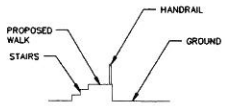
PAVEMENT REMO 2306 SF

Pave out to this point to avoid the switchback.

TxDOT permit required.

- Must show utility connections.
- 4% engineering inspection fees.
- Impact fees for upsizing the water meter, if needed.

Show hatching darker



SECTION A-A
N.T.S.

04/03/2019

ERIC L. DAVIS ENGINEERING, INC.
F-3987
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@aldengineering.com

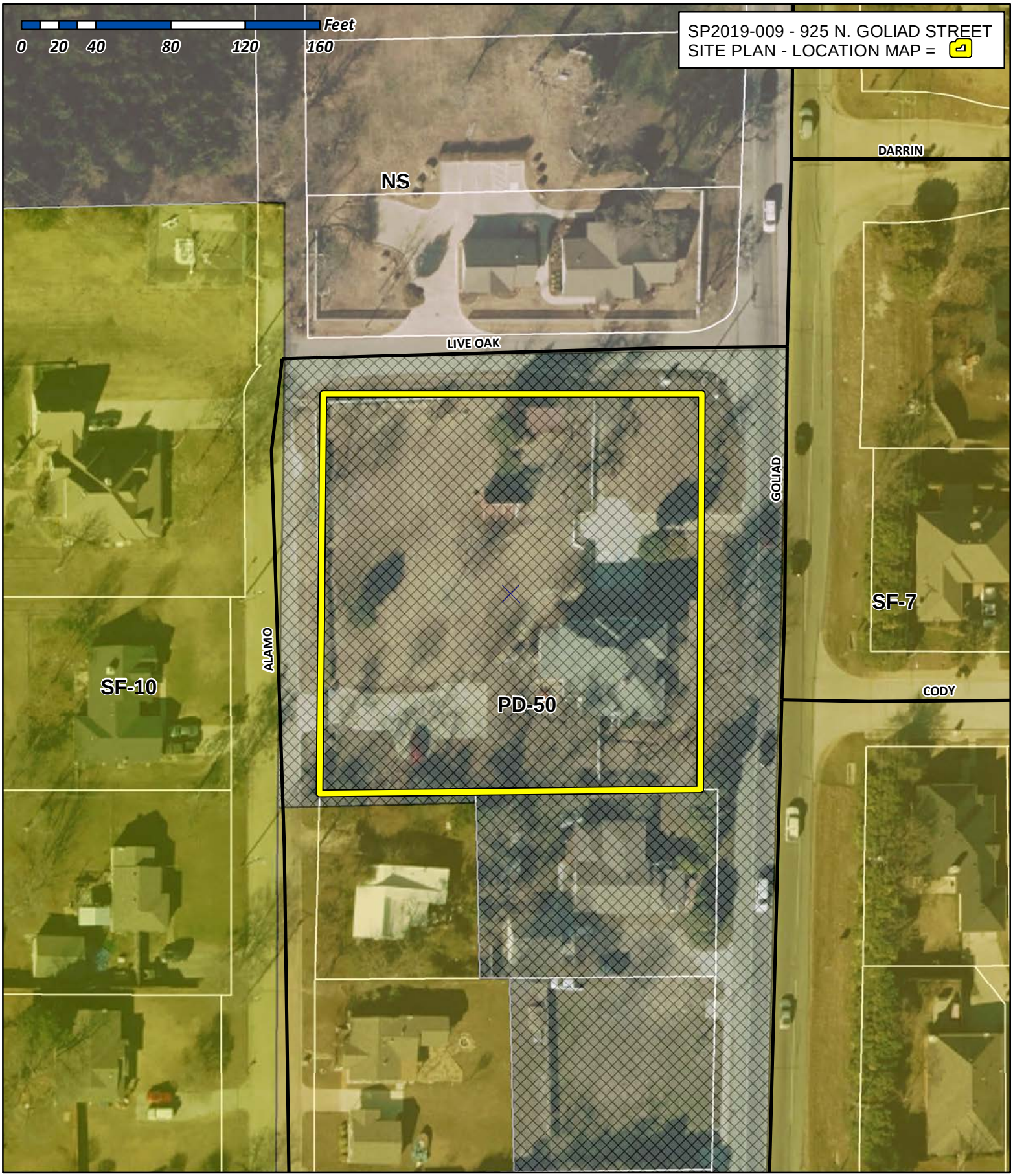
SITE PLAN
DESIGNED FOR:
CARI FOOTE

BUILDER: CARI FOOTE
ADDITION: ISAAC PENA ADDITION
ADDRESS: 925 N. GOLIAD ST.
LOT: 1 BLOCK: 1
CITY: ROCKWALL, TX

PLAN: SITE PLAN
ELD JOB NO.: 2069
DRAWN BY: BW
FIRM REGISTRATION #: 3987

SCALE: 1"=20'

SHEET 01



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.

CARI FOOTE, M.A., LPC, LMFT & Associates, PLLC
PO Box 1731
Marble Falls, TX 78654
O: 830-693-0530
C: 830-798-5884
F: 830-637-7438

203 S. Fannin Street
Rockwall, TX 75087
cfoote@professionalcounseling.us

606 Avenue J
Marble Falls, TX 78654
www.professionalcounseling.us

4-5-19

City of Rockwall
Historical Preservation Advisory Board &
Planning & Zoning Board

Re: 925 N. Goliad, Rockwall, TX 75087

To Whom It May Concern:

I am currently under contract to purchase the Landmark Property known as the Cade House at 925 N. Goliad. It is currently used as residential property. The zoning is Commercial – Residential Office. I plan to convert the use to professional office use.

There will be no changes to the exterior other than –

- Adding a white metal handrail down the middle of the front steps
- Adding a black metal handrail down the middle of both sides of the rear steps
- Removing the concrete drive and parking in front and replacing with sod
- Adding parking in back and widening the back drive as indicated in site plan
- Adding Pampas grass along the south fence line to function as photometric screening grass to match the existing pampas grass at the back gate
- Building a handicap access from back parking with a sidewalk and raised sidewalk as needed due to grading. Sidewalk will enter the side of the front porch and the current side stairs. At the entrance to the stairs the existing architectural features the border the existing stairs will border the ramp and any needed rails along the walkway will be white vinyl rails that look like wood and match the exterior of the building.

There will be no interior changes other than to make the down stairs bath accessible and adding handrails to the stairs and doors to the dining room.

The submitted site plan includes photometric requirements, treescape plan (no changes needed to current trees), and elevations and site plan indicates existing landscaping. There will be no change other than adding sod to the area of removed concrete. Sidewalk along Alamo will be completed. Sidewalks along Live Oak and Goliad will be escrowed.

The amount of added paving is:

2000 SF of added drive paving
333 SF of added sidewalk/ramp paving
2333 SF Total Added

The amount of removed paving is: 2306 SF of removed front paving

Sincerely,

Cari Foote

DEVELOPMENT SYNOPSIS

ZONING:	PD 50
PROPOSED USE:	OFFICE
PROPERTY AREA:	43,378 SF, 1.00 AC
BUILDING AREA:	1,900 SF
EX. PAVEMENT AREA:	4935 SF
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PARKING REQUIRED:	4 (1 ADA)
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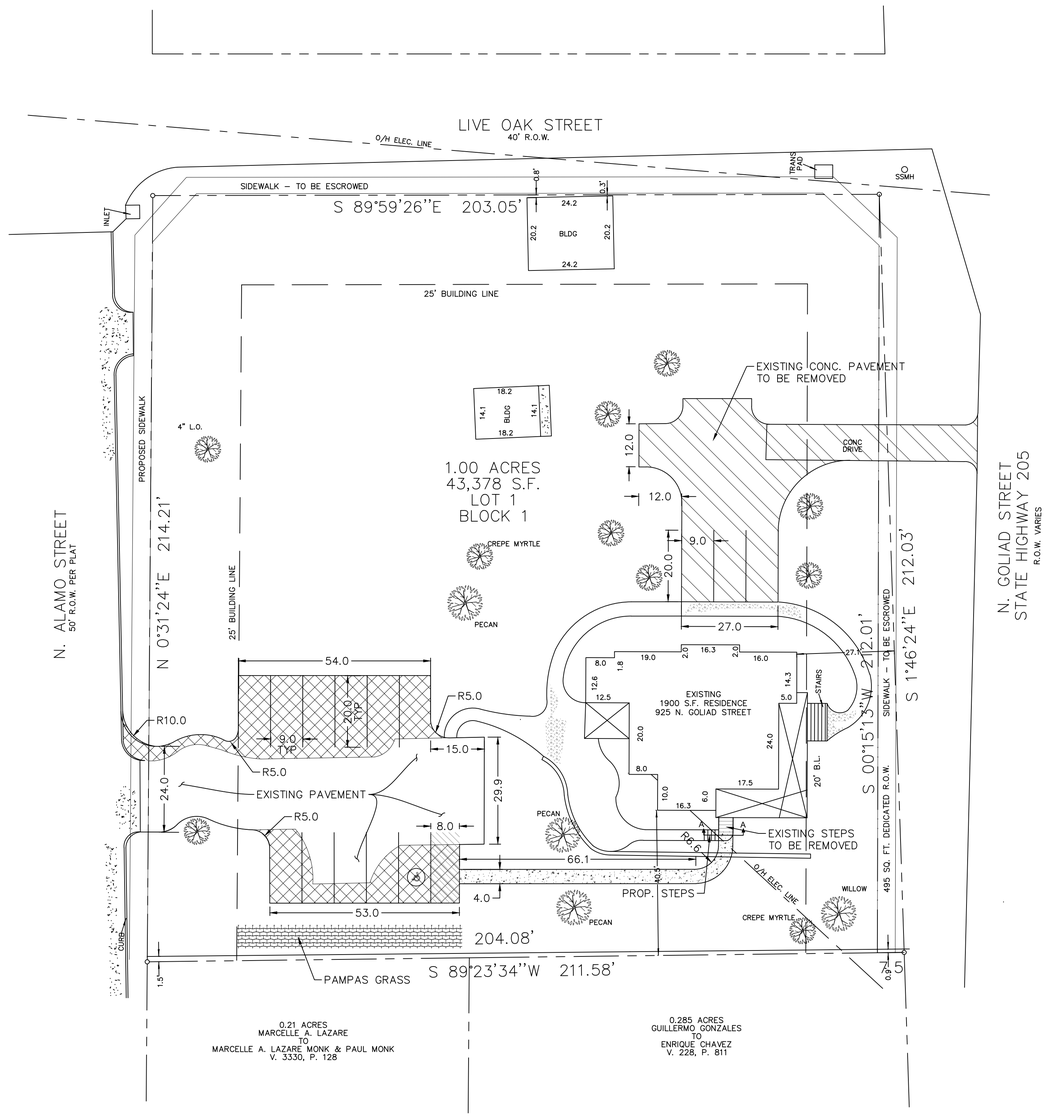
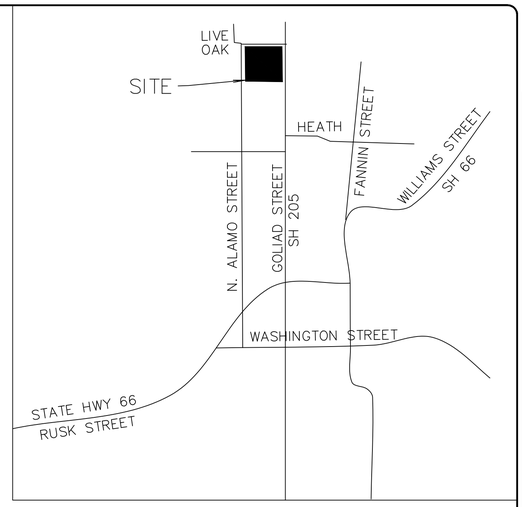
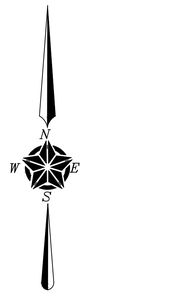
PAVEMENT REMOVAL 2306 SF



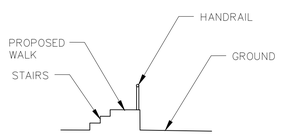


VICINITY MAP
N.T.S.



0 10 20 40 60

GRAPHIC SCALE 1" = 20'



SECTION A-A
N.T.S.

04/03/2019

ERIC L. DAVIS ENGINEERING, INC.
F-3987
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericldavis@eldengineering.com

SITE PLAN
DESIGNED FOR:

CARI FOOTE

BUILDER: CARI FOOTE
ADDITION: ISAAC PENA ADDITION
ADDRESS: 925 N. GOLIAD ST.
LOT: 1 BLOCK: 1
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PLAN: SITE PLAN
ELD JOB NO.: 2069
DRAWN BY: BW
FIRM REGISTRATION #: 3987

SCALE: 1"=20'

SHEET 01



FRONT ELEVATION
FACING EAST


SOUTHEAST ELEVATION


SOUTHWEST ELEVATION

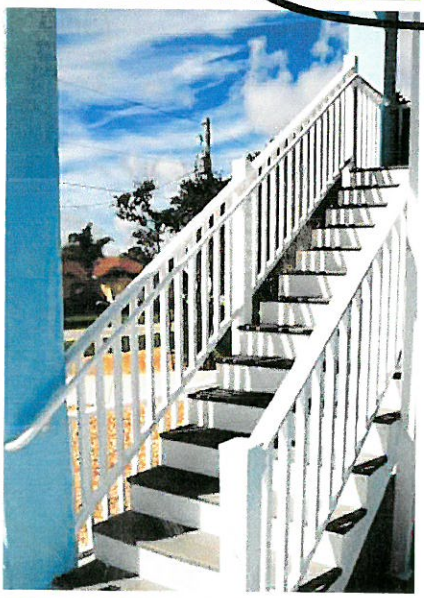

NORTH ELEVATION


NORTHWEST ELEVATION

CHR Continuous Handrail ALUMINUM





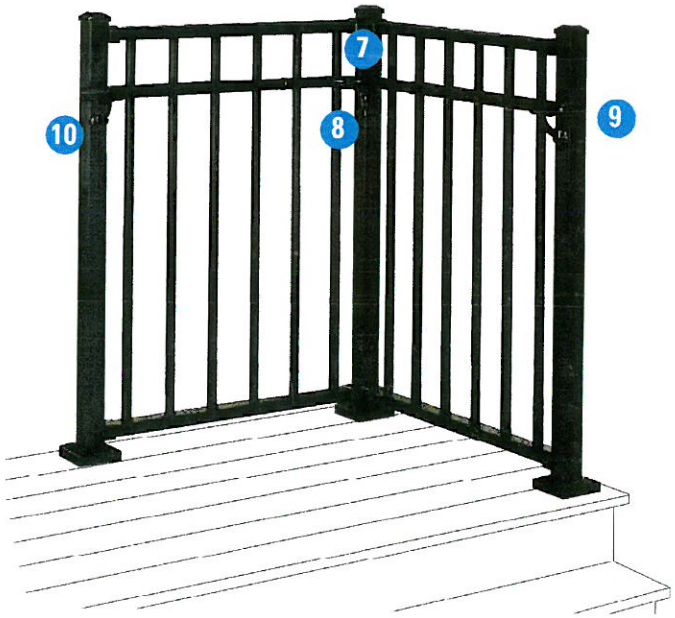




Railings for exterior front and back stairs - will be white



See Assembly 1-2-3 Below





1-3/8" Handrail



Internal Connector



Collar Ring (to cover splice)



180° Elbow



Wall Return



Adjustable Elbow



Elbows (5°, 31°, 34°, and 36°)



90° Elbow



Inside Corner Mount (attaches to post)



Internal End Cap



Wall Mount



Extended Wall Mount



Wall-End Mount



90° Welded Elbow

DSI Digger Specialties Inc.

diggerspecialties.com

April 2017

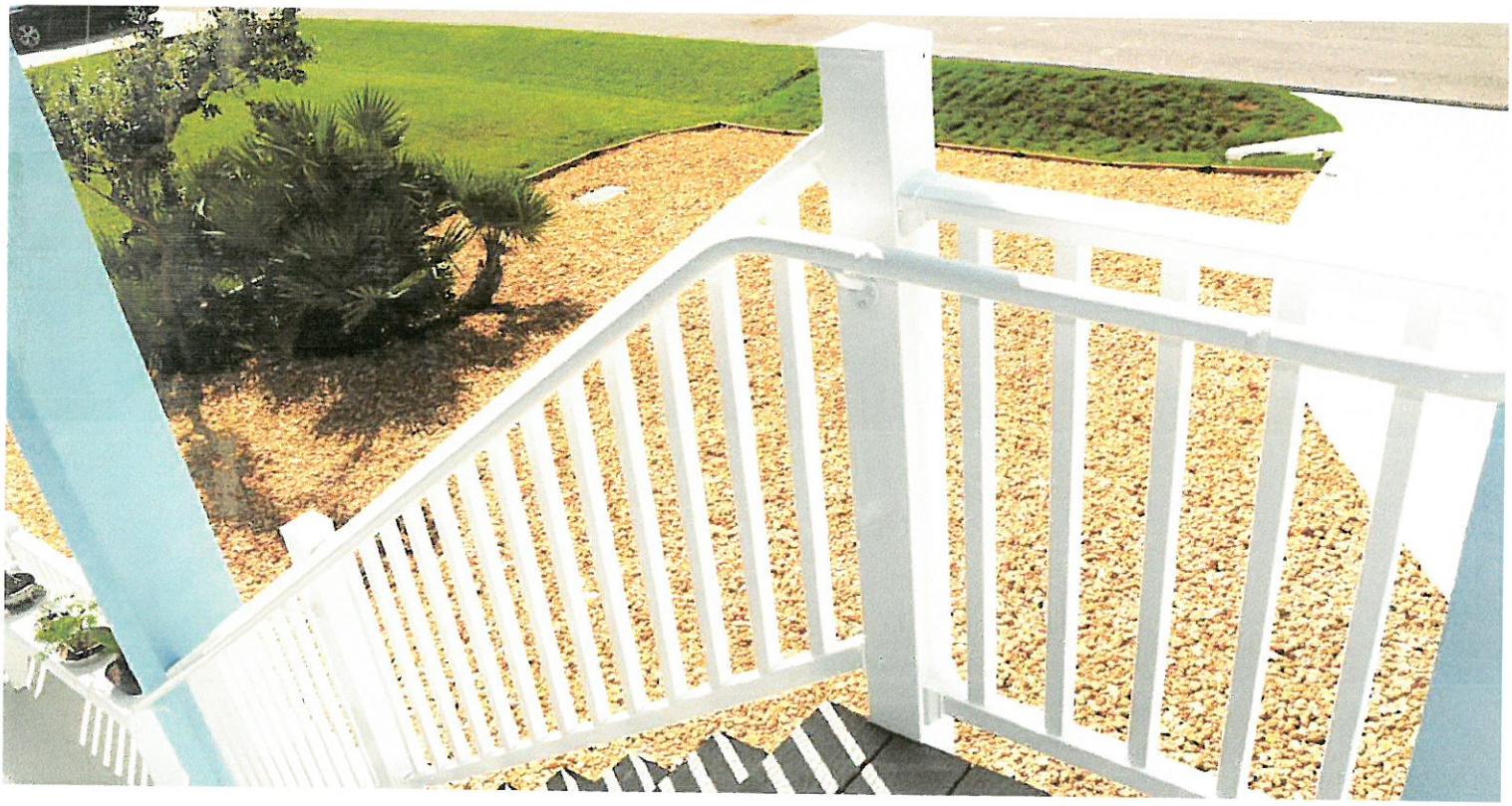
CHR
Continuous Handrail
ALUMINUM

ADA COMPLIANT

MADE IN THE USA

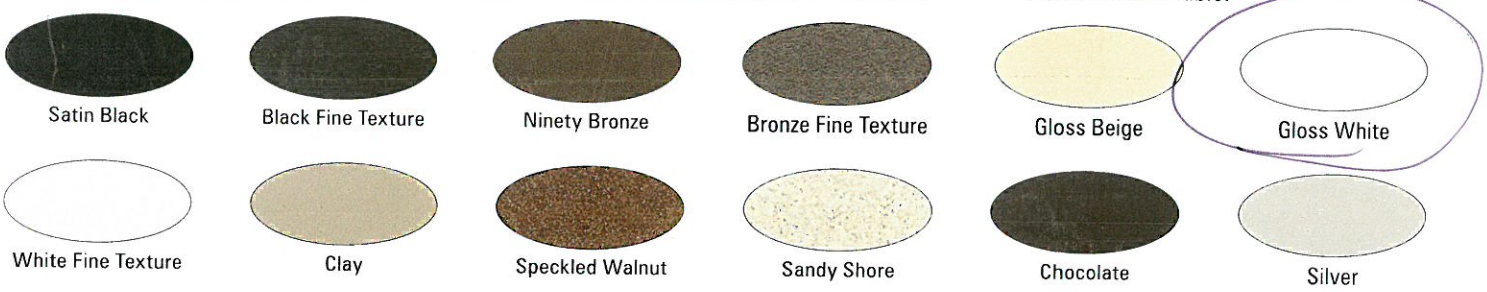
Advantages:

- ADA Complaint
- Easy to install on any surface including existing railing and walls
- A variety of handrail lengths and accessories allow for a customized handrail
- Available in 12 Standard AAMA 2604 Powder Coated Colors
- Custom colors and AAMA 2605 Colors available
- Lifetime Limited Warranty



Aluminum Continuous Handrail Colors

AAMA 2605 and Custom AAMA 2604 colors are available.



Colors shown are a close representation of the true color. Please consult actual samples for accurate powder coating colors.


RAILING FOR HANDICAP
RAILING IF NEEDED


Pampas Grass for Photometric
Screening Along South Fence
at Parking
© AmericanMeadows

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

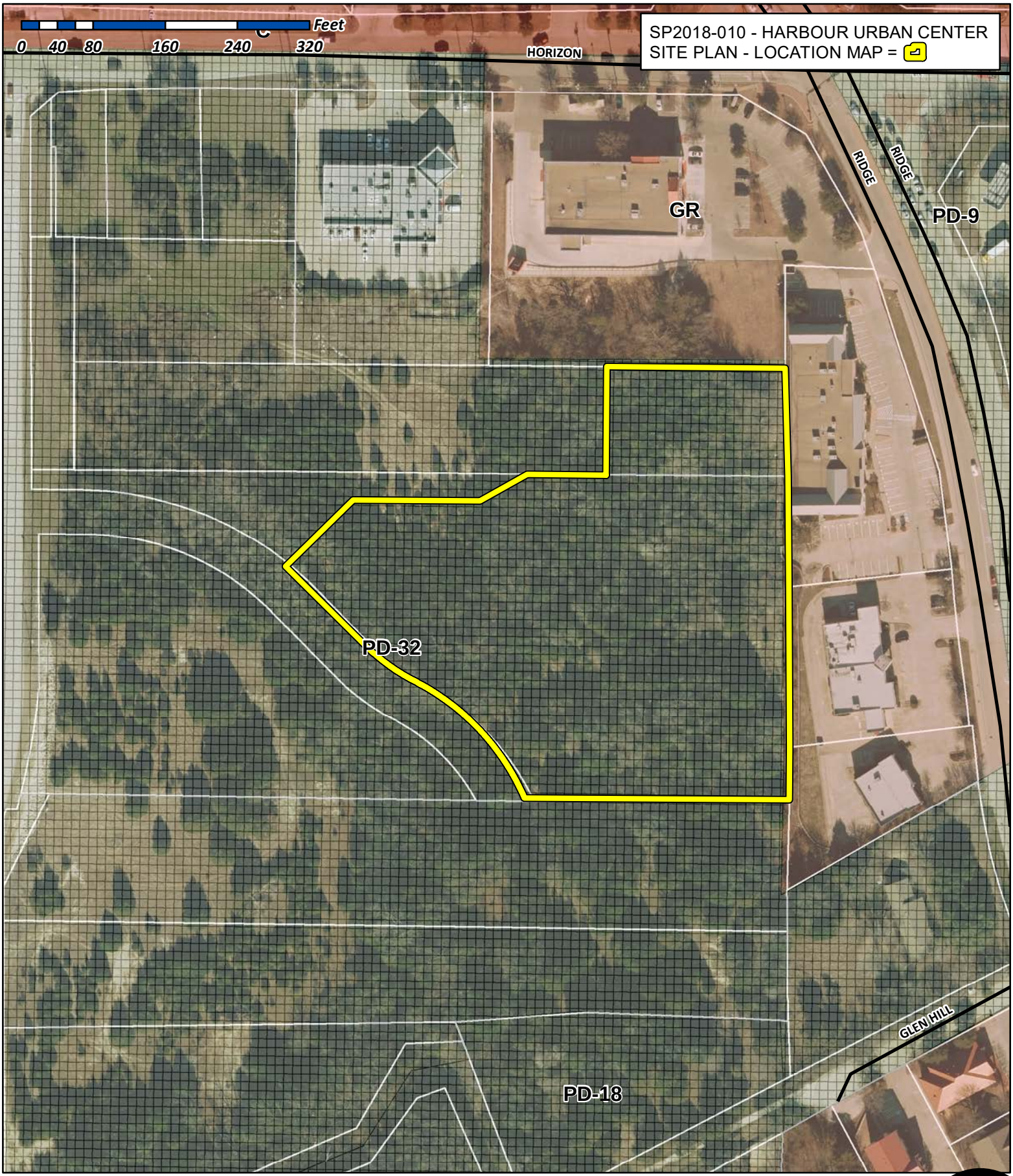
PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	David Gonzales, *Planning and Zoning Manager*
DATE:	May 14, 2019
SUBJECT:	SP2019-010; *Harbor Urban Center Townhomes*

On September 19, 2016, the City Council approved *Ordinance No. 16-48*, which established a *PD Development Plan* for a 36-unit townhome development situated within the *Residential Subdistrict*. Additionally, the Planning and Zoning Commission approved a site plan [*i.e. SP2016-031*] on December 13, 2016 for the townhomes. After receiving approval of the PD Development Plan and site plan, the property owner to the east (*i.e. Tru by Hilton*) negotiated a land swap with the applicant that changed the boundaries of the subject property. Based on these changes, the property owner (*Jason Lentz of Atticus Real Estate Services*) requested to amend the number of townhomes permitted on the property increasing the number from 36 to 42. This was approved with the PD Development Plan [*i.e. Ordinance No. 16-48*] that accounted for the land swap. This PD Development Plan was approved by the City Council on March 5, 2018 [*i.e. Ordinance No. 18-16*]. The approved PD Development Plan requires the applicant to submit a detailed site plan, building elevations, and an open space master plan prior to submittal and approval of a final plat.

On April 19, 2019, the applicant submitted the required site plan. The submitted site plan could have been approved administratively; however, *Ordinance No. 18-16* requires the building elevations receive a recommendation from the Architectural Review Board (ARB) and be approved by the Planning and Zoning Commission. Given the building elevations were approved in December 2016 and have not changed, staff is placing this item on the consent agenda for the Planning and Zoning Commission. Staff should note that an Open Space Master Plan combining the Harbor Urban Center Condominiums and Townhomes had been approved on December 7, 2016 [*i.e. Case No. SP2016-030*] by the Planning and Zoning Commission. However, due to the changes depicted on the concept plan (*i.e. additional units, property boundary change, layout, etc.*), an amended Open Space Master Plan requires a recommendation from the Parks and Recreations Board and approval by the Planning and Zoning Commission. This will be a condition of approval of this amended site plan. The Parks and Recreations Board is scheduled to review the Open Space Master Plan on June 4, 2019. This will also be a condition of approval of this amended site plan.

Staff will be available answer any questions the Planning and Zoning Commission may have at the *May 14, 2019* meeting.



City of Rockwall

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

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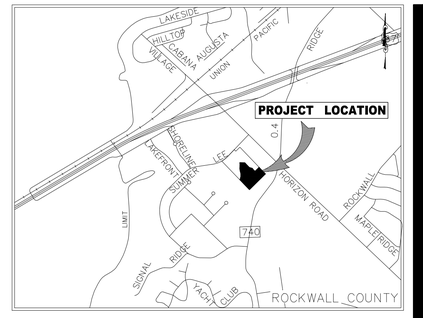
OWNER:
ATTICUS REAL ESTATE
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
972.701.9636 PH
972.701.9639 FAX
JASON LENTZ

ARCHITECT :
HUMPHREYS & PARTNERS
ARCHITECTS, LP 5339 ALPHA
ROAD, SUITE 300
DALLAS, TEXAS 75240
972.701.9636 PH
972.701.9639 FAX

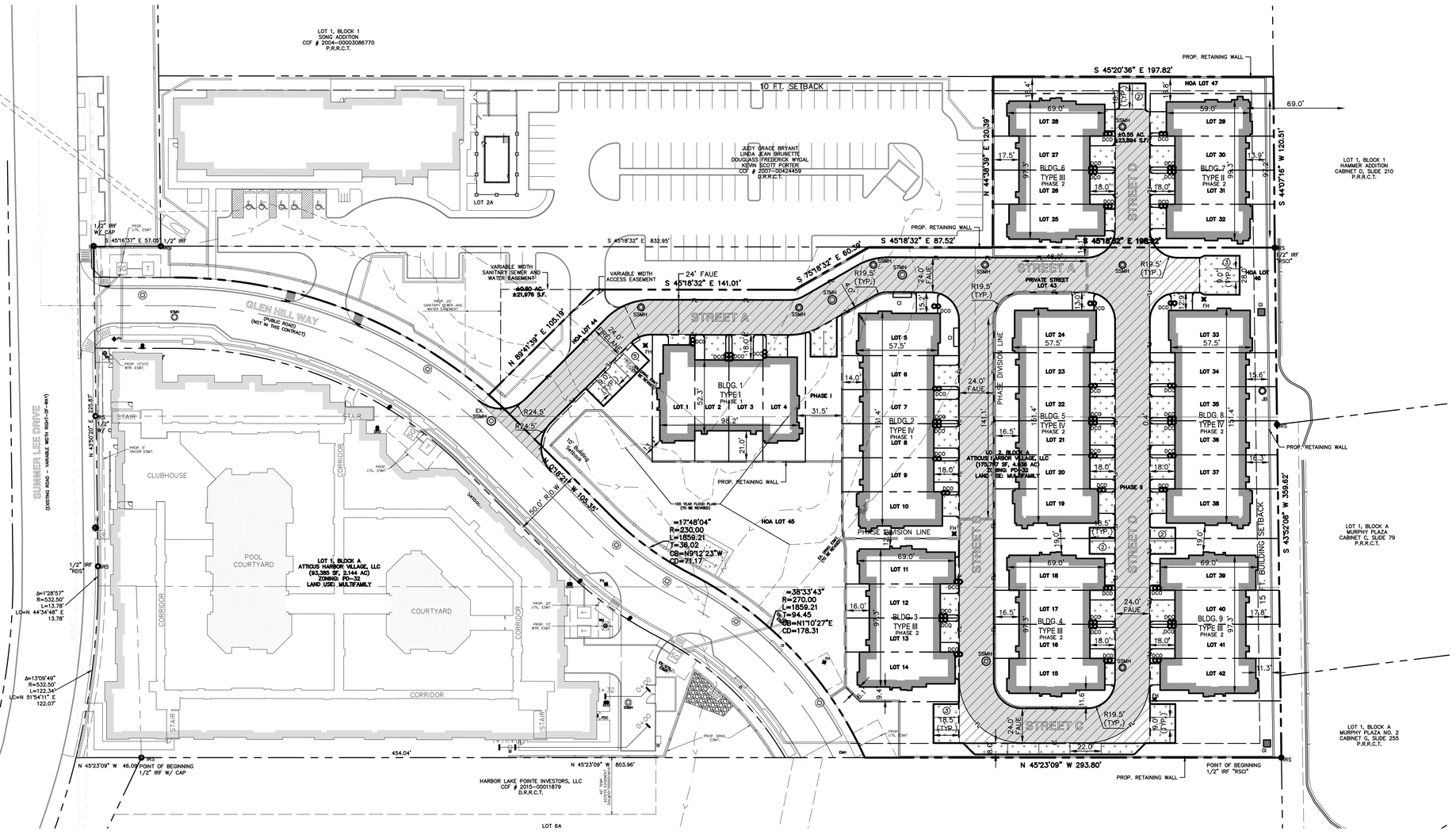
ENGINEER/APPLICANT:
HPcivil Engineering, LLC
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
972.701.9636 PH
972.701.9639 FAX
JOSHUA A. LINCOLN, P.E.

SURVEYOR:
REALSEARCH OF TEXAS, LLC
P.O. BOX 1006
817.937.2655 PH
JEREMY DEAL



VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.



LEGEND

FL / FL	PROPOSED FIRELANE
	ACCESSIBLE CROSSWALK
	PROPOSED FENCE
FAUE	FIRELANE ACCESS AND UTILITY EASMENT

SITE DATA SUMMARY TABLE

ZONING	PD-32
PROPOSED USE	TOWNHOMES
LOT AREA	177,705 SF/4.08 AC
BUILDING AREA MULTIFAMILY RESIDENTIAL	57,936 SF
TOTAL PARKING REQUIRED	84 SPACES (2P PER UNIT)
TOTAL PARKING PROVIDED	94 SPACES (INCLUDES GARAGES)

NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO SHEET C0.1 FOR GENERAL NOTES AND LEGEND.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING, FOUNDATION LAYOUT AND DESIGN.
4. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.

PAVING LEGEND

LIGHT DUTY PAVING
5" 3,000 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON 6" LIME STABILIZED SUBGRADE

HEAVY DUTY PAVING
6" 3,000 PSI CONCRETE PAVEMENT W/ #3 BARS @ 24" O.C.E.W. ON 6" LIME STABILIZED SUBGRADE

BENCHMARKS

BM-1: 5/8"IRON ROD WITH RED CAP STAMPED "SURVEY CONTROL" SET ALONG THE NORTHEAST PROPERTY LINE APPROXIMATELY 36' SOUTHEAST OF THE NORTHERNMOST PROPERTY CORNER.

(ELEVATION=525.73')

BM-2: 5/8"IRON ROD WITH RED CAP STAMPED "SURVEY CONTROL" SET APPROXIMATELY 38' SOUTHEAST OF THE WESTERNMOST PROPERTY CORNER.

(ELEVATION=530.41')

Engineer of Record:	JAL
Drawn by:	----
Date Plotted:	02/12/2019
Issue for Pricing / Bidding:	
Issue for Permit Application:	
Issue for Construction:	

REVISIONS

#	DATE	COMMENTS

HARBOR URBAN CENTER
ATTICUS TOWNHOMES
GLEN HILL WAY
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

civil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
972.701.9636 • FAX 972.701.9639
TX REGISTERED ENGINEERING FIRM F-12600
www.hpcivileng.com

PRELIMINARY
[NOT FOR CONSTRUCTION]

THIS DRAWING IS RELEASED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF JOSHUA A. LINCOLN, P.E., TEXAS REG. #108439
DATE: 02/12/2019

SHEET TITLE

SHEET NO.
SP

HPCE #16-433

FILE: C:\Users\ehrenich\Dropbox (Humphreys)\Civil - Uruguay\2016\16-433 TX-Rockwall-Harbor Urban Center Condominiums\AutoCAD\Working Drawings\16-433-Phase 2 Townhomes\SP SITE.dwg
USER: cblevins DATE/TIME: Feb 21, 2019 - 2:16pm

FF=532.00

PROPOSED HOTEL
2.126 ACRES

TH
BLDG.
TYPE V

TH
BLDG.
TYPE V

barbecue plaza with trellis

turf

dog walk

foot bridge

TH
BLDG.
TYPE V

concrete landing

TH
BLDG.
TYPE IV

TH
BLDG.
TYPE IV

TH
BLDG.
TYPE IV

foot bridge

ramp

deck over basin with ramada

stairs at retaining wall

SCENIC DRIVE
(PUBLIC ROAD)
(NOT IN THIS CONTRACT)

100 YEAR FLOOD PLAIN

existing tree groupings

CONDOMINIUMS
(IN CONSTRUCTION)

stairs

multi use trail
at basin bottom

TH
BLDG.
TYPE V

TH
BLDG.
TYPE V

TH
BLDG.
TYPE V



PRELIMINARY LANDSCAPE PLAN

0" 15' 30' 60'

SCALE: 1" = 30'-0"

PLANT PALETTE

CANOPY TREES

NAME	SIZE/QUANTITY	ZONE
Taxodium distichum BALD CYPRESS	4" Cal/Single Trunk Qty: 20	NLZ
Quercus virginiana LIVE OAK	4" Cal./Single Trunk Qty: 4	NLZ
Ulmus crassifolia CEDAR ELM	3" Cal/Single Trunk Qty: 12	NLZ
Acer barbatum 'Caddo' CADDO MAPLE	3" Cal./Single Trunk Qty: 5	NLZ
Cupressus sempervirens ITALIAN CYPRESS	3" Cal/Single Trunk Qty: 23	NLZ

ORNAMENTAL/UNDERSTORY TREES

NAME	SIZE/QUANTITY	ZONE
Cercis canadensis EASTERN REDBUD	3" Cal/Single Trunk Qty: 21	NLZ
Lagerstroemia indica 'Natchez' CRAPE MYRTLE (WHITE)	3" Cal/Single Trunk Qty: 16	NLZ
Ilex decidua POSSUMHAW HOLLY	3" Cal/Multi Trunk Qty: 8	NLZ

DESIGNED BY: A.B. & D.E.
DRAWN BY: A.B. & D.E.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 04/02/2019

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
ISSUE DATE

ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:

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HARBOR URBAN CENTER
ATTICUS TOWNHOMES
GLEN HILL WAY
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

hpla studio

HUMPHREYS & PARTNERS LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

CLIENT
CONTACT NAME
ADDRESS LINE 1
ADDRESS LINE 2

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.00

SCALE: AS INDICATED

PRELIMINARY LANDSCAPE PLAN - 2019-APRIL-02 - NOT FOR CONSTRUCTION

CITY OF ROCKWALL

PLANNING AND ZONING CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	May 14, 2019
APPLICANT:	Chris Lam, PE *of Lam Consulting*
CASE NUMBER:	Z2019-009; *SUP for Restaurant, Less than 2,000 SF, w/out a Drive-Through*

SUMMARY

Hold a public hearing to discuss and consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a Specific Use Permit (SUP) for a *restaurant less than 2,000 SF without a drive-through or drive-in* on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

BACKGROUND

The subject property is a 0.23-acre parcel of land identified as Block 20B of the Amick Addition. It is situated within the North Goliad Corridor Overlay (NGC OV) District, and is addressed as 505 N. Goliad Street. Currently situated on the subject property is a 1,916 SF single family home, which according to the Historic Resource Survey -- *performed by the City of Rockwall in 2017* -- was constructed circa 1915, and is identified as a *Medium Contributing Property* (*i.e. a property that displays an architectural style, use unusual to construction methods, or for some other reason has a potentially significant historic significance*). According to the City's historic zoning maps, the subject property has been zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses since August 5, 2002.

PURPOSE

The applicant, Chris Lam, P.E. of Lam Consulting Engineering, has submitted a request for a Specific Use Permit (SUP) to allow a restaurant, without a drive-through or drive-in, that is less than 2,000 SF within Planned Development District 50 (PD-50). More specifically, the applicant is proposing to convert the existing single-family home to a commercial property to accommodate the proposed restaurant land use (*i.e. Bonafide Betties Pie Company*).

ADJACENT LAND USES AND ACCESS

The subject property is located at 505 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a local boutique (*i.e. Hallie B's*), situated on a 0.2296-acre parcel of land. This property is zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses. Beyond this property is a continuation of Planned Development District 50 (PD-50).

South: Directly south of the subject property is a vacant 0.420-acre parcel of land. This property is zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses. Beyond this property is a continuation of Planned Development District 50 (PD-50).

East: Directly east of the subject property are local businesses and residential properties along N. Goliad Street that are zoned Planned Development District 50 (PD-50) for Residential Office District (RO) land uses. Beyond these properties are single-family residential homes zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are single-family homes zoned Single-Family 7 (SF-7) District.

CHARACTERISTICS OF THE REQUEST

Bonafide Betties Pie Company is currently located at 103 S. San Jacinto Street, and is planning to relocate to a larger facility at 505 N. Goliad Street. This location is located with Planned Development District 50 (PD-50). The Residential Office (RO) District, which is the underlying zoning designation for Planned Development District 50 (PD-50), requires a Specific Use Permit (SUP) for a restaurant with additional restrictions that stipulate the restaurant be less than 2,000 SF and not have a drive-through or a drive-in. The proposed restaurant is a limited service restaurant, and parking for the facility will be calculated at one (1) parking space per 250 SF of area. This means the restaurant would require eight (8) parking spaces [*i.e. 1916 SF/250 SF = 8 Parking Spaces*]. Based on size of the site and the area taken up by the existing single-family home, the applicant is only able to incorporate a total of seven (7) parking spaces on-site. Staff has included an operational condition allowing the reduced number of parking spaces. Staff has also included operational conditions requiring the installation of a minimum six (6) foot tall, *board-on-board*, wood fence to be constructed along the western property boundary, and that the second floor be used only for storage purposes. These have been included as conditions of approval in the SUP ordinance.

CONFORMANCE WITH THE CITY'S CODES

According to Section 1.1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the *Restaurant, Less Than 2000 SF, without a Drive-Through or Drive-in* land use requires approval of a Specific Use Permit (SUP) in the Residential Office (RO) District. In addition, according to Section 5.6.A, *Screening from Residential Uses,* of Article VIII, *Landscape Standards*, of the Unified Development Code (UDC), "(a)ny…parking lot that has a side or rear [*yard*] contiguous to any residential district…shall be screened with a masonry fence…six [*6*] feet in height. As an alternative, berms in conjunction with a minimum of a six [*6*] foot wrought fence and a combination of trees and shrubs can be utilized to meet the screening requirements if the Planning and Zoning Commission determines that the proposed alternative will provide sufficient screening." In this case, the subject property is located within Planned Development District 50 (PD-50), which has had other non-residential properties be permitted to construct a minimum of a six (6) foot tall wooden fence adjacent to a residentially zoned property. In Planned Development District 50 (PD-50) it has been determined that this provides for a better transition of land uses while providing sufficient screening and maintaining a residential aesthetic. The provision of the wood screening fence has been added as a condition of approval for this case.

INFRASTRUCTURE

Planned Development District 50 (PD-50) requires a cross access easement on all adjoining properties when the use has changed from a residential land use to a non-residential land use. An access plan for PD-50 is also included in the OURHometown Vision 2040 Comprehensive Plan under Appendix 'A', *Small Area Plans*. The subject property will be incorporating a 20-foot wide drive aisle and connecting to the cross access easement on the adjacent property to the north (*i.e. 507 N. Goliad Street*). This will

provide ingress/egress for both properties, while meeting the intent of the access plan contained in the Comprehensive Plan.

STAFF ANALYSIS

The intent of the Residential-Office (RO) District is to allow for the conversion of older residential homes into low-intensity professional office and/or retail businesses. This creates a transition from the adjacent residential neighborhoods to more intense land uses or higher intensity thoroughfares. In addition, conversion of this home would extend the economic life of the structure. The use as a limited service restaurant is consistent with other properties in the district. A limited service restaurant tends to operate in a similar way to a low-intensity retail establishment in that it usually involves customers that are picking up food or baked goods, and does not typically involve a dine-in experience. Included in the attached packet is a concept plan, floor plan, and a draft ordinance containing regulations for the proposed land use. Based on staff's review, the applicant's request does appear to be consistent with the intent of the district; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council.

NOTIFICATIONS

On May 2, 2019, staff mailed 34 notices to property owners and residents within 500-feet of the subject property. Staff did not send a neighborhood notification as there are no Home Owners Associations (HOA's), or neighborhood groups participating in the Neighborhood Notification Program within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice and two (2) emails in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) allowing a *Restaurant, without a Drive-Through or Drive-In, that is Less than 2,000 SF* then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:

   a) The development and operation of a *restaurant* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the proposed ordinance;

   b) The operation of the *restaurant* shall be limited to the area on the first floor as depicted in the *Floor Plan* attached in *Exhibit 'C'* of the proposed ordinance;

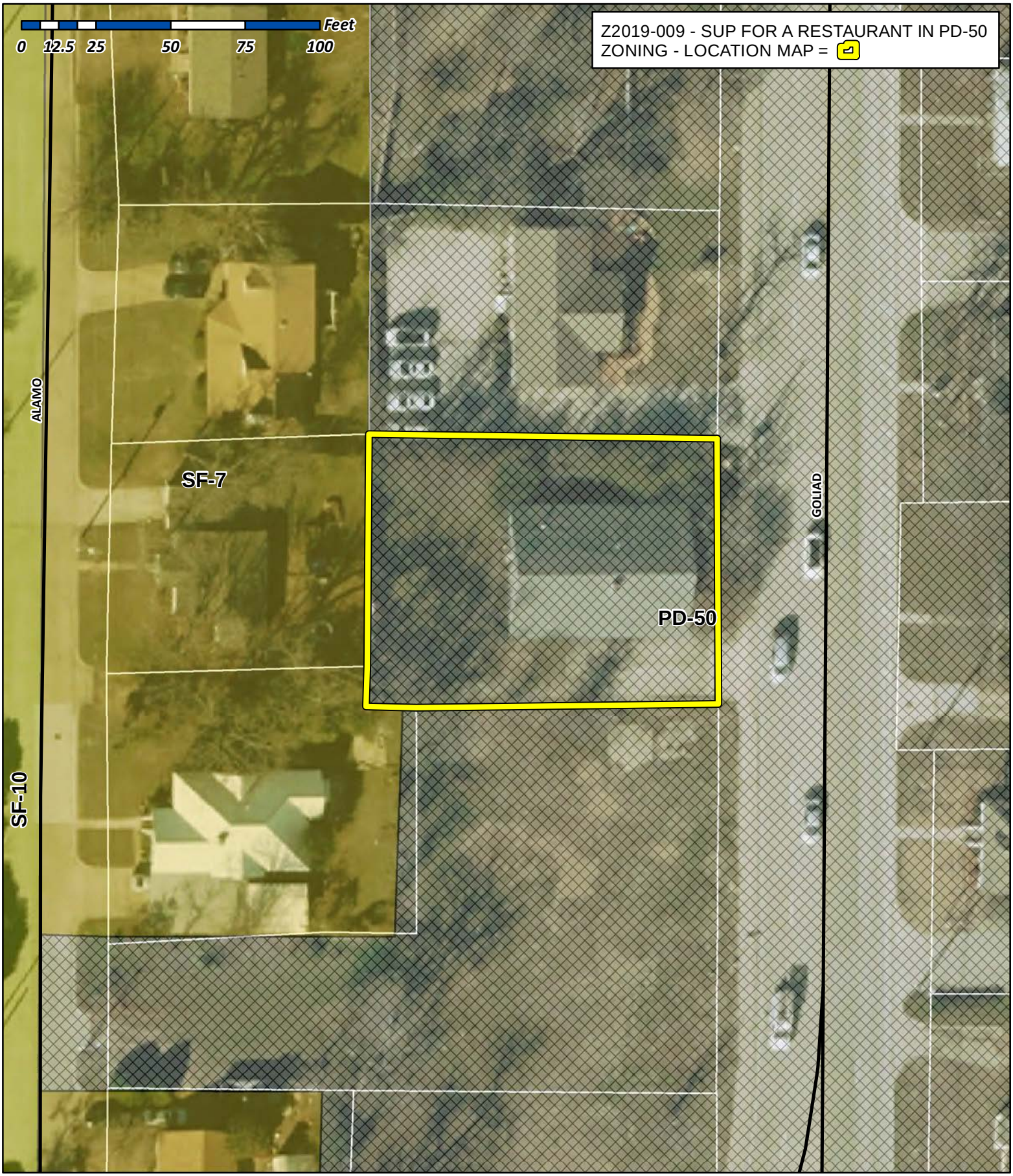
   c) The use of the second floor area shall be limited to storage only. Any other use will require additional parking spaces.

   d) A minimum of a six (6)-foot tall, board-on-board, wood fence shall be constructed along the west property boundary -- *adjacent to the residentially zoned property* -- prior to the issuance of a Certificate of Occupancy (CO).

(2) The applicant shall submit an application requesting approval of a Certificate of Appropriateness (COA) to the Historic Preservation Advisory Board (HPAB) seeking approval for all work that has been done to the existing structure.

(3) The applicant shall be required to submit a site plan for review and approval by the Historic Preservation Advisory Board (HPAB) and the Planning and Zoning Commission.

(4) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



City of Rockwall

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

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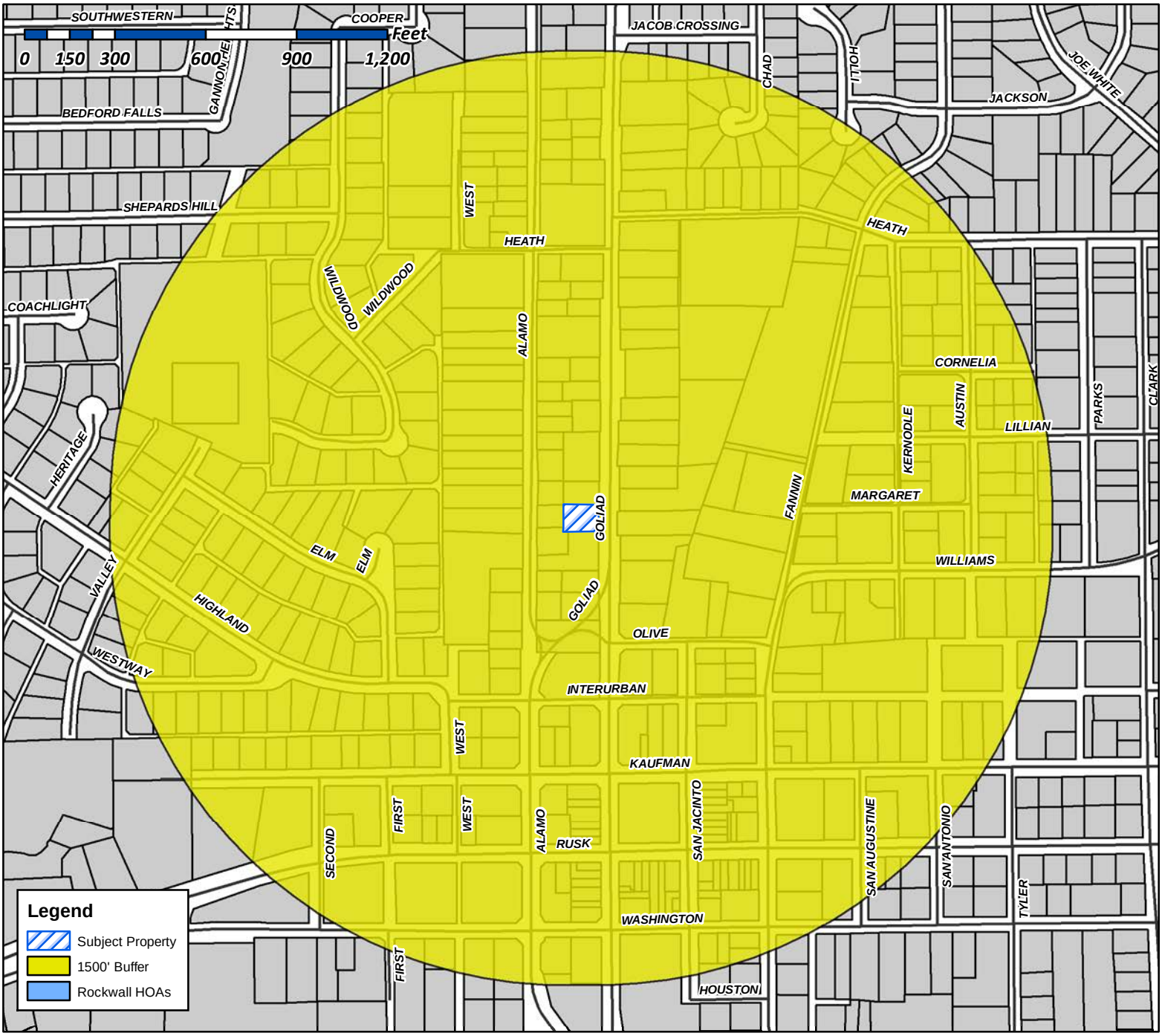
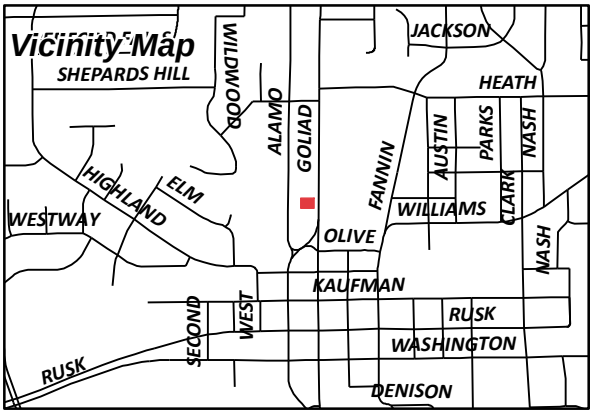


Case Number: Z2019-009
Case Name: SUP for a Restaurant in PD-50
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 505 N. Goliad Street

Date Created: *4/17/2019*
For Questions on this Case Call (972) 771-7745



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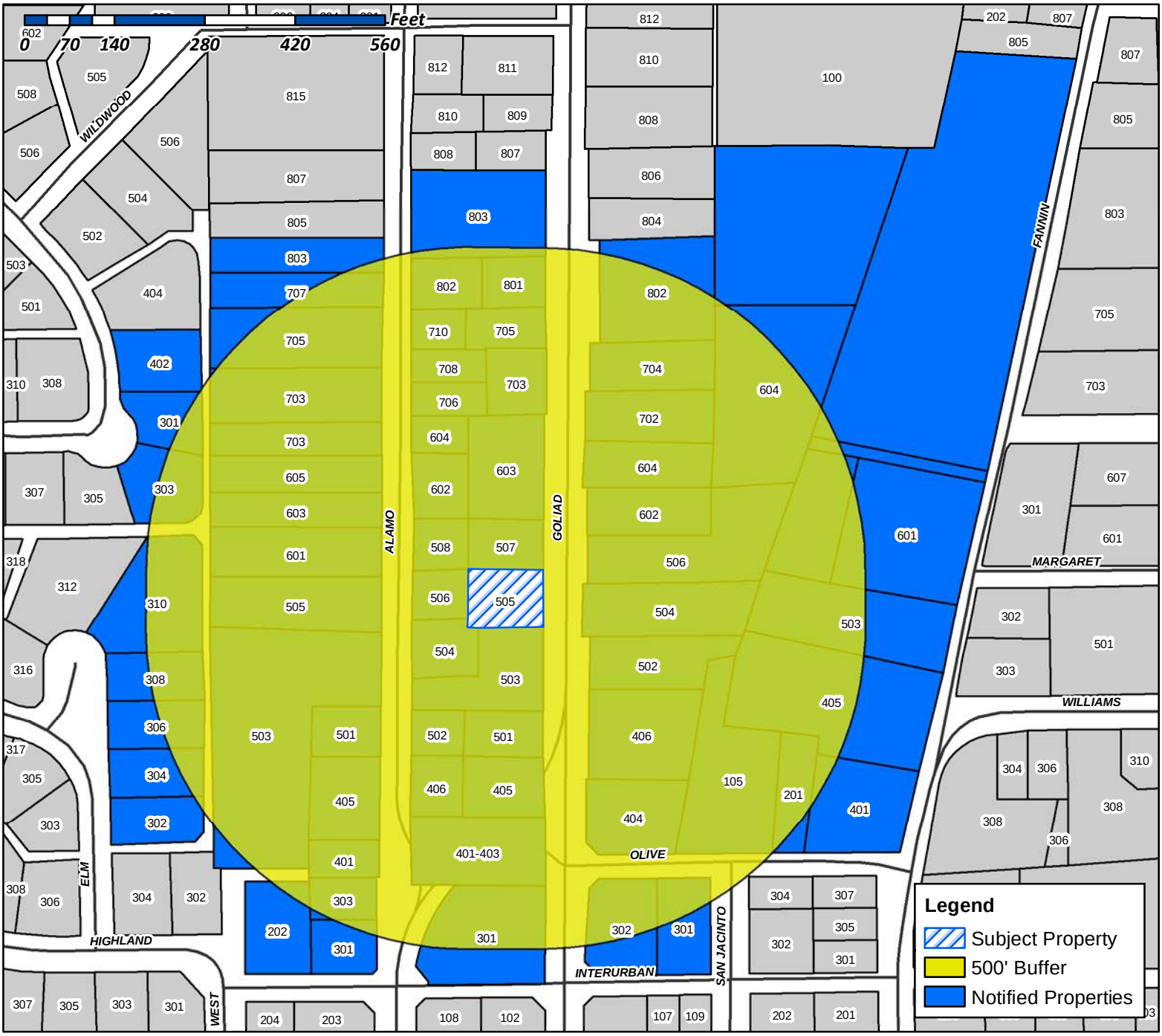

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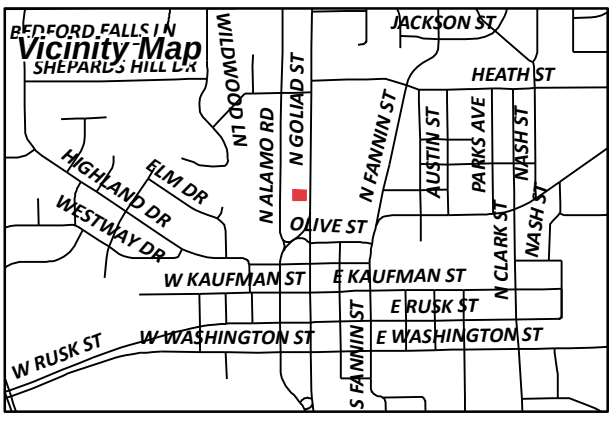

Date Created: ***4/17/2019***

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

BARKER PERRY H & ELIZABETH D
104 SCENIC DR
HEATH, TX 75032

CURRENT RESIDENT
105 OLIVE ST
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA
10925 ROCKSTONE DR
BALCH SPRINGS, TX 75180

WAGNER GERALD P
112 LOS PECES
GUN BARRELL, TX 75156

R & S OPERATING CO LP
11508 ROYALSHIRE DR
DALLAS, TX 75230

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

ROCKWALL RUSTIC RANCH LLC
1827 MYSTIC STREET
ROCKWALL, TX 75032

BLACK SHIRLEY M
1924 PALMETTO ISLE DR
MT. PLEASANT, SC 29466

CURRENT RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
202 INTERURBAN ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

BEDFORD AUSTIN J & TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
301 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
301 N SAN JACINTO
ROCKWALL, TX 75087

FERRIS BETH
301 WILDWOOD LN
ROCKWALL, TX 75087

REILLY KELSEY AND DAVID
302 ELM DRIVE
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

LEAL CAROL RHEA & ROLAND
303 N ALAMO RD
ROCKWALL, TX 75087

ANGLE GLENDA ANNE
303 WILDWOOD LN
ROCKWALL, TX 75087

GLASS KATHLEEN J
304 ELM DR
ROCKWALL, TX 75087

BELL MARY NELL
306 ELM DR
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
3077 N GOLIAD
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN
308 ELM DR
ROCKWALL, TX 75087

GATES CHARLES H & BRENDA F
310 ELM DR
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
3922 MEDITERRANEAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401-403 N GOLIAD
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T
402 WILDWOOD LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
404 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
405 N ALAMO
ROCKWALL, TX 75087

ODOM JAY & ALISON
405 N FANNIN STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
405 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
406 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

MORGAN NANCY D
429 PARK PLACE BLVD
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS
4917 SAINT JAMES CT
MESQUITE, TX 75150

CURRENT RESIDENT
501 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
501 N GOLIAD
ROCKWALL, TX 75087

TAMEZ SILVINO & ARACELIA
502 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
502 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N GOLIAD ST
ROCKWALL, TX 75087

BYRUM RICKY CONN AND JO ANN
504 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
504 N GOLIAD
ROCKWALL, TX 75087

ALSOBROOK DAVID
505 CARRIAGE TRL
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
506 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

MORGAN RHONA L &
508 N ALAMO RD
ROCKWALL, TX 75087

CAWTHON RICK
508 NASH ST
ROCKWALL, TX 75087

RNDI COMPANIES INC
519 E INTERSATE 30 # 157
ROCKWALL, TX 75087

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

ROMO SEAN R AND STACEY M
544 LAUREL LN
FATE, TX 75087

CURRENT RESIDENT
601 N ALAMO
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI
601 N FANNIN ST
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

HAMILTON JOANN
603 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA
604 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
605 N ALAMO
ROCKWALL, TX 75087

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

IRBY DENNIS
703 N GOLIAD ST
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
705 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
705 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
706 N ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
708 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
710 N ALAMO
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
802 N GOLIAD
ROCKWALL, TX 75087

SEAMANS RANDY KALIN AND RACHEL K
803 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
803 N GOLIAD ST
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE
830 SHORES BLVD
ROCKWALL, TX 75087

KILLION OLIN R
8709 DALROCK RD
ROWLETT, TX 75089

KILLION OLIN R & AGATHA
8709 DALROCK RD
ROWLETT, TX 75089

POINTER PRICE AND
906 N GOLIAD STREET
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

LAND HEADQUARTERS COMPANY INC
PO BOX 69
KEY BISCAYNE, FL 33149

LAYTON ERIC A
PO BOX 998
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2019-009: SUP for a Restaurant in PD-50

Hold a public hearing to discuss and consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a Specific Use Permit (SUP) for a restaurant less than 2,000 SF without a drive-through or drive-in on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 5/14/2019 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 5/20/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **5/20/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING//DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2019-009: SUP for a Restaurant in PD-50

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Gonzales, David

From: Planning
Sent: Tuesday, May 7, 2019 9:29 AM
To: Gonzales, David
Subject: FW: Case # Z2019-009 SUP restaurant in PD-50

From: Caprice Michelle [redacted]
Sent: Tuesday, May 7, 2019 9:24 AM
To: Planning <planning@rockwall.com>
Subject: Case # Z2019-009 SUP restaurant in PD-50

In favor



Caprice Michelle, Broker
Brokered by, Caprice Michelle, LLC.
Broker Lic # 9004701
214-789-7364
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Click here for Commercial Listings

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Texas Real Est ----- Message truncated -----
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Caprice Michelle, Broker #0602530
Brokered by, Caprice Michelle, LLC. #9004701
214-789-7364
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https://www.crexi.com/properties/Caprice Michelle

http://www.loopnet.com/profile/4277472420/Caprice-Michelle/listings

Gonzales, David

From: Planning
Sent: Tuesday, May 7, 2019 8:06 AM
To: Gonzales, David
Subject: FW: Z2019-009

From: G. David Smith [redacted]
Sent: Monday, May 6, 2019 5:37 PM
To: Planning <planning@rockwall.com>
Subject: Z2019-009

I am in favor of the request for the reason that it will be a positive add to the neighborhood. We need some variety. Now get some sidewalks on our side so I can walk to the crosswalk and get to their side of the road.

G. David Smith
702 N. Goliad
Rockwall, Texas 75087
p. 972.771.2579
f. 972.771.0513
SMITH & LEE, LAWYERS
[redacted]

Board Certified in Personal Injury Trial Law
Texas Board of Legal Specialization

The information contained in this communication is a transmission from Smith & Lee, Lawyers, P.C., and may be information protected by the attorney/client and/or attorney/work product privilege. It and any attachments hereto are also covered by the Electronic Communications Privacy Act, 18 U.S.C. Sections 2510-2512, and are intended only for the personal and confidential use of the recipient(s) named in the communication, and the privileges are not waived by virtue of this having been sent by electronic mail. If the person actually receiving this communication or any other reader of the communication is not the named recipient, any use, dissemination, distribution or copying of the communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and delete the original message from your system. Thank you.

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Ryan Miller, AICP
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Case No. Z2019-009: SUP for a Restaurant in PD-50

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

The further development of the Goliad corridor to the Down town is good for local residents as well as increasing traffic to all the other businesses in the area + expanding the tax revenue. This is a good thing for Rockwall.

Name: Dr St Meyers

Address: 506 N. Goliad Rockwall, Tx 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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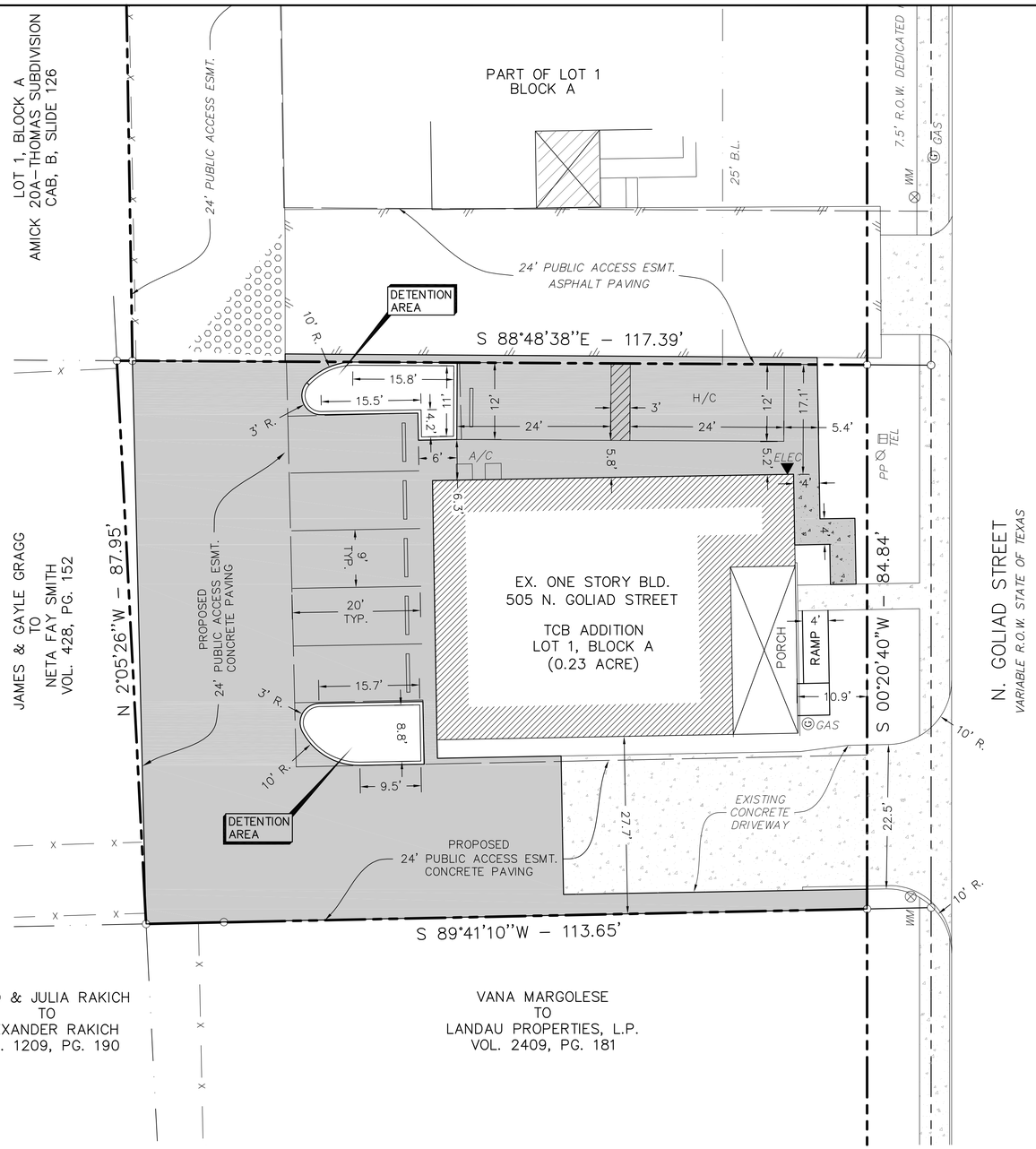
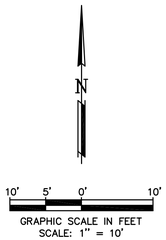
Scanned with CamScanner







VICINITY MAP
N.T.S.

OWNER:
TCB CONSTRUCTION GROUP, LLC.
906 N. GOLIAD STREET
ROCKWALL, TEXAS 75087

SITE DATA

LOT AREA	10,019 SF ~ 0.23 AC
ZONING	PD–50 NORTH GOLIAD OVERLAY DISTRICT
INSIDE BUILDING AREA	1916 SF
FRONT PORCH	264 SF
PARKING REQUIRED	8 SPACES
PARKING PROVIDED	7 SPACES

PRELIMINARY FOR REVIEW ONLY

STATE OF TEXAS
TUAN P. LAM
86968
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TUAN P. LAM, P.E. 86968 ON 4/3/19. ALTERATION OF A SEALED DOCUMENT WITHOUT THE PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

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.

SURVEY INFORMATION ON THIS DRAWING WAS PROVIDED BY OTHERS. LAM CONSULTING ENGINEERING IS NOT RESPONSIBLE FOR THE ACCURACY OF THE TOPOGRAPHIC MAPPING NOR BENCHMARK DATUM.

THE INFORMATION SHOWN ON THIS PLAN IS FROM RECORD DRAWINGS. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES AND CONTACT ALL UTILITY COMPANIES 48 HRS PRIOR TO ANY EXCAVATION. 1–800–DIG TESS

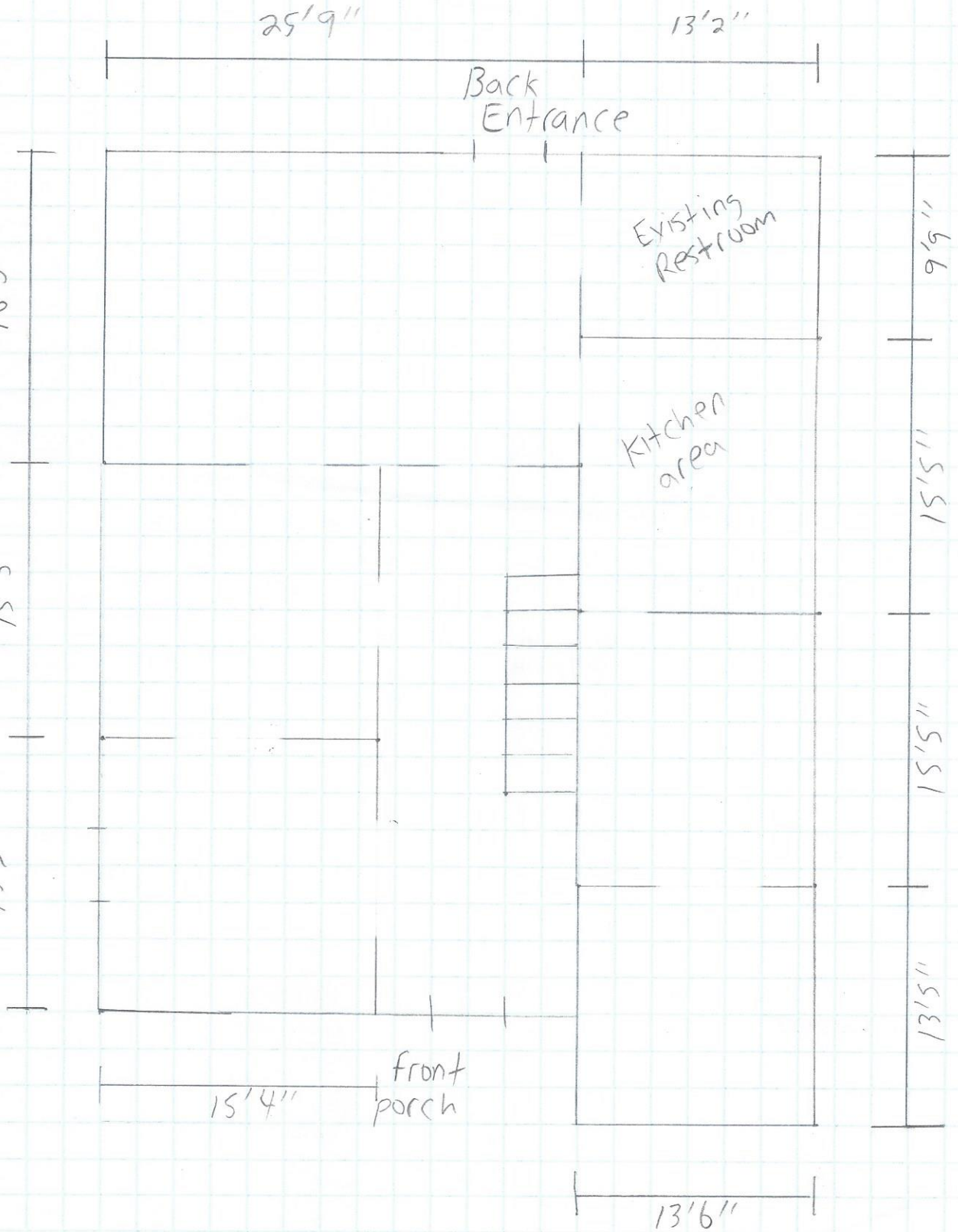
CONCEPT PLAN

TCB ADDITION – LOT 1, BLOCK A
BONAFIDE BETTIES PIES CO.
505 N. GOLIAD STREET
ROCKWALL, TEXAS 75087

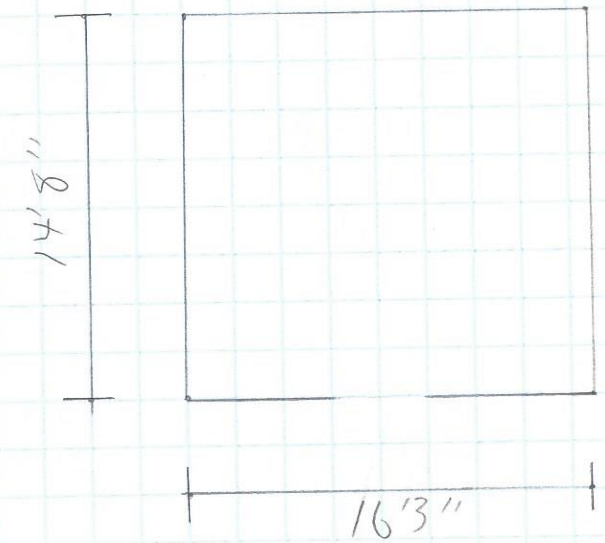
LAM CONSULTING ENGINEERING
6804 WILHELMINA DRIVE
SACHSE, TEXAS 75048
Phone (214) 766–1011
www.lamcivil.com
Firm #F–9763

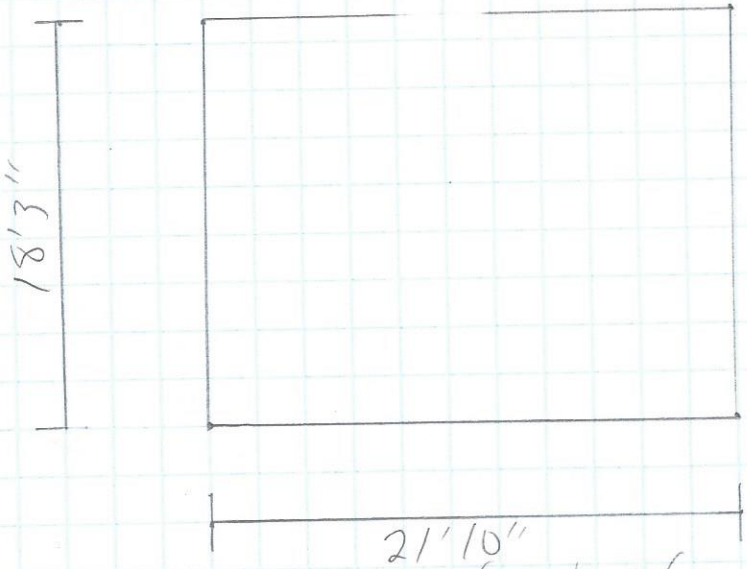
DESIGN: LCE	CHECK: LCE	SCALE: AS NOTED	2 OF 6
DRAWN: CTL	DATE: APRIL 2019	PROJECT: 632–19	

Bonafide Betties Pie Company
505 N Goliad



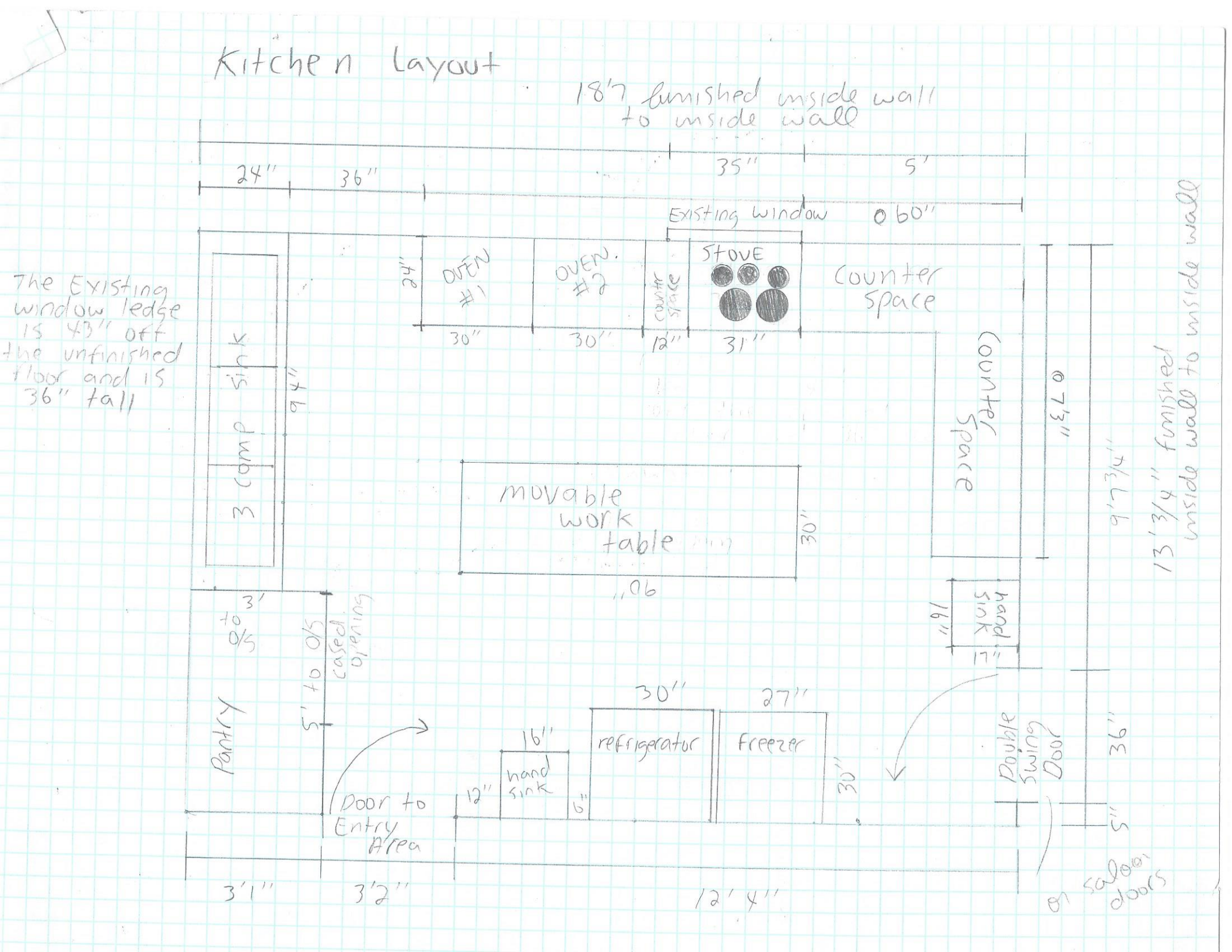
upstairs area





front of the building

Kitchen Layout



CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 17-19] AND 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) TO ALLOW FOR A *RESTAURANT LESS THAN 2,000 SF WITHOUT A DRIVE-THROUGH OR DRIVE-IN* FACILITY ON A 0.23-ACRE PARCEL OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 50 (PD-50) FOR RESIDENTIAL OFFICE (RO) DISTRICT LAND USES, AND BEING IDENTIFIED AS BLOCK 20B OF THE AMICK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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 Chris Lam, P.E. of Lam Consulting for the approval of a Specific Use Permit (SUP) for a *Restaurant Less Than 2,000 SF without a Drive-Through or Drive-In* on a 0.23-acre parcel of land, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, and being identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, addressed as 505 N. Goliad Street, 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 Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and the Unified Development Code [*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 Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and 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 the establishment of a *Restaurant Less than 2,000 SF without a Drive-Through or Drive-In* as stipulated by Article *IV, Permissible Uses,* of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Planned Development District 50* (*PD-50*), and *Section 1.1, Land Use Schedule,* of *Article IV, Permissible Uses,* and *Subsection 4.02, Residential Office (RO) District, of Section 4, Commercial (C) Districts,* of *Article V, District Development Standards,* and *Subsection 6.04, North Goliad Corridor Overlay (NGC OV) District,* of *Section 6, Overlay Districts,* of *Article V,* of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the following additional conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant Less Than 2,000 SF without a Drive-Through or Drive-in* (*restaurant*) land use on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The development and operation of a *restaurant* land use shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;

2) The operation of the *restaurant* land use shall be limited to the area on the first floor as depicted in the *Floor Plan* attached in *Exhibit 'C'* of this ordinance;

3) The use of the second floor area shall be limited to storage only. Any other use will require additional parking spaces.

4) A minimum of six (6)-foot tall board on board wood fence shall be constructed along the west property boundary -- *adjacent to the residentially zoned property* -- prior to the issuance of a Certificate of Occupancy (CO).

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 outlined 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.

DRAFT ORDINANCE 05-19

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 3RD DAY OF MAY, 2019.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *May 20, 2019*

2nd Reading: *June 3, 2019*

DRAFT ORDINANCE 05.14.2019

Exhibit 'A':

Legal Description: Block 20B, Amick Addition
Address: 505 N. Goliad Street



DRAFT 05.15.19

Exhibit 'B':
Concept Plan

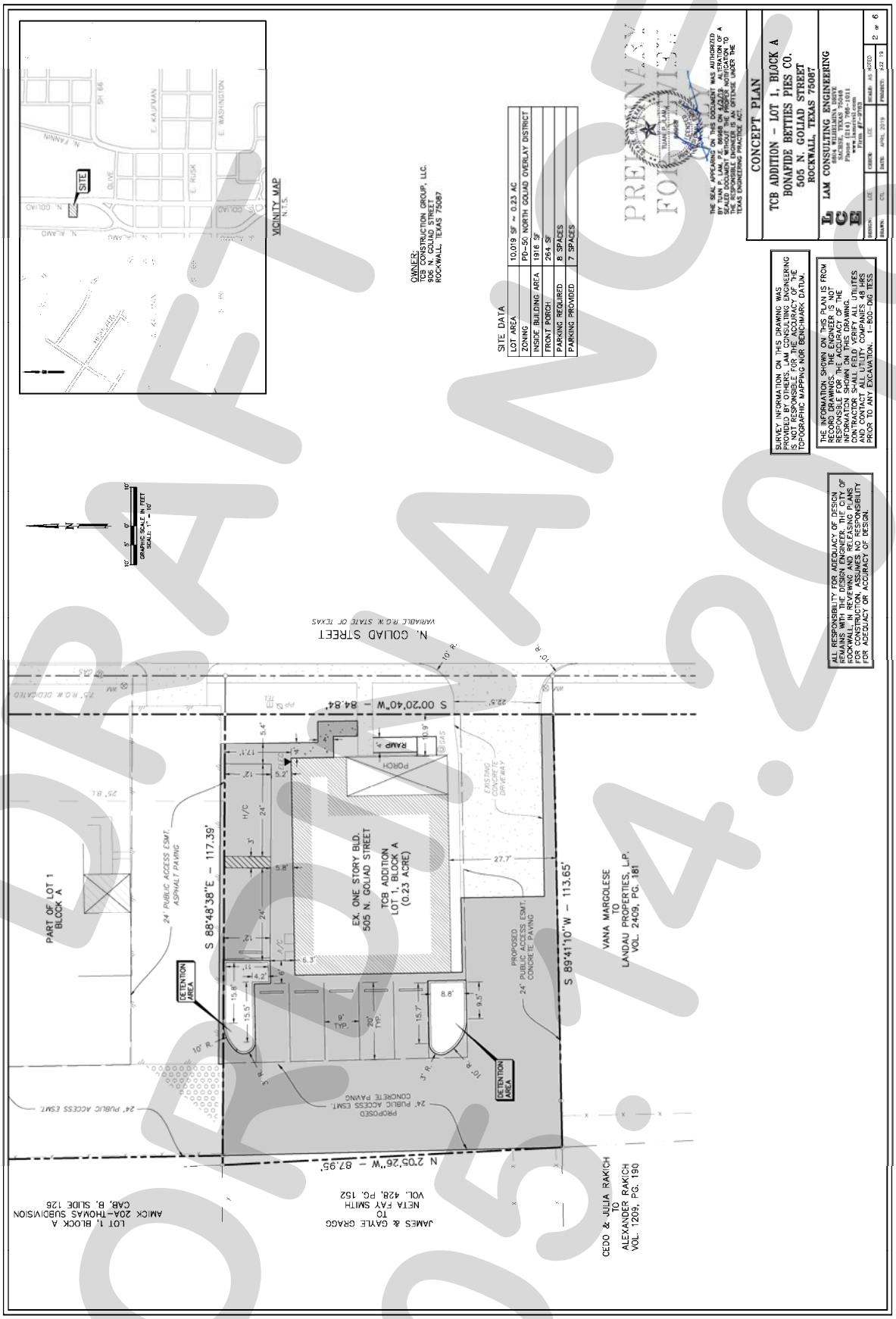
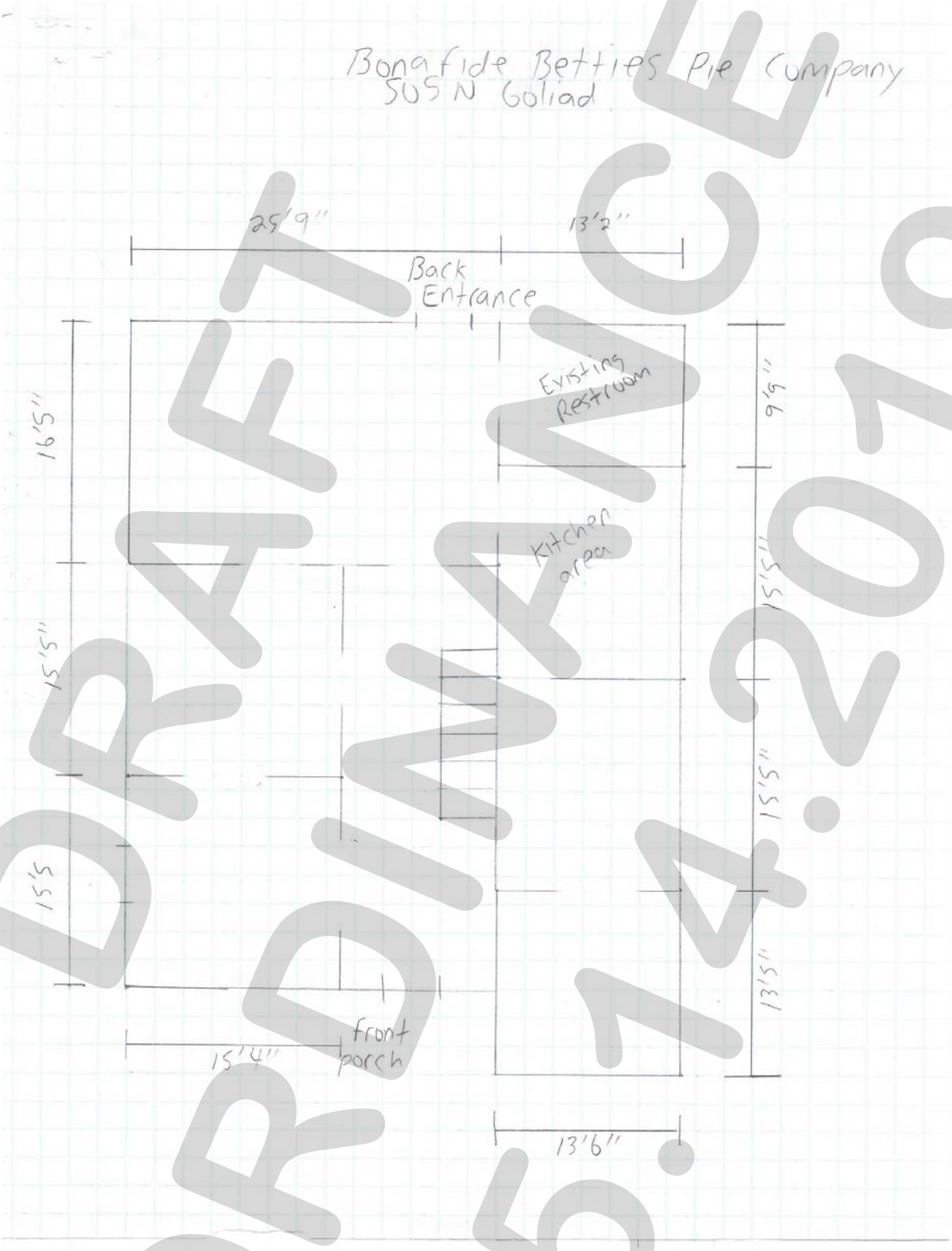


Exhibit 'C':
Floor Plan



DRAFT ORDINANCE 05.14.2019

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	May 14, 2019
APPLICANT:	Dwayne Cain; *EVSR (D), LLC*
CASE NUMBER:	Z2019-010; *SUP for Guest Quarters and Agricultural Building*

SUMMARY

Hold a public hearing to discuss and consider a request by Dwayne Cain of EVSR (D), LLC for the approval of a Specific Use Permit (SUP) for a guest quarters/secondary living unit and barn or agricultural accessory building on a 10.61-acre portion of a larger 26.078-acre tract of land identified as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, and take any action necessary.

BACKGROUND/PURPOSE

The subject property is addressed as 777 & 839 Cornelius Road and is zoned Agricultural (AG) District. It was annexed on January 4, 2010 by *Ordinance No. 10-01*. On January 7, 2019, the City Council directed staff to amend the *Land Use Standards* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) to incorporate the ability to request a Specific Use Permit (SUP) for *guest quarters/secondary living units* not meeting the requirements stipulated in the Unified Development Code (UDC). In conjunction with this direction, the City Council also directed staff to create a new land use for *barns and/or agricultural accessory buildings*. This text amendment was approved on March 4, 2019 by *Ordinance No. 19-12*. Based on the approval of the text amendment, the applicant submitted a request for a Specific Use Permit (SUP) for a *guest quarters/secondary living unit* and *barn or agricultural accessory building.*

ADJACENT LAND USES AND ACCESS

The subject property is located at 777 & 839 Cornelius Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Cornelius Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan. This roadway delineates the city limits of the City of Rockwall.

South: Directly south of the subject property is a cemetery (*i.e. Rest Haven Cemetery*) followed by SH-66, which is identified as a *TXDOT4D* (*i.e. Texas Department of Transportation, principle four [4] lane, divided arterial roadway*) on the City's Master Thoroughfare Plan. Beyond this is a large tract of land that is currently vacant. These areas are zoned Agricultural (AG) District.

East: Directly east of the subject property are several single-family homes that are zoned Agricultural (AG) and Single-Family Estate 4.0 (SFE-4.0) Districts. Beyond this is FM-3549, which is identified as a *TXDOT4D* (*i.e. Texas Department of Transportation, principle four [4] lane, divided arterial roadway*) on the City's Master Thoroughfare Plan. This roadway delineates the city limits of the City of Rockwall.

West: Directly west of the subject property there are several vacant tracts of land and several single-family homes that are zoned Agricultural (AG) District. Beyond this is John King Boulevard, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a single-family residential subdivision (*i.e. Carruth Lakes Subdivision*) that is zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) and General Retail (GR) District land uses.

CHARACTERISTICS OF THE REQUEST

Currently, there is a single-family home on the subject property and the applicant is requesting approval of a Specific Use Permit (SUP) to allow a *guest quarters/secondary living unit* and *barn or agricultural building* in conjunction with this structure. The structure will be ~4,950 SF in total size, with ~576 SF being dedicated to the *guest quarters/secondary living unit*. The proposed building will be situated behind the main structure, have four (4) roll-up garage doors, and be clad with metal on the exterior. The proposed building will primarily serve as storage for vehicles/equipment and contain a small bathroom with a shower.

CONFORMANCE WITH THE CITY'S CODES

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a *guest quarters/secondary living unit* is allowed as an accessory use in an Agricultural (AG) District. The Unified Development Code (UDC) also stipulates that such a structure shall not exceed 30% of the main structure and shall not be sold or conveyed separately without meeting the requirements of the zoning district and subdivision ordinance. The Unified Development Code (UDC) also provides the ability for a *guest quarters/secondary living unit* not meeting those requirements to request a Specific Use Permit (SUP). In this case, the proposed guest quarters is ancillary to the primary structure; however, since the proposed *guest quarters/secondary living unit* will be approximately 576 SF, it will exceed 30% of the main structure (*i.e. approximately 107 SF larger than permitted by ordinance*) and require a Specific Use Permit (SUP).

According to the UDC a *barn or agricultural accessory building* is permitted by Specific Use Permit in an Agricultural (AG) District. The UDC requires that the structure be between 2,000 and 4,999 SF in total size, and be located behind the front façade of the primary structure. In addition, the code allows the structure to be constructed utilizing metal and or other materials, and specifically exempts these structures from the masonry requirements . In this case, the proposed *barn or agricultural accessory building* will be approximately 4,950 SF, located behind the front façade of the main structure, and will be clad with metal.

INFRASTRUCTURE

No public infrastructure will be required or effected by the applicant's request.

STAFF ANALYSIS

When analyzing the applicant's request -- *and with the exception of the guest quarters exceeding the maximum allowable size (i.e. 30% of the primary structure)* --, the proposed accessory building is generally in conformance with the requirements of the Unified Development Code (UDC). In addition, approval of this proposal does not appear to negatively impact the subject property and/or the surrounding and adjacent properties. Staff should also note that the subject property is larger than ten (10) acres (*i.e. the minimum requirement for a barn or agricultural accessory building*) and the barn will be smaller than the maximum allowable size. Should this request be approved, this will be the first *barn or agricultural building* to be approved in an Agricultural (AG) District under the new ordinance. With that being said, the approval of this request is a discretionary decision for the City Council, pending a recommendation by the Planning and Zoning Commission.

NOTIFICATIONS

On May 1, 2019, staff mailed 16 notices to property owners and residents within 500-feet of the subject property. There are no Homeowner's Associations (HOA's)/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was written, staff had not received any notices concerning this case.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the following operational conditions contained in the Specific Use Permit (SUP) ordinance and which are summarized as follows:

a) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall generally conform to the concept plan and building elevations depicted in *Exhibits 'B' & 'C'* of the attached ordinance;

b) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall not be utilized for a non-residential and/or non-agricultural land uses;

c) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall be ancillary to the existing single-family home;

d) The applicant shall provide an exhibit showing how the property can be subdivided;

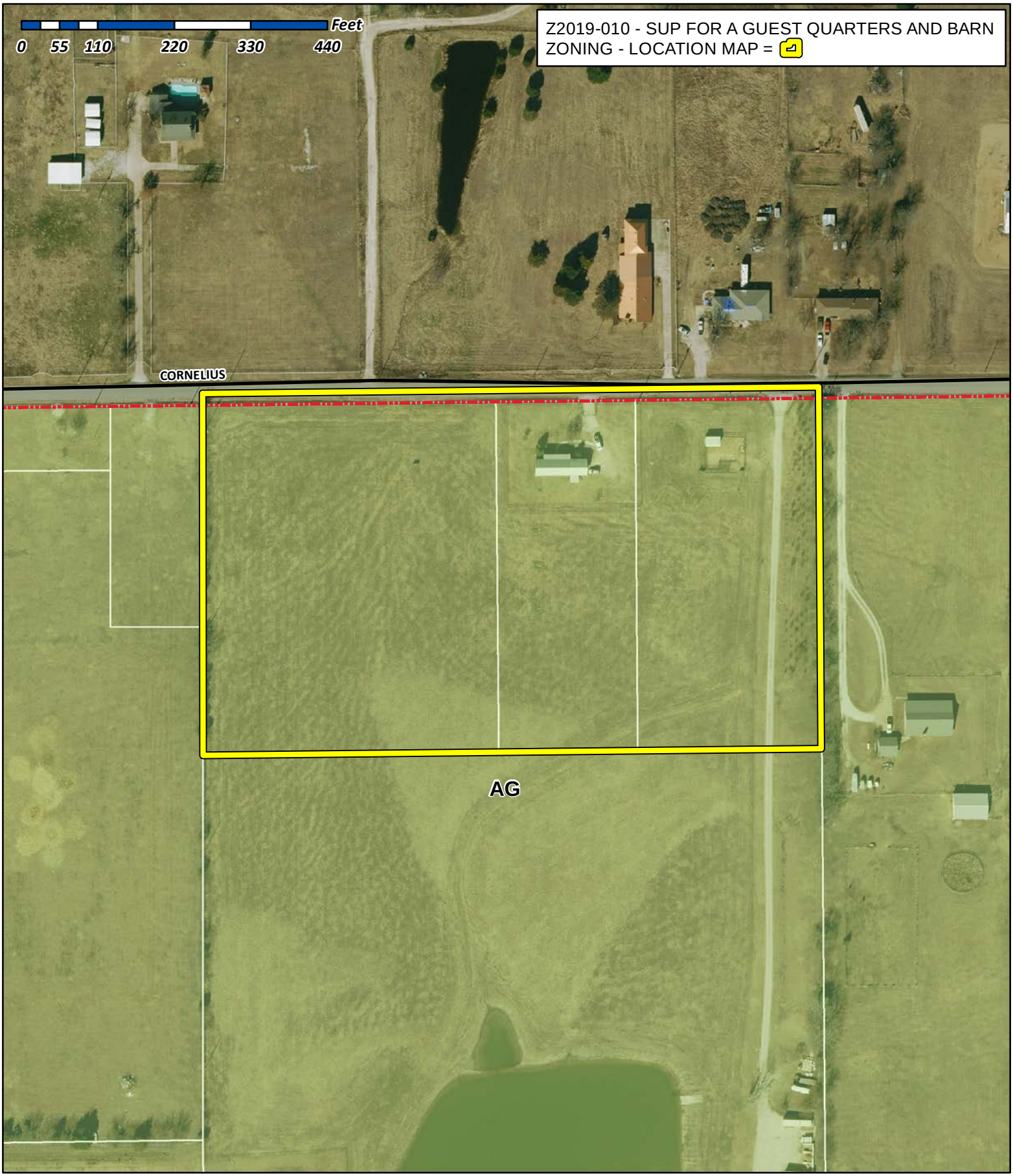
e) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall not be altered so that the structure is less than 2,000 SF or greater than 4,050 SF;

f) The subject property shall not be subdivided in such a way that the property does not meet the minimum requirement of ten (10) acres in size for a *barn or agricultural accessory building*;

g) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall be located behind the front façade of the primary structure and be subject to the same building setbacks as the primary structure;

h) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC); and

(2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
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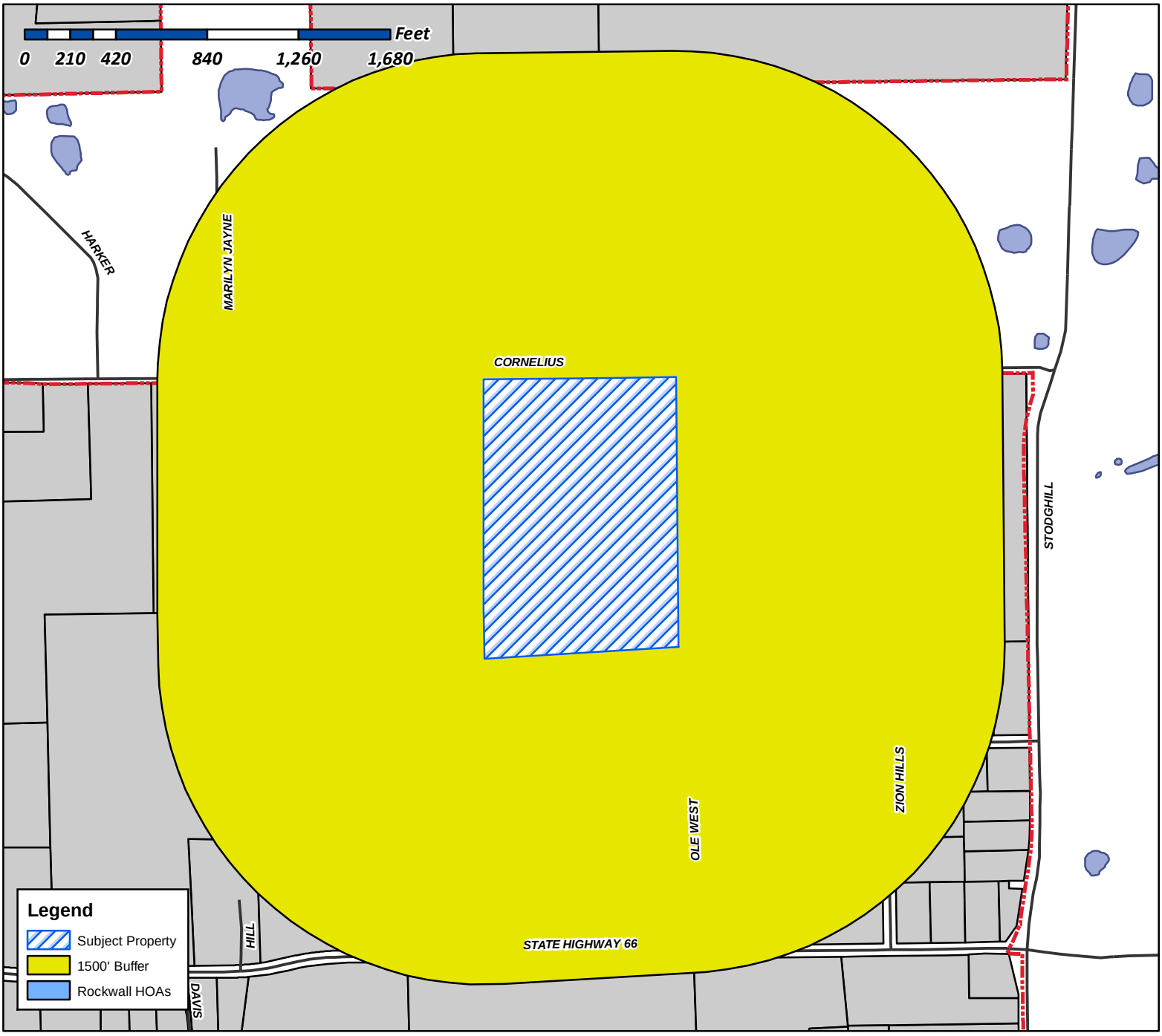
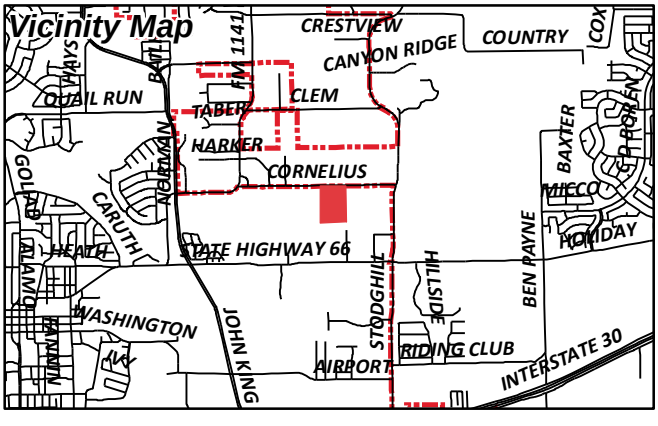


Case Number: Z2019-010
Case Name: SUP for Guest Quarters and Barn
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 777 & 839 Cornellius Street



Date Created: *5/1/2019*
For Questions on this Case Call (972) 771-7745

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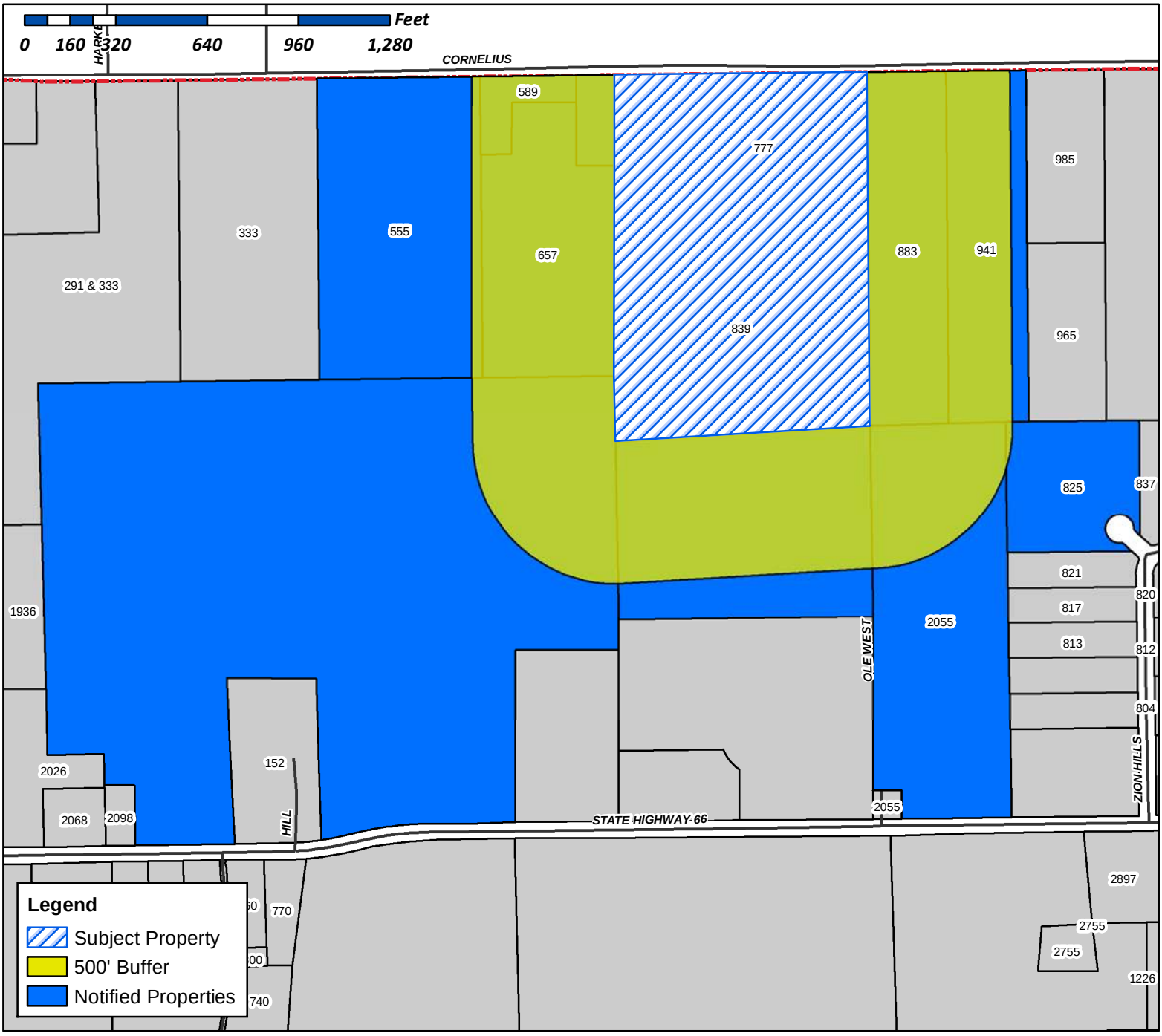

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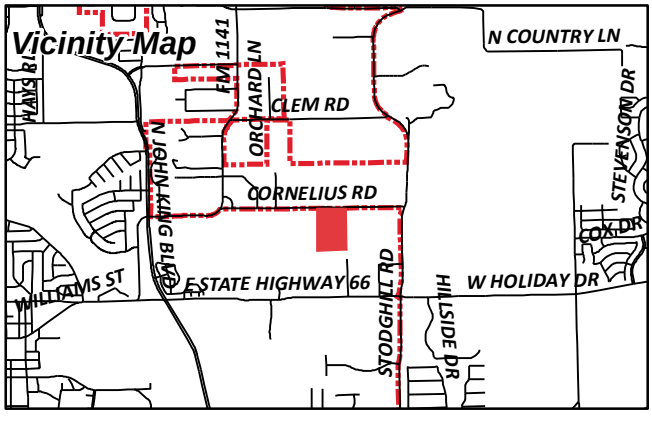


Date Created: ***5/1/2019***

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

BRIMELOW TIM
2055 WILLIAMS ST
ROCKWALL, TX 75087

CAIN CEMETERY CORP
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CAIN DEWAYNE
305 STONEBRIDGE DR
ROCKWALL, TX 75087

E V S R (D) LLC
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CAIN FAMILY PARTNERSHIP LTD
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
555 CORNELIUS RD
ROCKWALL, TX 75087

PEOPLES DONNIE
589 CORNELIUS RD
ROCKWALL, TX 75087

PEOPLES DONNIE
589 CORNELIUS RD
ROCKWALL, TX 75087

CURRENT RESIDENT
657 CORNELIUS RD
ROCKWALL, TX 75087

CURRENT RESIDENT
777 CORNELIUS RD
ROCKWALL, TX 75087

CURRENT RESIDENT
825 ZION HILL CIR
ROCKWALL, TX 75087

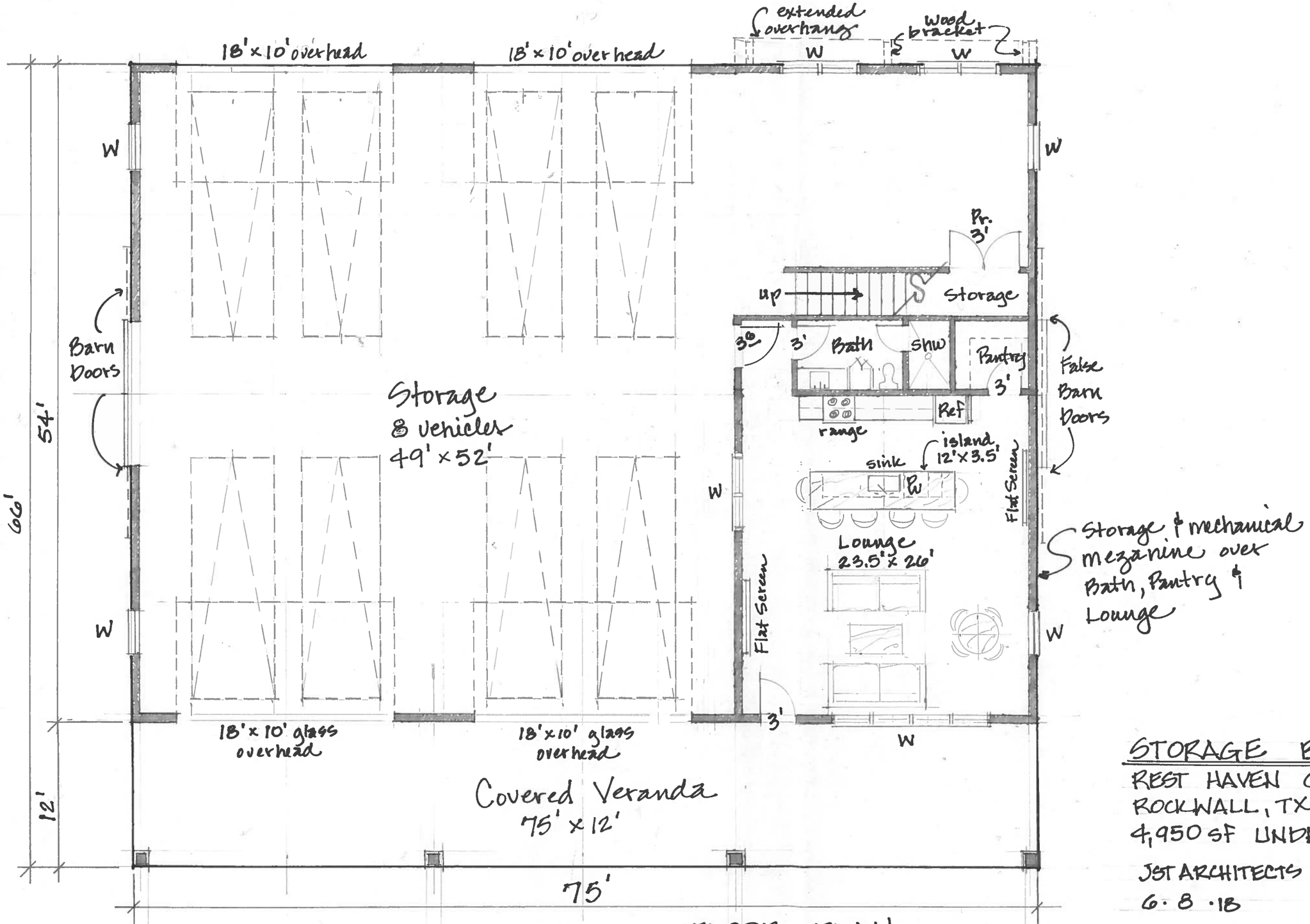
CURRENT RESIDENT
839 CORNELIUS RD
ROCKWALL, TX 75087

HAMMOND SCOTT H SR & DEBORAH
883 CORNELIUS RD
ROCKWALL, TX 75087

OLLOM GREGORY D
941 CORNELIUS RD
ROCKWALL, TX 75087

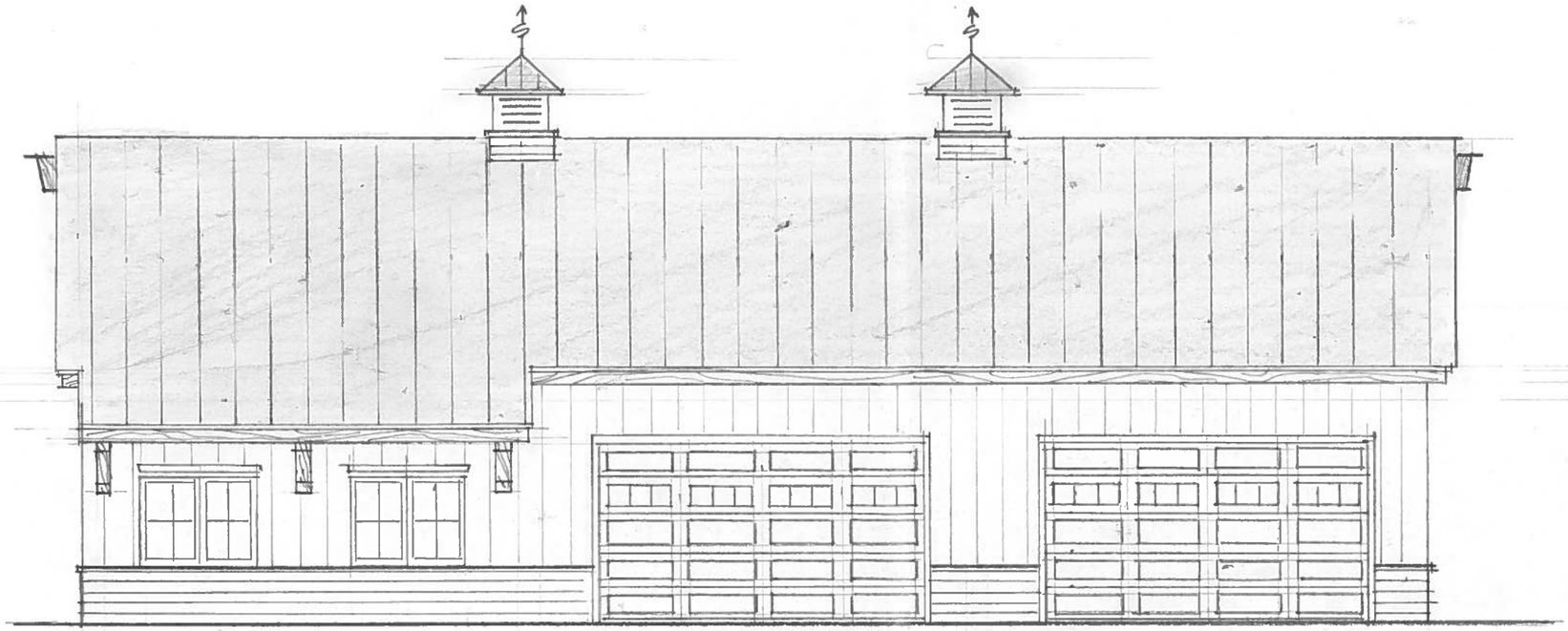
PEOPLES MIKE
PO BOX 41
ROCKWALL, TX 75087

HARLE REUBIN E
PO BOX 912
ROCKWALL, TX 75087



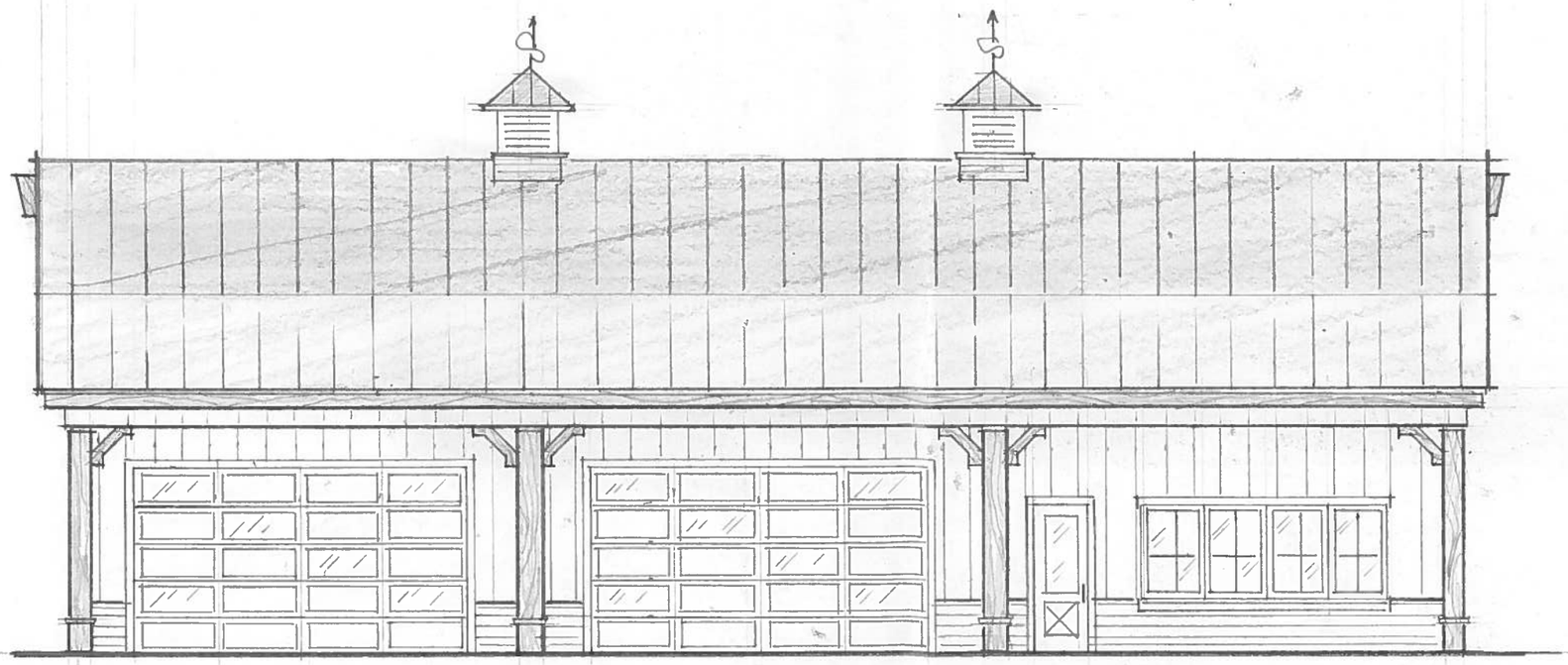
FLOOR PLAN
SCALE 1/8" = 1'-0"

STORAGE BARN
REST HAVEN CEMETERY
ROCKWALL, TX
4,950 SF UNDER ROOF
JST ARCHITECTS DALLAS, TX
6·8·18



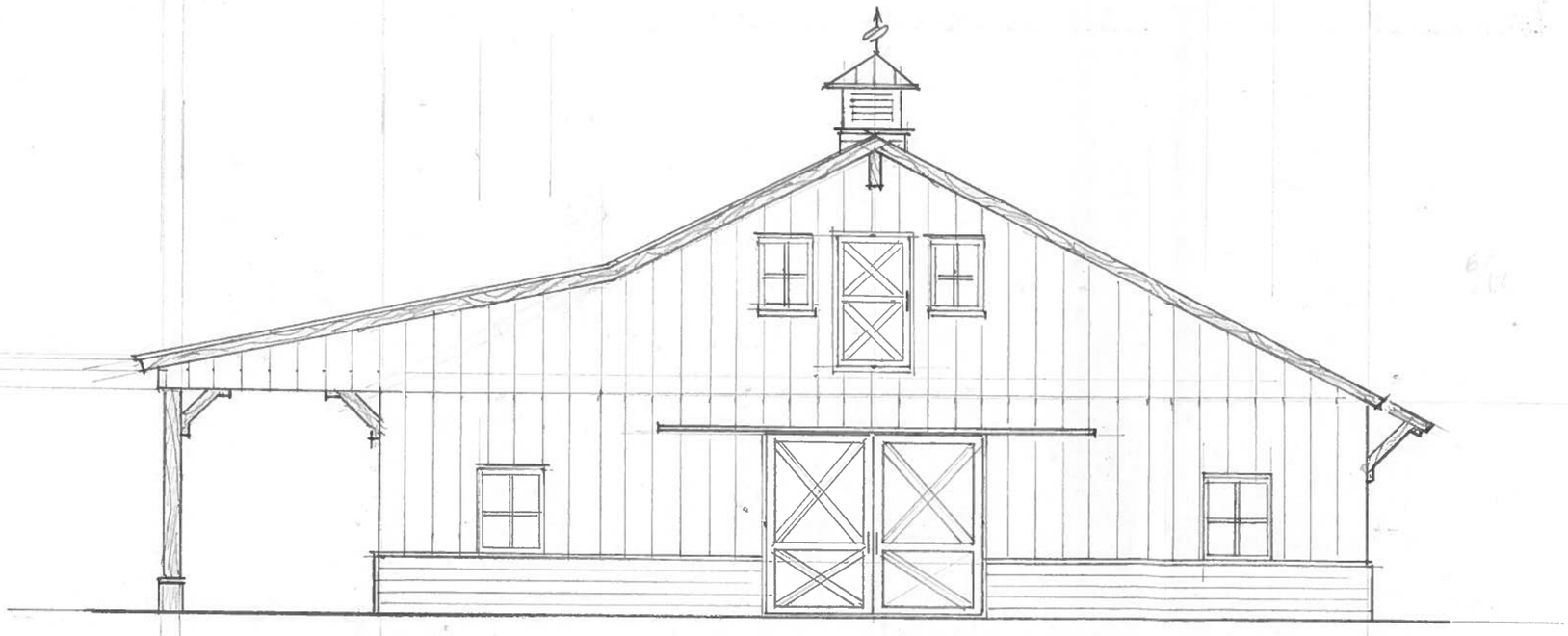
NORTH ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION (WEST ELEVATION - MIRROR IMAGE)

SCALE 1/8" = 1'-0"



CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

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 *GUEST QUARTERS/SECONDARY LIVING UNIT* AND *BARN OR AGRICULTURAL ACCESSORY BUILDING* IN AN AGRICULTURAL (AG) DISTRICT, SITUATED ON A 10.61-ACRE PORTION OF A LARGER 26.078-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 2 & 2-4 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, 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 Dwayne Cain of ECSR (D), LLC for the approval of a Specific Use Permit (SUP) to allow a *guest quarters/secondary living unit* and *barn or agricultural accessory building* in an Agricultural (AG) District on a 10.61-acre portion of a larger 26.078-acre parcel of land described as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, 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 *guest quarters/secondary living unit* and *barn or agricultural accessory building,* 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,

PRELIMINARY 09.24.2019

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 2.01*, Agricultural (AG) District,* of Section 2*, Agricultural 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 *guest quarters/secondary living unit* and *barn or agricultural accessory building* on the *Subject Property* and conformance to these conditions is required for continued operations:

1) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall generally conform to the concept plan and building elevations depicted in *Exhibits 'B*' & *'C'* of this ordinance;

2) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall not be utilized for a non-residential and/or non-agricultural land use.

3) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall be ancillary to the existing single-family home.

4) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall not be altered so that the structure is less than 2,000 SF or greater than 4,050 SF.

5) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall be exempt from the masonry requirements stipulated by Section 7.01, *Residential Development Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC).

6) The subject property shall not be subdivided in such a way that the property does not meet the minimum requirement of ten (10) acres in size for a *barn or agricultural accessory building.*

7) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall be located behind the front façade of the primary structure and be subject to the same building setbacks as the primary structure.

8) The *guest quarters/secondary living unit* and *barn or agricultural accessory building* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).

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 Building Permit, should the subject property--which is subject to 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

DRAFT ORDINANCE 05.14.19

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 3RD DAY OF JUNE, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

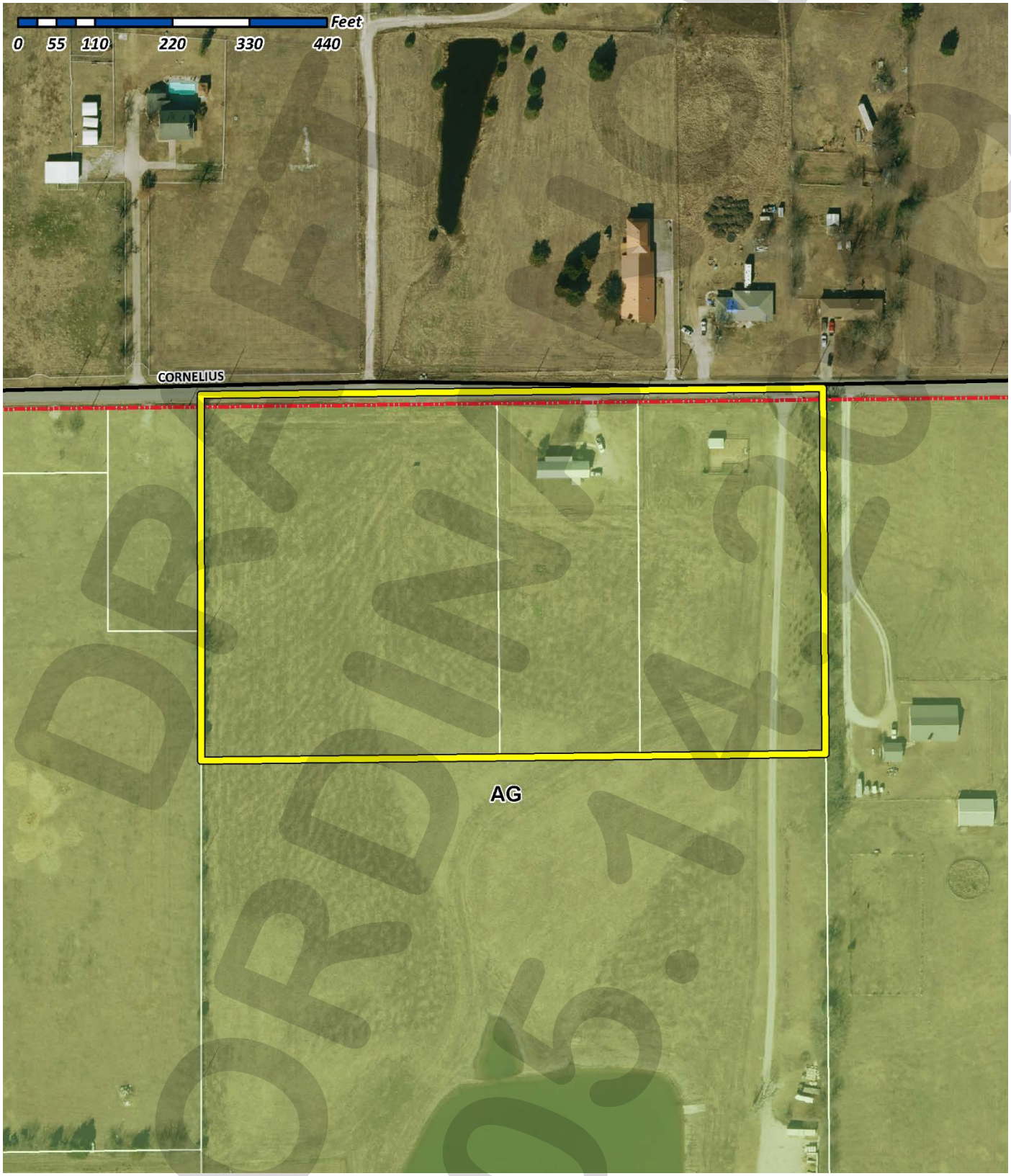
1st Reading: *May 20, 2019*

2nd Reading: *June 3, 2019*

DRAFT ORDINANCE 05.14.2019

Exhibit 'A'
Zoning Exhibit

Address: *777 & 839 Cornelius Road*
Legal Description: *Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72*

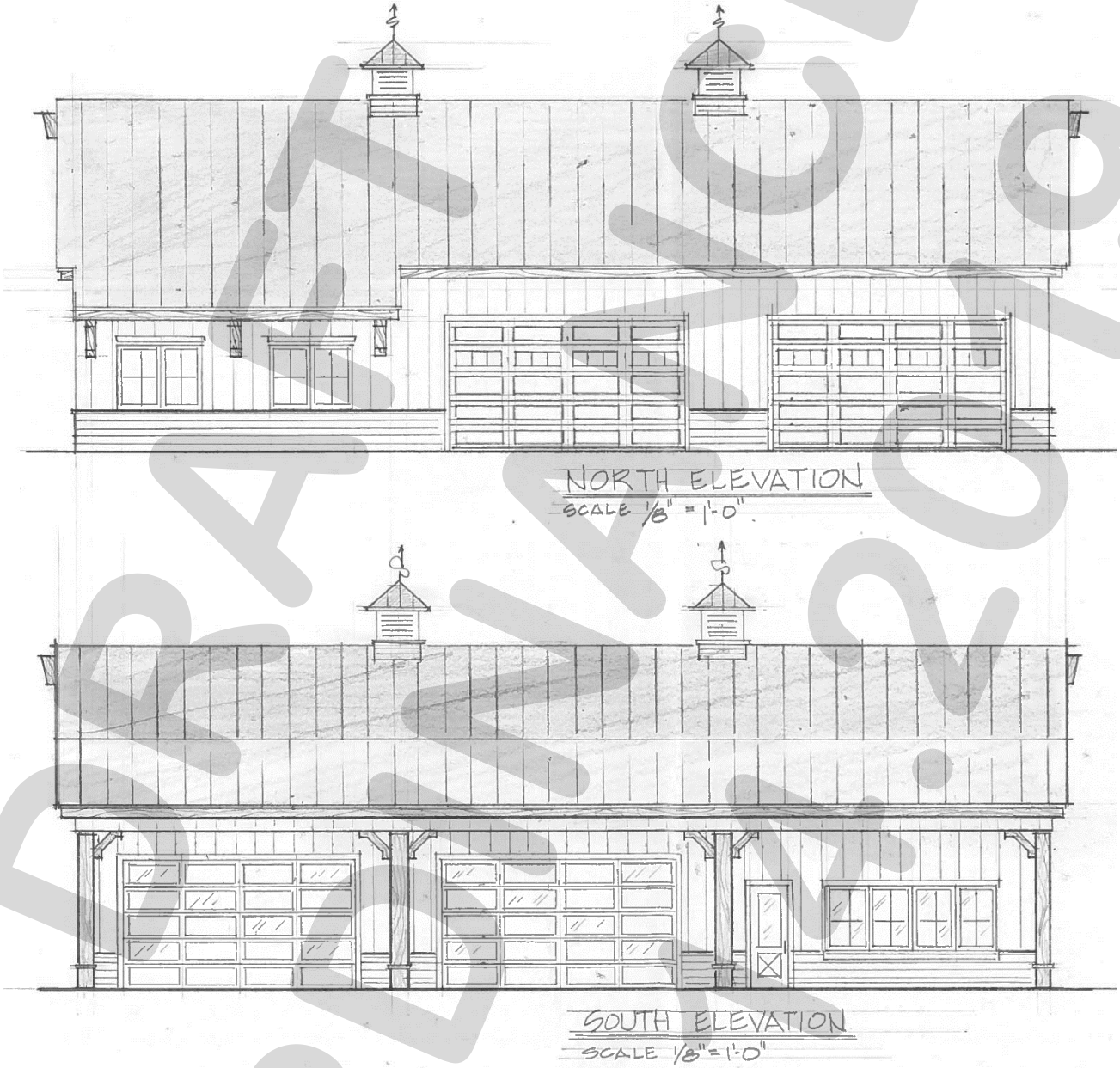


DRAFT ORDINANCE

Exhibit 'B'
Site Plan

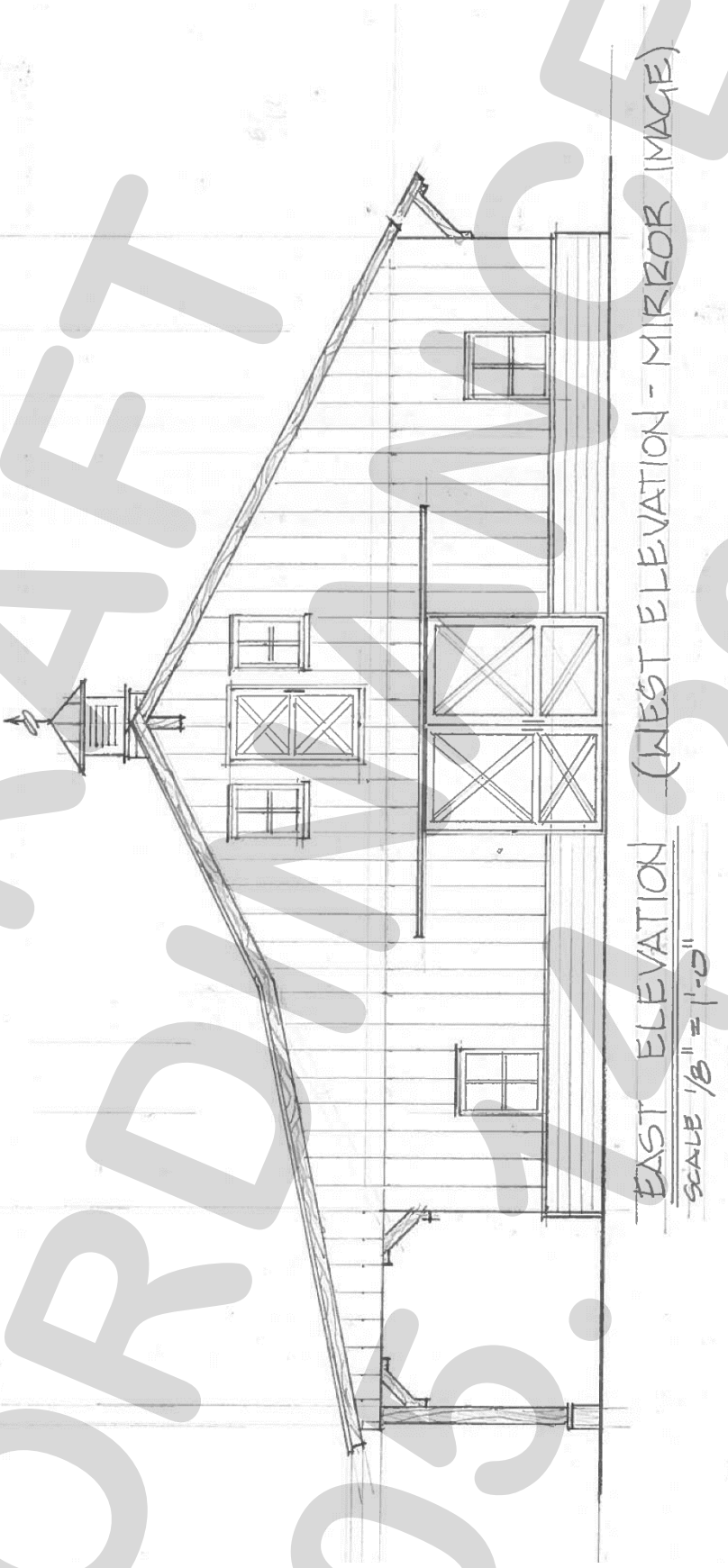
DRAFT
ORDINANCE
05.14.2019

Exhibit 'C'
Concept Elevations



DRAFT
ORDINANCE
05.07.19

Exhibit 'C'
Concept Elevations



DRAFT ORDINANCE 05.07.2019

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	May 14, 2019
APPLICANT:	Scott Lewis; *RRDC, LTD*
CASE NUMBER:	Z2019-011; *Amendment to Planned Development District 47 (PD-47)*

SUMMARY

Hold a public hearing to discuss and consider a request by Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) [*Ordinances 99-17 & 07-04*] being a 14.4715-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church, Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, generally located at the northeast corner of the intersection of Ridge Road [FM-740] and White Road, and take any action necessary.

BACKGROUND

The subject property is located at the northeast corner of the intersection of Ridge Road [*FM-740*] and White Road. On June 7, 1999, the City Council approved *Ordinance No. 99-17* [*Case No. PZ1999-023*], which zoned the subject property to Planned Development District 47 (PD-47) for Single Family 10 (SF-10) District land uses. Since a portion of the subject property was outside of the City's corporate limits (*i.e. situated within Rockwall County*) and another portion was situated within the City of Heath, the case memo required a boundary adjustment agreement be entered into with the City of Heath. The full subject property was annexed into the City of Rockwall on December 20, 1999 by *Resolution No. 99-44* and zoned Planned Development District 47 (PD-47) On January 16, 2007, the City Council approved *Ordinance No. 07-04* [*Case No. Z2006-025*], which amended a portion of *Ordinance No. 99-17* allowing a five (5) acre part of Planned Development District 47 (PD-47) to allow for a commercial antenna in conjunction with a house of worship. On January 16, 2016, the City Council approved a preliminary plat for the Whisper Rock subdivision [*Case No. Z2017-066*], which contained 28 single-family lots on 9.477-acres. On December 11, 2018, the Planning and Zoning Commission approved a site plan [*Case No. SP2018-041*] and recommended approval of a final plat [*Case No. P2018-043*] for the Whisper Rock subdivision. The City Council approved the final plat on December 17, 2018.

PURPOSE

The applicant is requesting to amend the development standards contained in Planned Development District 47 (PD-47) [*Ordinance No. 99-17*]. Specifically, the applicant is requesting three (3) changes to the ordinance. These changes are as follows:

1) The minimum masonry requirement be 60% with all lap-siding being a cementitious fiber material (*e.g. HardiBoard or HardiPlank*);
2) The maximum lot coverage be 55%, and
3) Front-facing garages be allowed provided they are set back a minimum of 20-feet from the front façade of the structure.

ADJACENT LAND USES AND ACCESS

The subject property is located at the northeast corner of the intersection of Ridge Road [*FM-740*] and White Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a single-family residential subdivision (*i.e. Benton Court Subdivision*), which is zoned Planned Development District 40 (PD-40) for Single-Family 10 (SF-10) District land uses. Beyond this there are several single-family homes that are zoned Single-Family 16 (SF-16) District.

South: Directly south of the subject property is a house of worship (*i.e. First Christian Church*) followed by White Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. This roadway delineates the city limits of the City of Rockwall.

East: Directly east of the subject property is a vacant tract of land and a single-family home that are zoned Agricultural (AG) and Single-Family Estate 4.0 (SFE-4.0) Districts. Beyond this is a single-family residential subdivision (*i.e. Phase 4 of the Foxchase Subdivision*) that is zoned Planned Development District 9 (PD-9) for General Retail (GR), Single-Family 10 (SF-10), Single-Family 12.5 (SF-12.5), and Light Industrial (LI) District land uses.

West: Directly west of the subject property is Ridge Road [*FM-740*], which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a residential subdivision (*i.e. Chandler's Landing*), which is zoned Planned Development District 8 (PD-8) for single-family and multi-family land uses.

CHARACTERISTICS OF THE REQUEST

Currently, Planned Development District 47 (PD-47) is comprised of two (2) areas. *Area 1* (*i.e. Whisper Rock Subdivision*) is undeveloped and contains 28 single-family residential lots on a 9.477-acre tract of land. *Area 2* is currently occupied by a house of worship (*i.e. First Christian Church*). The applicant is requesting changes to the development standards for *Area 1*. Specifically, the applicant would like to reduce the minimum masonry requirement to 60% from 80%, change the maximum lot coverage from 45% to 55%, and change the garage standards to allow front facing garages provided the garages are setback a minimum of 20-feet from the front of the structure. Currently, the development standards for Planned Development District 47 (PD-47) require all garages to be in a *J-Swing* or *Traditional Swing* format with no garage doors facing the street.

CONFORMANCE WITH THE CITY'S CODES

According to Section 4, *Residential Parking*, of Article VI, *Parking and Loading*, of the Unified Development Code (UDC), "…in single-family districts, garages must be located at least 20-feet behind the front building façade for front-entry garages…" In this case, the applicant's request conforms to the requirements of the Unified Development Code (UDC) for garages, and changing the Planned Development District ordinance does not appear to negatively impact the subject property or surrounding properties. With regard to the masonry and lot coverage requirements, the applicant is requesting to minimally reduce these standards; however, the Planning and Zoning Commission have approved similar requests in previous cases, and if approved it would not negatively impact surrounding or adjacent properties.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located in the *Marina District*, which is characterized as a residential district that is significantly developed with medium-density housing. The *Marina District* is not anticipated to change its land use pattern, and is expected to continue to have residential infill development that compliments the existing surrounding

properties. This infill development is expected to generally follow the guidelines for medium-density residential development. In this case, the applicant's request does not appear to be contrary to the district strategies for the *Marina District*. Specifically, the proposed residential subdivision is considered to be a medium-density development and the applicant is not proposing to alter the density of the development.

STAFF ANALYSIS

With regard to the applicant's request to increase the maximum lot coverage, staff should note that the only zoning district that allows a similar lot coverage (*i.e. allows 50% lot coverage*) is the Zero Lot Line (ZL-5) District. Although the applicant's request to raise the maximum lot coverage from 45% to 55% does not change the density of the development, the Planning and Zoning Commission should examine the possible visual effects/perception of allowing larger homes on the existing lot size and consider whether or not approval of this request will negatively impact the development and/or neighboring developments. Staff should point out that the side yard setback in the Single Family 10 (SF-10) District is six (6) feet, which means that the minimum distance between homes will be 12-feet. This is consistent with the policies for residential development contain in the OURHometown Vision 2040 Comprehensive Plan. With that being said, approval of this request is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission.

As has been done in past amendments to planned development districts that consist of several regulating ordinances, staff has taken this opportunity to consolidate the regulating ordinances for Planned Development District 47 (PD-47) into one (1) ordinance; however, while staff has clarified several sections of these ordinances in the new regulating ordinance, no changes with regard to the requirements, intent or permitted land uses have been made to any portion of the planned development district that relates to *Ordinance No. 07-04*, which is identified as the regulating ordinance for *Area 2* (*i.e. First Christian Church*) in the attached draft ordinance.

NOTIFICATIONS

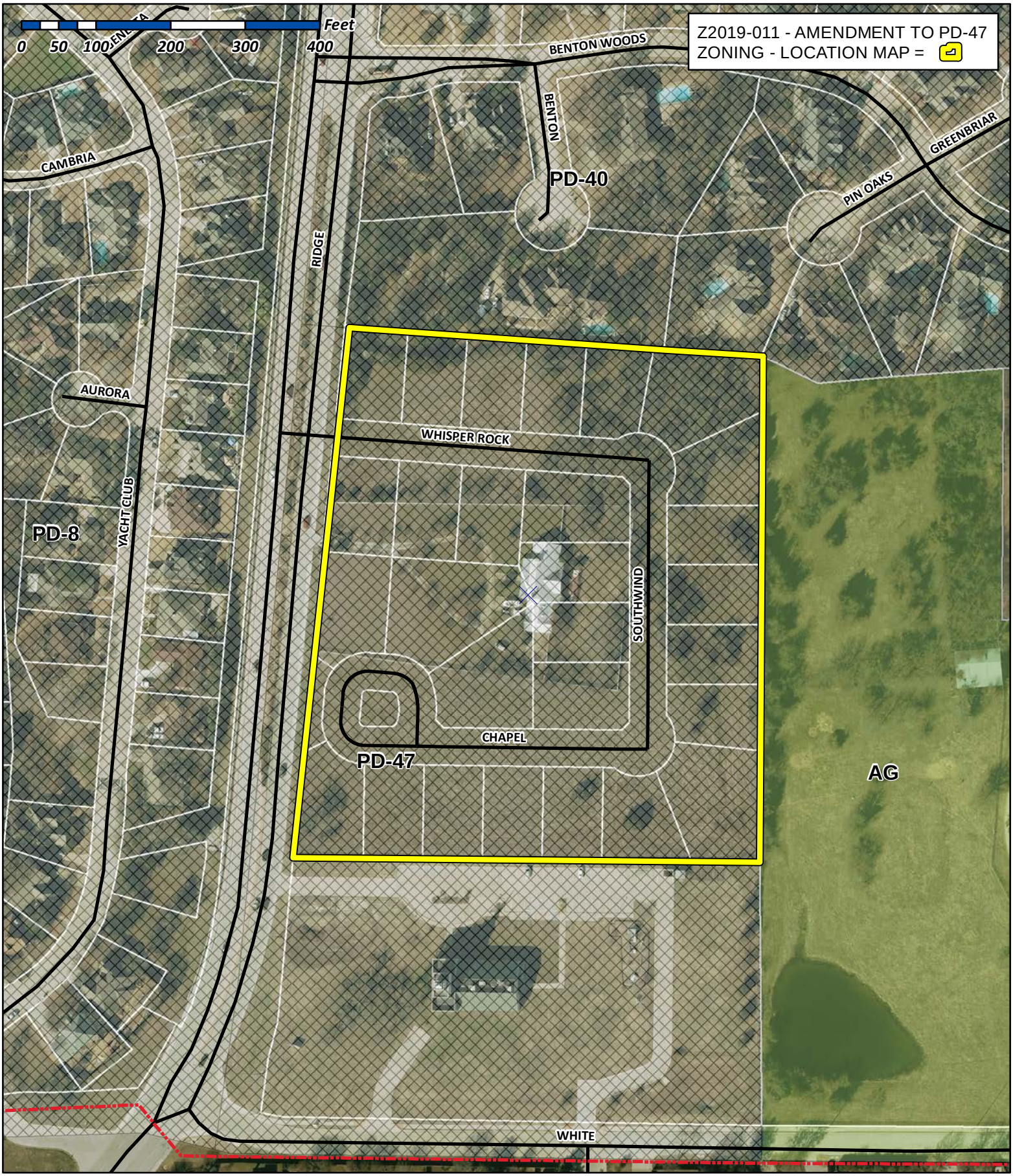
On May 1, 2019, staff mailed 123 notices to property owners and residents within 500-feet of the subject property. Additionally, staff notified Spyglass Phases 2 & 3, the Rainbow Lakes, Chandler's Landing, and Foxchase Homeowner's Associations (HOA's), which are the only HOA's/Neighborhood Associations within 1,500-feet of the subject property and participating in the Neighborhood Notification Program. At the time this report was written, staff had not received any notices concerning this case.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

(2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



City of Rockwall

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

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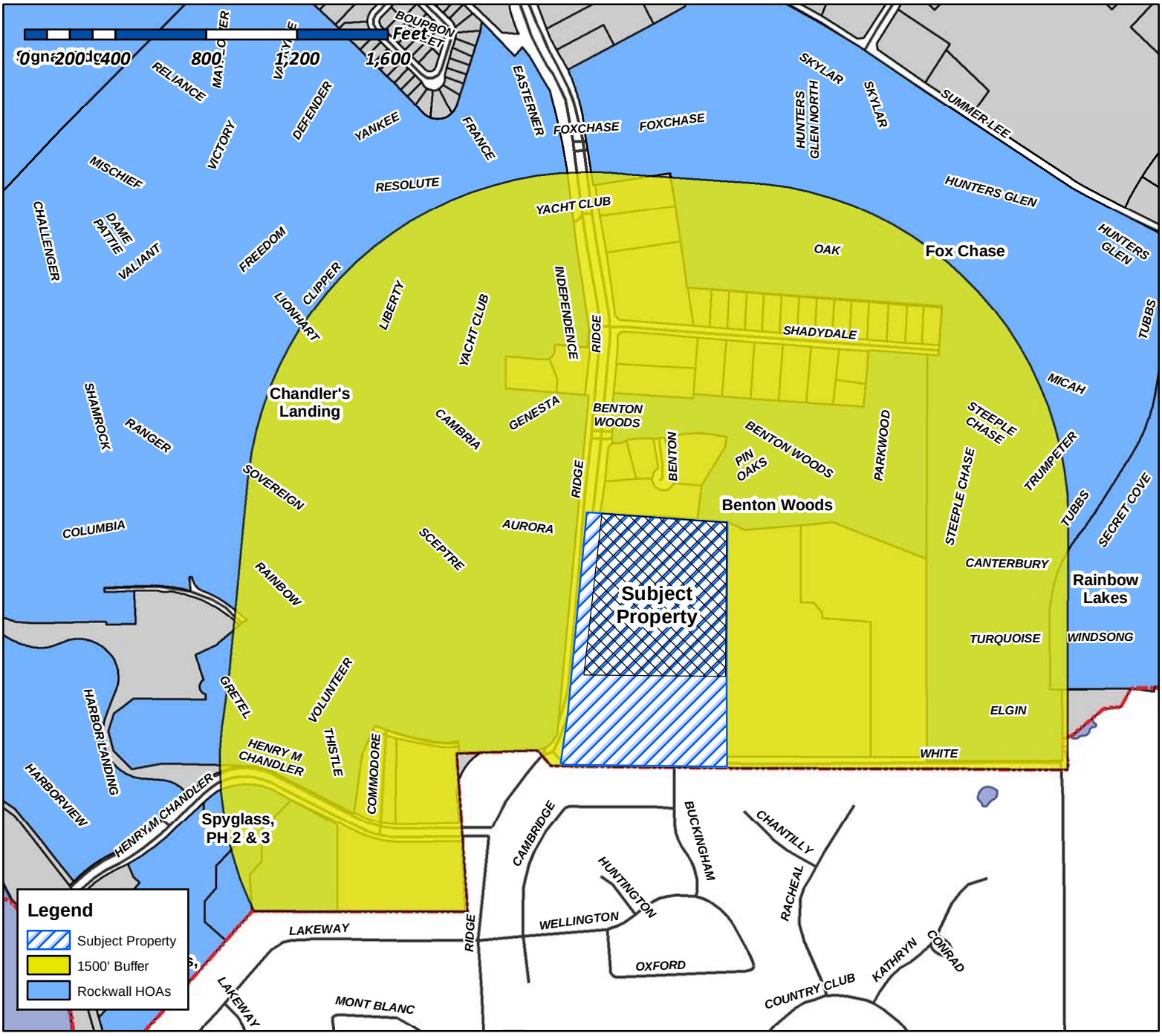
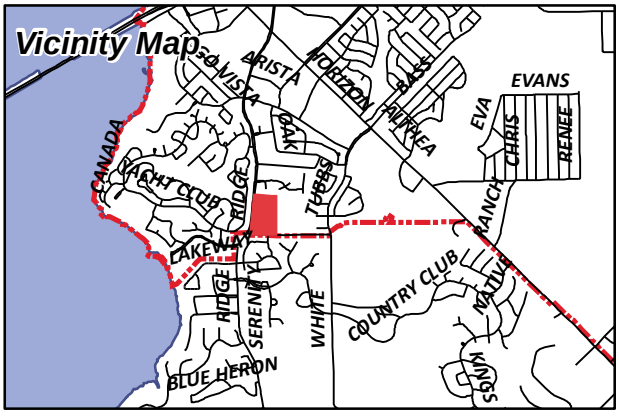


Case Number: Z2019-011
Case Name: Amendment to PD-47
Case Type: Zoning
Zoning: Planned Development District 47 (PD-47)
Case Address: 3231 Ridge Road



Date Created: *4/17/2019*
For Questions on this Case Call (972) 771-7745

From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Wednesday, May 01, 2019 1:36:23 PM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will be published in the Rockwall Herald Banner ***May 3, 2019***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 5/14/2019 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday 5/20/2019 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at
https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2019-011- Hold a public hearing to discuss and consider a request by Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) [*Ordinances 99-17 & 07-04*] being a 14.4715-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church, Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, generally located at the northeast corner of the intersection of Ridge Road [*FM-740*] and White Road, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

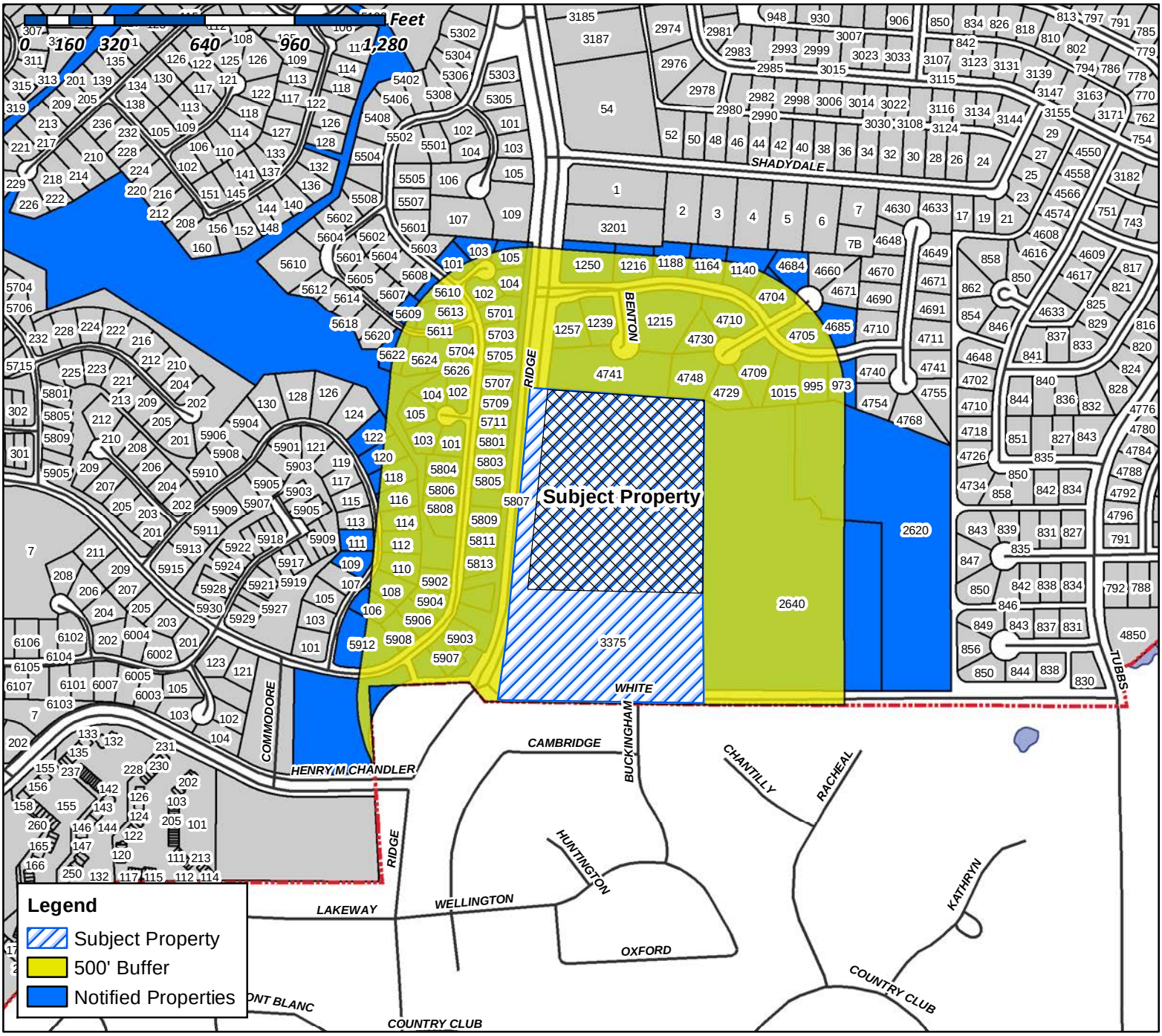
Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

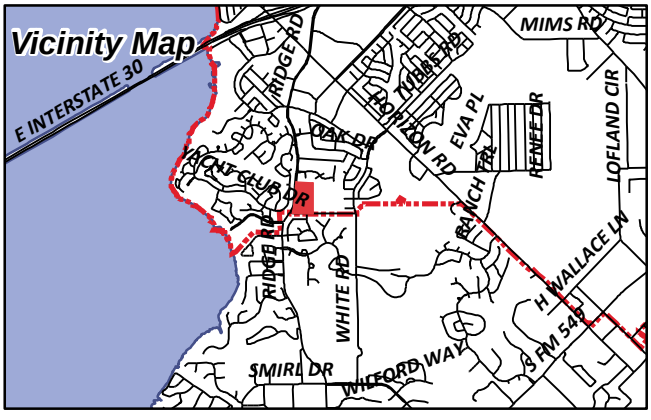
City of Rockwall

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.



Case Number: Z2019-011
Case Name: Amendment to PD-47
Case Type: Zoning
Zoning: Planned Development District (PD-47)
Case Address: 3231 Ridge Road



Date Created: ***4/17/2019***

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

CORDILLERA INTERNATIONAL LLC
1 EASTSHORE ROAD
HEATH, TX 75032

CURRENT RESIDENT
101 GENESTA PL
ROCKWALL, TX 75032

SEELEY LISA JONI
101 AURORA CIR
ROCKWALL, TX 75032

MCKINNEY KENT L & NARSHA
1015 BENTON WOODS DR
ROCKWALL, TX 75032

NORTHCUTT LEIGH
102 AURORA CIR
ROCKWALL, TX 75032

WARREN JEFFREY DWAYNE ETUX
102 GENESTA PL
ROCKWALL, TX 75032

CURRENT RESIDENT
103 AURORA CIR
ROCKWALL, TX 75032

WEEKS MARY
103 GENESTA PL
ROCKWALL, TX 75032

O'BRIEN PATRICIA C
104 AURORA CIRCLE
ROCKWALL, TX 75032

GARZA ROY A & DULCE R
104 GENESTA PLACE
ROCKWALL, TX 75032

LANCASTER RONALD R & BRENDA R
105 AURORA CIR
ROCKWALL, TX 75032

TURNER CATHERINE
105 GENESTA PL
ROCKWALL, TX 75032

HATFIELD GAROLD SCOTT
106 SCEPTRE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
108 SCEPTRE DR
ROCKWALL, TX 75032

REED ANGEL
109 SCEPTRE DRIVE
ROCKWALL, TX 75032

HOWES JAN
110 SCEPTRE DR
ROCKWALL, TX 75032

JOHNSTON MICHAEL & ANN
111 SCEPTRE DR
ROCKWALL, TX 75032

PRITCHETT THOMAS AARON
112 SCEPTRE DR
ROCKWALL, TX 75032

RIERA CRISTINA
114 SCEPTRE DR
ROCKWALL, TX 75032

EDWARDS RICHARD J
1140 BENTON WOODS DR
ROCKWALL, TX 75032

BRELAND JULIA AND
116 SCEPTRE DR
ROCKWALL, TX 75032

TIMBES GARY R & ELIZABETH S
1164 BENTON WOODS DR
ROCKWALL, TX 75032

JASIN PAUL A
118 SCEPTRE DR
ROCKWALL, TX 75032

MARSHALL GREGORY S & JOANNA
1188 BENTON WOODS DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
120 SCEPTRE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1202 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1203 CHAPEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1206 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1207 CHAPEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1210 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1211 CHAPEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1213 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1214 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1215 BENTON WOODS
ROCKWALL, TX 75032

CURRENT RESIDENT
1215 CHAPEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1216 CHAPEL DR
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE
1216 BENTON WOODS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1217 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1218 CHAPEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1218 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1219 CHAPEL DR
ROCKWALL, TX 75032

CAMIEL JEFFREY M
122 SCEPTRE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1221 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1222 WHISPER ROCK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1223 CHAPEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1224 CHAPEL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1239 BENTON WOODS DR
ROCKWALL, TX 75032

PATEL VIBHA & SATISH
1250 BENTON WOODS DR
ROCKWALL, TX 75032

HARRISON DOUGLAS C
1257 BENTON WOODS DRIVE
ROCKWALL, TX 75032

CONFIDENTIAL
152 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

ENGINEERING CONCEPTS
201 WINDCO CIRCLE 0
WYLIE, TX 75098

COGBURN DEWAYNE AND GLENNA
2400 TRINITY COURT
HEATH, TX 75032

HIMMELREICH STEVEN D & NANCY L
2620 WHITE RD
ROCKWALL, TX 75032

DUHON CRAIG R & DONNA L
2640 WHITE RD
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI AND
3021 RIDGE RD SUITE A-66
ROCKWALL, TX 75032

SCHUMANN SHERRY
306 COUNTY ROAD 1581
ALBA, TX 75410

FIRST CHRISTIAN CHURCH
3375 RIDGE ROAD
ROCKWALL, TX 75032

STARRLO ENTERPRISES LLC SERIES C
4604 MCWILLIAMS COURT
PLANO, TX 75093

AUSBURN CHARLES NEAL
4614 GILBERT AVE
DALLAS, TX 75219

ANSARI CYRUS
4684 GREENBRIAR CT
ROCKWALL, TX 75032

HAIN MARGARET GUNTHER AND
4685 GREENBRIAR CT
HEATH, TX 75032

PARKS TODD L AND RHONDA DENISE
4704 GREENBRIAR CT
ROCKWALL, TX 75032

UNDERWOOD KEVIN W & KRISTINA K
4705 GREENBRIAR CT
ROCKWALL, TX 75032

MCKINNEY TERRY L SR AND DEBORAH A
4709 PIN OAKS CIRCLE
ROCKWALL, TX 75032

WOLOV MATTHEW & KRISTINA
4710 PIN OAKS CIR
ROCKWALL, TX 75032

BURGE RICK W & KATHRYN S
4729 PIN OAKS CIR
ROCKWALL, TX 75032

DENNARD RICHARD C
4730 PIN OAKS CIRCLE
ROCKWALL, TX 75032

GRAND-LIENARD ROBERT J III AND DIANA L
4741 BENTON CT
ROCKWALL, TX 75032

BAILEY KENNETH AND MEREDITH
4748 PIN OAKS CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
4801 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4804 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4805 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4808 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4809 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4812 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4813 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4816 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4817 SOUTHWIND DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4821 SOUTHWIND DR
ROCKWALL, TX 75032

BROWN IAN AND JESSICA
5609 CAMBRIA DR
ROCKWALL, TX 75032

RANDOLPH JILL F
5610 YACHT CLUB DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
5611 CAMBRIA DR
ROCKWALL, TX 75032

GARDNER MICHAEL J
5613 CAMBRIA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5622 CAMBRIA DR
ROCKWALL, TX 75032

COOPER NEAL B
5624 CAMBRIA DR
ROCKWALL, TX 75032

GREEN KRIS & CORI
5626 CAMBRIA DR
ROCKWALL, TX 75032

WEST RACHEL
5701 YACHT CLUB
ROCKWALL, TX 75032

LANG JOSEPH W III &
5703 YACHT CLUB DR
ROCKWALL, TX 75032

RICHARD J MALAK AND BARBARA E MALAK
REVOCABLE LIVING TRUST
5704 YACHT CLUB DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
5705 YACHT CLUB DR
ROCKWALL, TX 75032

CARDOZO DORENE
5707 YACHT CLUB DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5709 YACHT CLUB DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5711 YACHT CLUB DR
ROCKWALL, TX 75032

BIXLER JOY S
5801 YACHT CLUB DR
ROCKWALL, TX 75032

WRIGHTSON DAVID J SR
5803 YACHT CLUB DR
ROCKWALL, TX 75032

WRIGHTSON DAVID J & LUCY S
5803 YACHT CLUB DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5804 YACHT CLUB DR
ROCKWALL, TX 75032

MINCKLER JOSEPH M & INGRID E
5805 YACHT CLUB DR
ROCKWALL, TX 75032

HUMES JENNIFER
5806 YACHT CLUB DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
5807 YACHT CLUB DR
ROCKWALL, TX 75032

LANG NICOLE
5808 YACHT CLUB DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5809 YACHT CLUB DR
ROCKWALL, TX 75032

CATANIA ANTHONY J
5811 YACHT CLUB
ROCKWALL, TX 75032

CURRENT RESIDENT
5813 YACHT CLUB DR
ROCKWALL, TX 75032

EAGAN LOIS MAUREEN
5902 YACHT CLUB DR
ROCKWALL, TX 75032

MANN ERIK
5903 YACHT CLUB DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5904 YACHT CLUB DR
ROCKWALL, TX 75032

JONES BRADLEY
5906 YACHT CLUB DR
ROCKWALL, TX 75032

CONFIDENTIAL
5907 YACHT CLUB DR
ROCKWALL, TX 75032

TURNER LESLIE D
5908 YACHT CLUB DR
ROCKWALL, TX 75032

RABAH MUSTAFA HASAN
5912 YACHT CLUB DRIVE
ROCKWALL, TX 75032

CASSAR JEFFREY
6007 VOLUNTEER PLACE
ROCKWALL, TX 75032

UTHLAUT WILLIAM S
6540 BROADWAY BLVD
GARLAND, TX 75043

RAMSEY TERESA GALE AND
7047 LAVISTA DRIVE
DALLAS, TX 75214

BROWN NIGEL M.H.O.
8039 WESTOVER DR
DALLAS, TX 75231

STARNES KIMBERLY DAWN
8545 MIDWAY RD
DALLAS, TX 75209

CSH 2016-2 BORROWER LLC
8665 EAST HARTFORD DR 0
SCOTTSDALE, AZ 85255

BUTTERMORE BRADLEY
973 BENTON WOODS DR
ROCKWALL, TX 75032

HERRIAGE JENNIFER RANEY & TIMOTHY
995 BENTON WOOD DRIVE
ROCKWALL, TX 75032

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY
ASSOCIATION INC
PO BOX 638
ROCKWALL, TX 75087

WALTERS PATRICIA ANN AND JEFFERY MICHAEL
LYAN
PO BOX 833073
RICHARDSON, TX 75083

RAND PARTNERS LP
PO BOX B
TERRELL, TX 75160

ENGINEERINGCONCEPTS
& DESIGN, L.P.

201 Windco Circle Ste. 200
Wylie, Texas 75098
tel: 972-941-8400
fax: 972-941-8401

April 12, 2019

Mr. Ryan Miller, AICP
385 S Goliad
Rockwall, Texas 75032

RE: Whisper Rock
Zoning Amendment

Dear Mr. Miller:

We are formally requesting to amend the PD-47 with the following changes:

SECTION 5

Item 2. Any structure constructed on lots in the tract shall have a minimum of 60% masonry exclusive of any windows. Any siding shall be cementous fiber material, with strict HOA over sight.

Item 5. 55% maximum lot coverage of main house only, exclusive of driveway, pools & sidewalks.

Item 9. No garages shall face street unless 20' back from front of structure. J swings allowed.

If you have any questions or have additional comments, please do not hesitate to contact me at 972-941-8410 or by email at matt@ecdlp.com

Thank you,

Todd Wintters, P.E.
Engineering Concepts & Design, L.P.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 47 (PD-47) [*ORDINANCES 99-17 AND 07-04*] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE DEVELOPMENT STANDARDS APPROVED WITH *ORDINANCE NO. 99-17*, BEING A 14.4712-ACRE TRACT OF LAND IDENTIFIED TRACT 104 OF THE E. TEAL SURVEY, ABSTRACT NO. 207 AND LOT 1, BLOCK A, FIRST CHRISTIAN CHURCH DISCIPLES OF CHRIST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 47 (PD-47) AND MORE FULLY DEPICTED HEREIN BY *EXHIBIT 'A'* AND DESCRIBED HEREIN BY *EXHIBIT 'B'*; 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 by the applicant Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) for the purpose of amending the development standards approved with *Ordinance 99-17*, being a 14.4712-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) [*Ordinances 99-17 and 07-04*], generally located at the northeast corner of the intersection of Ridge Road [*FM-740*] and White Road and more fully depicted in *Exhibit 'A'* and described in *Exhibit 'B'* 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, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 47 (PD-47) [*Ordinance No.'s 99-17 & 07-04*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 99-17 & 07-04*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District ordinance and the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 3. That development of the *Subject Property* shall be in accordance with the

DRAFT 05.14.19

Planned Development Concept Plan, contained in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall be in accordance with the *Planned Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That 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, 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 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. 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 3RD DAY OF JUNE, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

DRAFT ORDINANCE 05.14.2019

_____

Frank J. Garza, *City Attorney*

1st Reading: *May 20, 2019*

2nd Reading: *June 3, 2019*

DRAFT ORDINANCE 05.14.2019

Exhibit 'A'
Zoning Exhibit

Legal Description: *Tract 104 of the E. Teal Survey, Abstract No. 201* and *Lot 1, Block A, First Christian Church Disciples of Christ Addition*



DRAFT 2019

Exhibit 'B':
Legal Description

Area 1

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS RRDC, LTD., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 9.477 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of a called 9.4769 acre tract of land described in a deed to RRDC, LTD., recorded as instrument No. 20170000023557, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow plastic cap stamped "RPLS 3963" set for corner in the iron rod with a yellow plastic cap stamped "RPLS 3963" set for corner in the RPLS 3963" set for corner in the set for corner in the east right-of-way line of Ridge Road (FM 740) at the northwest corner of said 9.4769 acre tract;

THENCE South 85 degrees 43 minutes 42 seconds East along the north line thereof and partly with the south lines of the original Benton Court Addition, an Addition to the City of Rockwall recorded in Cabinet D, Slide 69, and Benton Woods, an Addition to the City of Rockwall recorded in Cabinet C, Slide 254, all recorded in the Plat Records of Rockwall County, Texas (PRRCT), for a total distance of 559.60 feet to a point for corner near the base of a steel fence post at the northeast corner of said 9.4769 acre tract, common to the southwest corner of a called 12.000 acre tract described in a deed to Craig Duhon et ux, recorded in Volume 693, Page 228, (DRRCT), from which a 5/8" iron rod with a yellow plastic cap stamped "RPLS 3963" set for iron rod with a yellow plastic cap stamped "RPLS 3963" set for RPLS 3963" set for set for reference bears South 65 degrees 09 minutes 20 seconds West, a distance of 39.51 feet;

THENCE South 00 degrees 10 minutes 53 seconds West, along the common line of last mentioned tracts, a distance of 679.81 feet to a point for corner near the base of a plastic fence post at the southeast corner of said 9.4769 acre tract, common to the northeast corner of Lot 1, Block A, First Christian Church, Disciples of Christ, an Addition to the City of Rockwall recorded in Cabinet E, Slide 361 (PRRCT), from which a 5/8" iron rod with a yellow plastic cap iron rod with a yellow plastic cap stamped "RPLS 3963" set for reference bears South 61 degrees 43 minutes 15 seconds West, a RPLS 3963" set for reference bears South 61 degrees 43 minutes 15 seconds West, a set for reference bears South 61 degrees 43 minutes 15 seconds West, a distance of 37.49 feet;

THENCE North 89 degrees 09 minutes 00 seconds West with the common line of said 9.4769 acre tract and said Lot 1, a distance of 625.70 feet to a point for corner at the common west corner thereof, and also being in the east line of said Ridge Road, from which a 3 1/4" TXDOT TXDOT Aluminum Disk found for reference bears South 49 degrees 53 minutes 40 seconds West, a distance of 0.50 feet;

THENCE North 05 degrees 42 minutes 52 seconds East with the East Right-of-Way line of said Ridge Road, a distance of 14.11 feet to a 3 1/4" TXDOT Aluminum Disk found at an angle point TXDOT Aluminum Disk found at an angle point thereof;

THENCE North 05 degrees 35 minutes 24 seconds East continuing with the East Right -of-way line of said Ridge Road, a distance of 701.50 feet to the POINT OF BEGINNING and containing 412,830 square feet or 9.477 acres of land.

PRIOR ORDINANCE 05-49

Exhibit 'B':
Legal Description

Area 2

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS FIRST CHRISTIAN CHURCH OF ROCKWALL, TEXAS, BEING THE OWNER OF A TR ACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 5.231 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block A, First Christian Church, Disciples of Christ, Rockwall, Texas Addition, recorded in Cabinet E, Slide 361, Plat Records of Rockwall County, Texas (PRRCT), said 5.231 acre tract being more particularly described as follows:

BEGINNING at a point for corner near the base of a plastic fence post at the southeast corner of a called 9.4769 acre tract of land described in deed to RRDC, Ltd., recorded in Instrument 20170000023557, Deed Records, Rockwall, County, Texas (DRRCT), common to the northeast corner of said Lot 1, said corner being in the west boundary line of a called 12 acre tract of land described in a deed to Craig R. Duhon and Donna L. Duhon, recorded in Volume 693, Page 228, (DRRCT), from which a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for reference bears South 61 degrees 46 minutes 53 seconds West, a distance of 37.56 feet;

THENCE South 00 degrees 07 minutes 41 seconds West, along the common line of said Lot 1 and said 12 acre tract, a distance of 353.00 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the southeast corner of said Lot 1, said corner being in the north right-of-way line of White Road, a variable width right-of-way;

THENCE North 89 degrees 08 minutes 58 seconds West, along the common line of said Lot 1 and said White Road, a distance of 671.35 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the southwest corner of said Lot 1, said corner being at the Ridge Road and said Lot 1, a distance of 50.66 feet to a TxDOT monument found for corner;

THENCE North 05 degrees 45 minutes 12 seconds East, continuing along the common line of said Ridge Road and said Lot 1, a distance of 237.59 feet to the northwest corner of said Lot 1 and the southwest corner of said 9.4769 acre tract, from which a TxDOT monument bears South 58 degrees 52 minutes 38 seconds West, a distance of 0.41 feet;

THENCE South 89 degrees 09 minutes 00 seconds East, along the common line of laid Lot 1 and said 9.4769 acre tract, a distance of 625.79 feet to the POINT OF BEGINNING and containing 227,854 square feet or 5.231 acres of land.

DRAFT ORDINANCE 05.14.19

Exhibit 'C':
Location Map/Area Concept Plan



DRAFT 05/14/2019

Exhibit 'D':
PD Development Standards

Area 1: Single-Family 10 (SF-10) District [*9.477-Acres*]

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Area 1* as depicted in *Exhibit 'C'* of this ordinance shall be subject to the land uses permitted for the Single-Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

(2) *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, *Area 1* as depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards for the Single-Family 10 (SF-10) District as stipulated in Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. All lots shall conform to the standards depicted in *Table 1*, which are as follows:

Table 1: Density and Dimensional Requirements

Minimum Lot Width [1]	80'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Front Yard Setback [2]	25'
Minimum Side Yard Setback	6'
Minimum Distance Between Buildings	10'
Maximum Height	36'
Minimum Rear Yard Setback	10'
Maximum Lot Coverage	55%
Minimum Dwelling Size	3,000 SF

General Notes:
[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.
[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

(3) *Building Standards.* Housing type and construction shall adhere to the following building standards:

(a) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 60% primary materials and/or a maximum of 20% secondary materials, excluding windows and doors. For the purpose of this ordinance, primary materials shall consist of stone, brick, and cementitious materials. The use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials) shall be limited to 40% of the building's exterior façade.

(b) *Anti-Monotony.* An anti-monotony standard shall not allow the same structure—in terms of materials and elevation--any closer than four (4) houses apart on either side of the street.

(c) *Common Areas and Open Space.* All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance.

(d) *Garage Orientation.* Garages shall be oriented in a traditional swing (or j-swing). Garages configured in a flat, front entry configuration shall be setback a minimum of 20 feet from the front façade of the primary structure. All garage doors shall be required to have upgraded finishes (*e.g. divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff*)]. All garage configurations not conforming to this section shall meet the

requirements of Article VI, Parking and Loading, of the Unified Development Code (UDC).

Area 2: Single-Family 10 (SF-10) District [*4.9995-Acres*]

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Area 2* as depicted in *Exhibit 'C'* of this ordinance shall be subject to the land uses permitted for the Single-Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future however, the following conditions shall apply:

The following land use shall be permitted in *Area 2*:

☑ Antenna, Commercial*

NOTES: 1) All equipment shall be contained interior to the building 2) The height of the structure shall remain as depicted in *Exhibit 'E'* of this ordinance.

(2) *Density and Dimensional Requirements.* Any development in Area 2 as depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards required for properties in a Single-Family 10 (SF-10) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

(3) *Building Standards.* Housing type and construction shall adhere to the following building standards:

(a) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 60% primary materials and/or a maximum of 20% secondary materials, excluding windows and doors. For the purpose of this ordinance, primary materials shall consist of stone, brick, and cementitious materials. The use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials) shall be limited to 40% of the building's exterior façade.

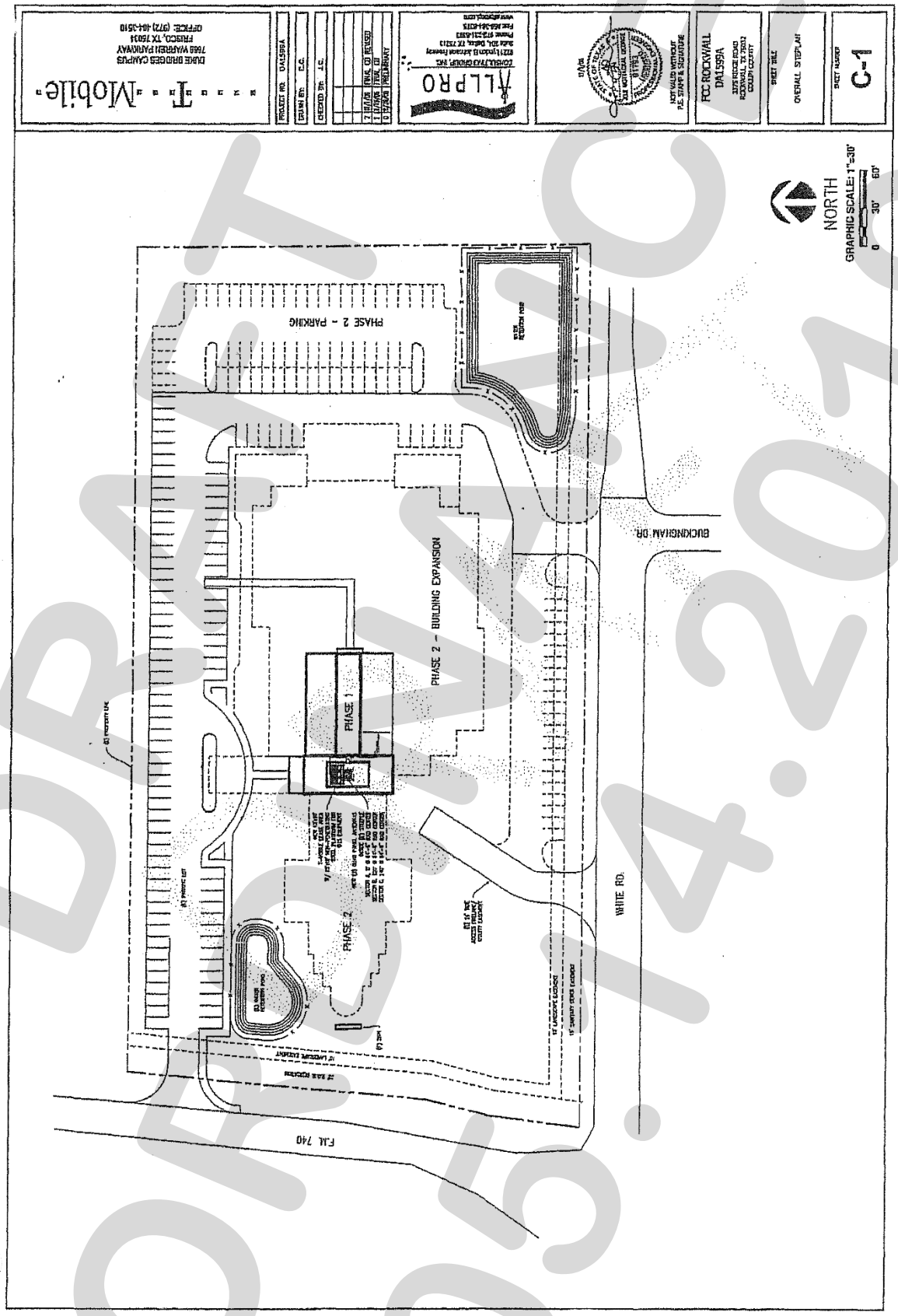
(b) *Anti-Monotony.* An anti-monotony standard shall not allow the same structure--in terms of materials and elevation--any closer than four (4) houses apart on either side of the street.

(c) *Common Areas and Open Space.* All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance.

(4) *Garage Orientation.* Garages shall be oriented in a traditional swing (or j-swing). Garages configured in a front entry configuration shall be setback a minimum of 20 feet from the front façade of the primary structure. All garage doors shall be required to have upgraded finishes (*e.g. divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff*)]. All garage configurations not conforming to this section shall meet the requirements of Article VI, Parking and Loading, of the Unified Development Code (UDC).

DRAFT ORD. 05.04.19

Exhibit 'E':
Concept Plan



DRAFT
05.14.2019

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	David Gonzales, *Planning and Zoning Manager*
DATE:	May 14, 2019
SUBJECT:	SP2019-012; *Amended Site Plan for Existing Manufacturing Facility (Lollicup)*

On January 9, 2018, the Planning and Zoning Commission approved a site plan [*i.e. SP2017-042*] for a ~650,000 SF warehouse/manufacturing facility [*i.e. Lollicup USA]*. On January 16, 2018, the City Council approved the following six (6) variances and exceptions for this development:

1. *A variance to the minimum stone requirements for not incorporating a minimum of 20% natural stone on all facades;*
2. *A variance for not incorporating a minimum of seven (7) architectural elements on the building elevations;*
3. *A variance to the screening requirements to allow the use of landscaping to screen the loading docks in lieu of a minimum ten (10) foot screening wall;*
4. *A variance to the minimum parking requirements;*
5. *An exception for the use of tilt-up wall construction; and,*
6. *An exception to the vertical and horizontal articulation standards.*

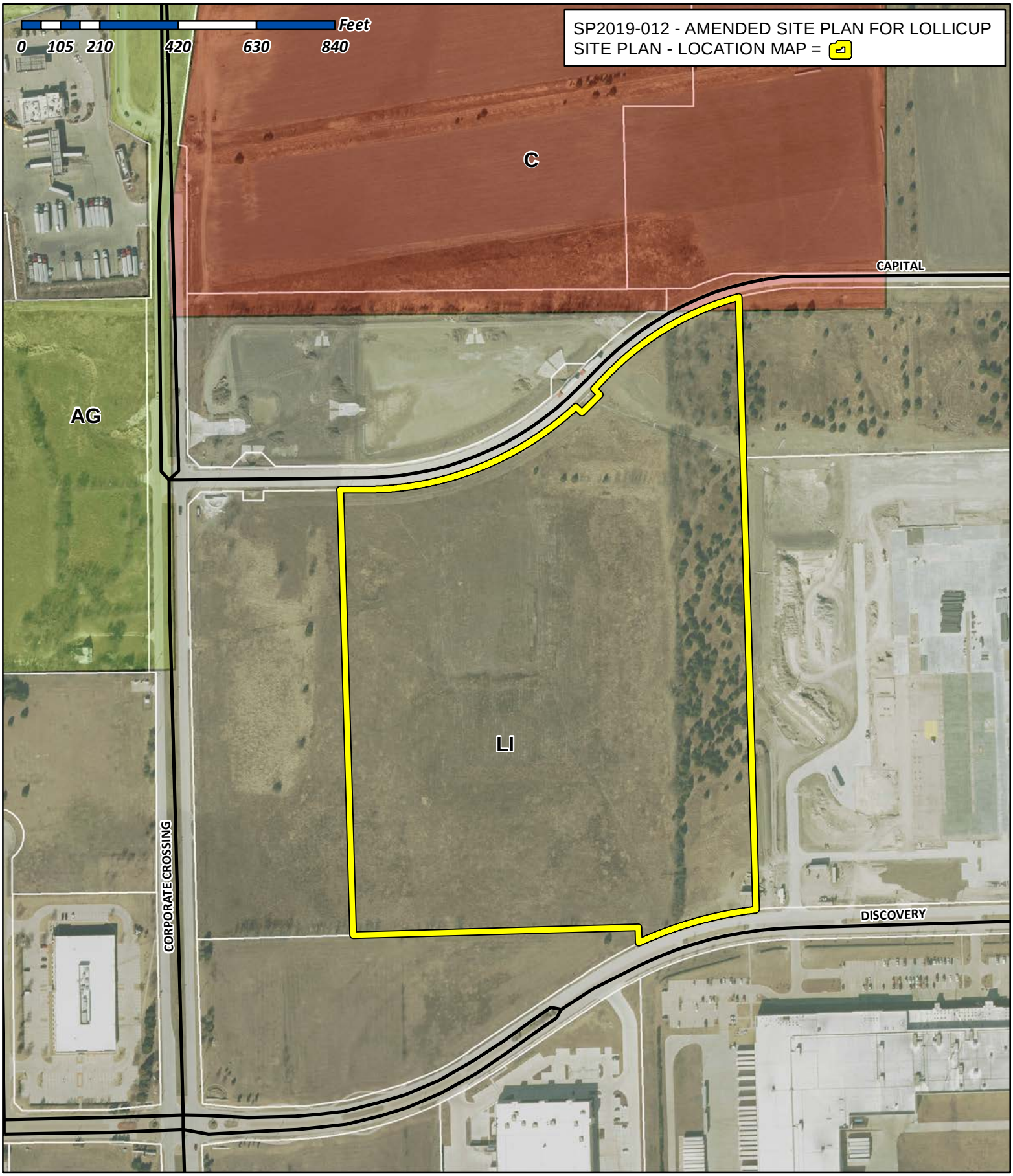
On June 4, 2018 -- *after receiving a recommendation of denial from the Planning and Zoning Commission* --, the City Council denied (*i.e. no action taken)* a request by the applicant to revise the building elevation for the purpose allowing a form-liner that would replicate the use of split face stone in lieu of using natural stone.

On April 11, 2019, the applicant -- *Kyle McCullah of Callaway Architecture* -- submitted an application requesting the approval of an amended site plan for the purpose of constructing 22, 60-foot tall storage silos that will be located adjacent to the rear façade (*i.e. south elevation*). The silos will be visible from Discovery Boulevard, Corporate Crossing [*i.e. FM-549*], and IH-30. According to Section 6.13, *FM-549 Overlay (FM-549 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the proposed silos are considered ground mounted appurtenances (*i.e. mechanical equipment*), which require screening. The UDC goes on to say that "…loading and service areas shall be located on the rear and side of buildings where possible. In the event that a loading or service area faces towards the *Primary Roadway*, additional screening of the loading and service area may be required by the Architectural Review Board (ARB) and Planning and Zoning Commission." The applicant has submitted a landscaping plan showing an additional row of mature evergreen trees that planted along the southern property boundaries. Staff should point out that as compensatory measure of the original site plan case, the applicant agreed to planting a single row of mature evergreen trees along this boundary to help mitigate for the lack of vertical and horizontal articulation on the southern and western building façade, which faces onto Discovery Boulevard. The additional row of evergreen trees will not create a complete screening of the silos; however, there are intervening properties to the south and west of the subject property that could potentially be developed in the future that could provide additional screening of the silos. The variance to the screening requirements for the use of landscape screening for the silos remains a discretionary decision for the Planning and Zoning Commission.

On April 30, 2019, the Architectural Review Board (ARB) reviewed the amended building elevations and sightline studies provided by the applicant. After general discussion with the applicant regarding

the appearance, color, and proposed screening of the silos, the ARB made a motion to recommend approval of the amended building elevations. The motion passed by a vote of 4-1, with Board Member Miller dissenting and Board Members Tovar and Johnson absent.

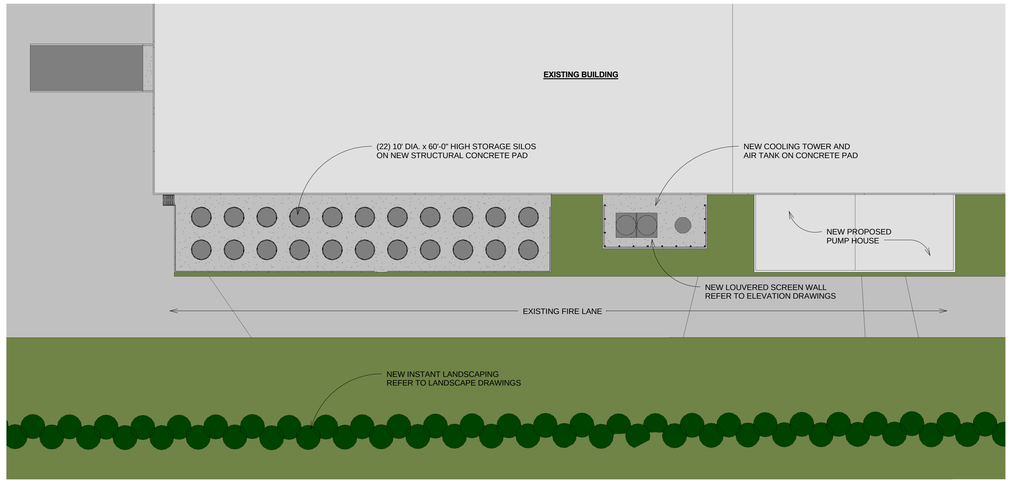
Should the Planning and Zoning Commission have any questions, staff will also be available at this meeting.



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.



3 ENLARGED SITE PLAN
1" = 30'-0"

0' 15' 30' 60'

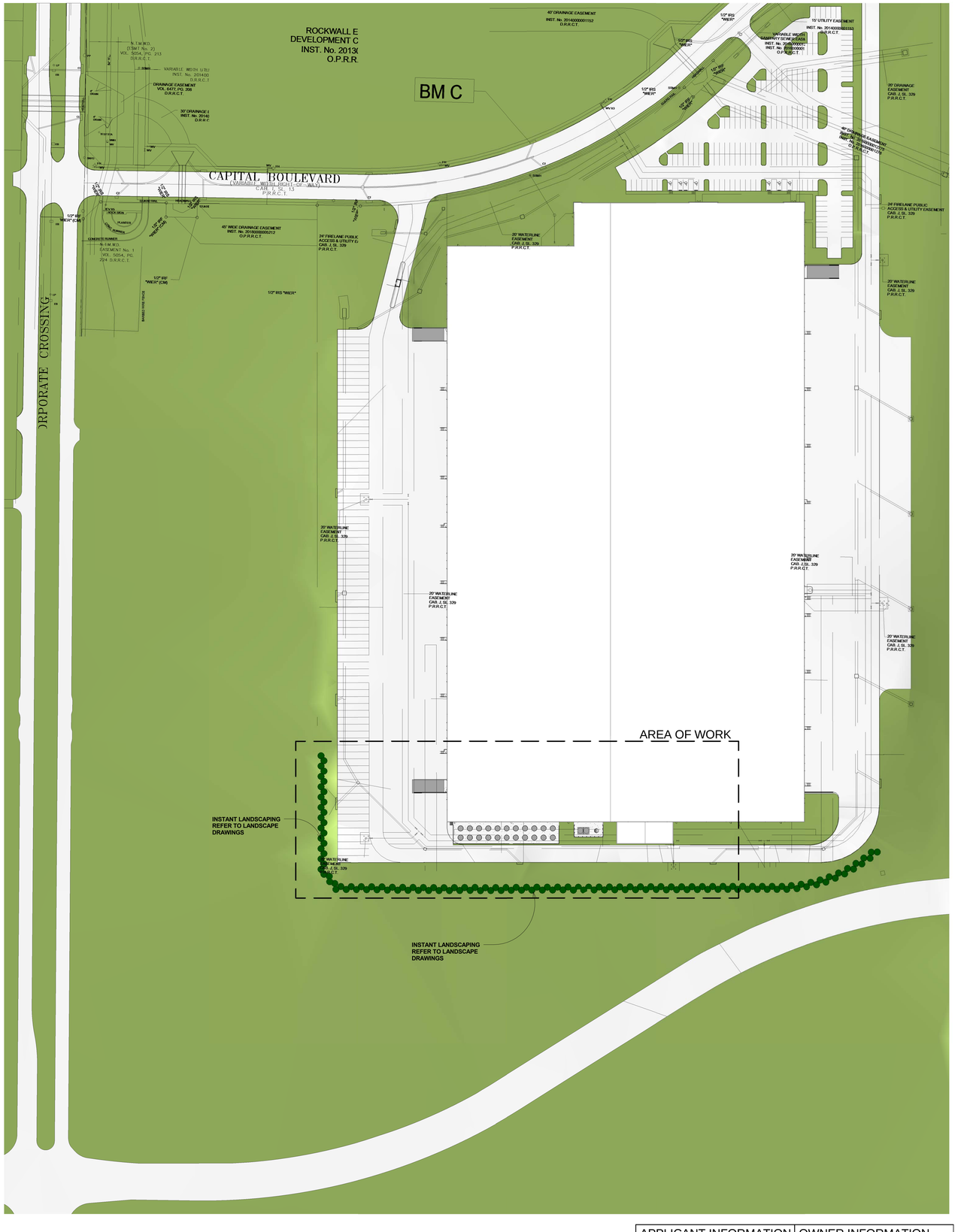
N TRUE



AREA OF WORK

2 Vicinity map

N TRUE



1 ARCHITECTURAL SITE PLAN - 60' SILOS
1" = 80'-0"

0' 40' 80' 160'

N TRUE

APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 6185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	

callaway architecture
1207 HAMPSHIRE LN, ST#105, RICHARDSON, TX 75080
PHONE: 214.368.2525
PROJECT # 18087

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Rockwall, Texas 75032

A NEW PROJECT FOR:
LOLLICUP, USA
LOLLICUP

3201 Capital Blvd.

REVISIONS:

JOB NO:18087

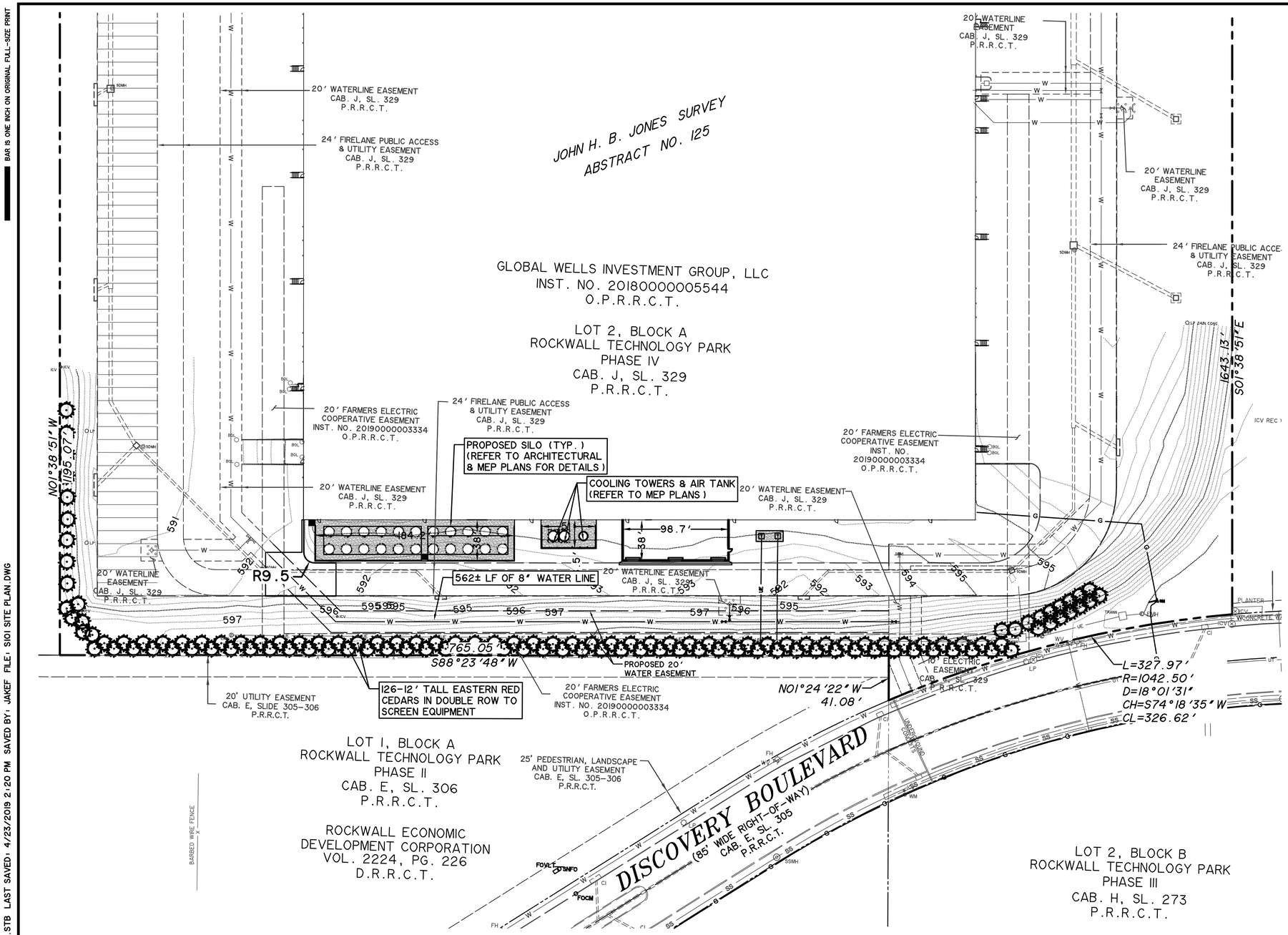
ARCHITECTURAL SITE PLAN

SD 1
Date:04/12/2019

5/9/2019 12:00:56 PM

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

PRINTED: 5/9/2019 STB FILE: WIER-PAVING.STB LAST SAVED: 4/23/2019 2:20 PM SAVED BY: JAKEF FILE: S101 SITE PLAN.DWG



SITE DATA CHART

EXISTING USE	INDUSTRIAL
PROPOSED USE	INDUSTRIAL
BUILDING AREA	650,000 SF
LOT AREA	34.23 AC (1,491,028 SF)
PARKING REQ'D.	(VARIANCE)
ACCESSIBLE PARKING PROVIDED	7
TOTAL PARKING PROVIDED	199
BUILDING/LOT COVERAGE	43.6%
LANDSCAPE AREA	XX,XXX SF
LANDSCAPE COVERAGE	XX.XX%

GENERAL NOTES:

1. ALL COORDINATES ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
2. DIMENSIONS SHOWN ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
3. ALL PROPOSED CURB RADIUS ARE 2.5' B/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
4. SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
5. ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

CAUTION !!

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

* BENCHMARKS *

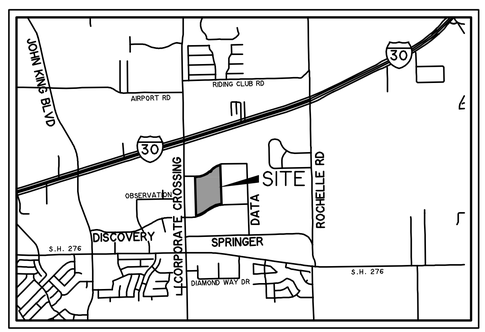
BM A – X CUT AT THE END OF AN ADA RAMP AT THE SOUTHEAST CORNER OF DISCOVERY BLVD AND DATA DR.
ELEVATION = 600.44 FT.

BM B – X CUT ON TOP OF CURB NEAR A FIRE HYDRANT ON THE NORTH SIDE OF DISCOVERY BLVD 600 FEET EAST OF CORPORATE CROSSING.
ELEVATION = 599.47 FT.

BM C – X CUT ON THE WEST SIDE OF A CURB INLET ON THE NORTH SIDE OF CAPITAL BLVD 820 FEET EAST OF CORPORATE CROSSING.
ELEVATION = 585.90 FT.

OWNER/DEVELOPER:

CONTACT: ALAN YU
COMPANY: LOLLICUP USA
ADDRESS: 6185 KIMBALL AVE
CHINO, CA 91708
OFFICE: 626-965-8882 (EXT. 110)
MOBILE: 626-226-8556
EMAIL: alan.yu@lollicup.com



VICINITY MAP
NOT TO SCALE

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.Wierassociates.com

NO.	DATE	DESCRIPTION	BY

LOLLICUP SILO ADDITION
3201 CAPITAL BLVD
ROCKWALL, TEXAS 75032

SITE PLAN

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Jacob H. Fears, PE Texas Registration No. 99376 On Date Shown Below.

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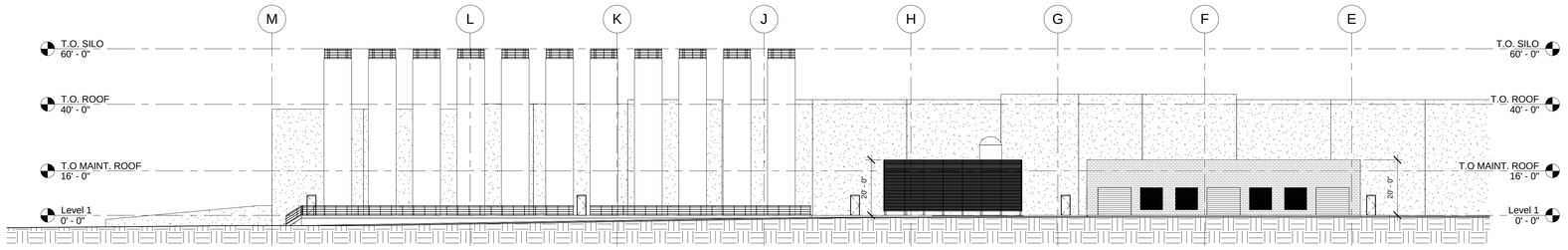
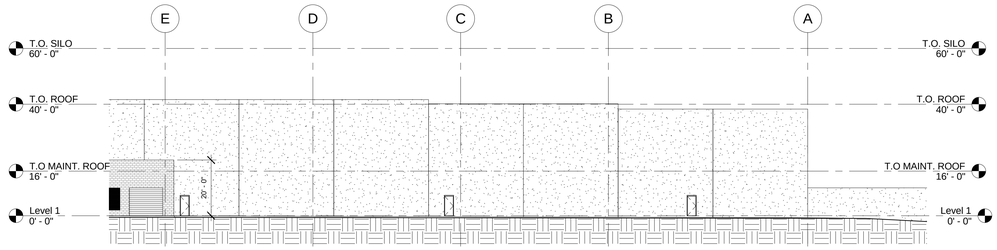
LAST SHEET EDIT DATE 4/23/2019
WA# 17136.02

SHEET NO. S101



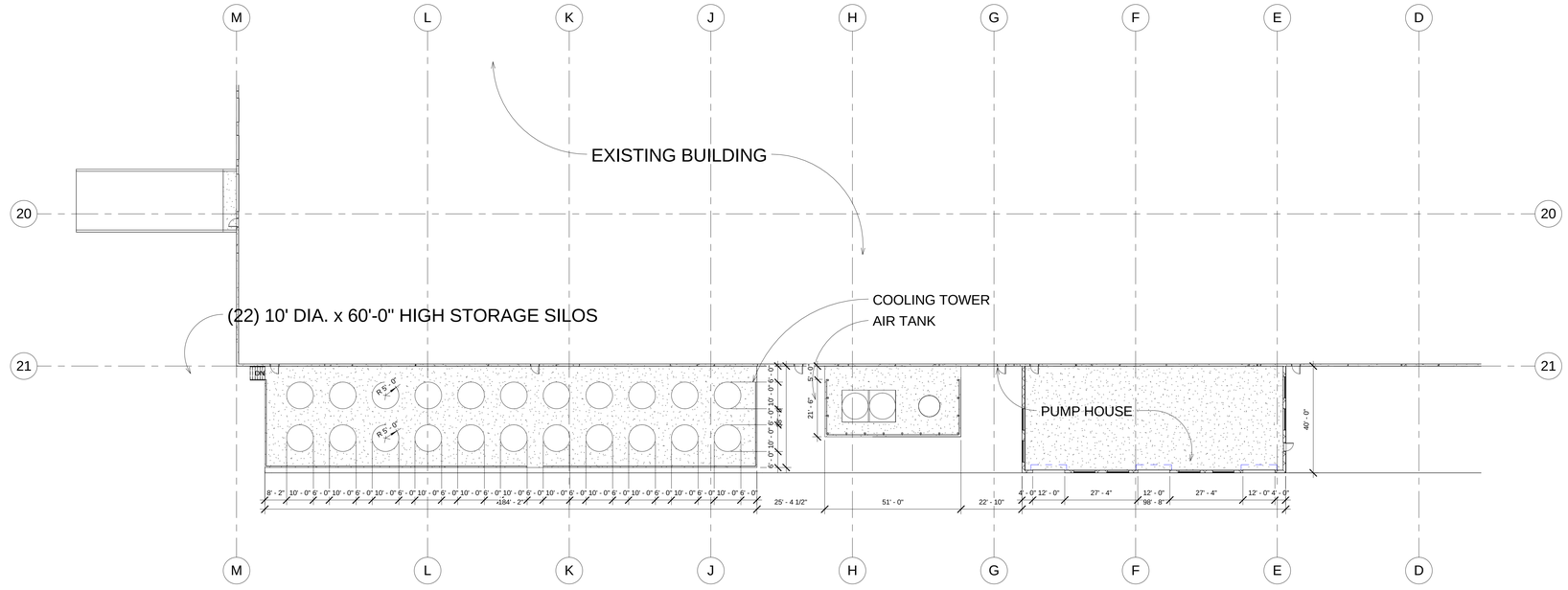
3 SOUTH ELEVATION
1" = 20'-0"

0' 10' 20' 40'



2 SOUTH ELEVATION
1" = 20'-0"

0' 10' 20' 40'



1 PROPOSED FLOOR PLAN
1" = 20'-0"

0' 10' 20' 40'

N
TRUE

APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 6185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE Jason.Lee@Lollicup.com
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A NEW PROJECT FOR:
LOLLICUP, USA

LOLLICUP

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REVISIONS:

JOB NO:18087

PROPOSED ELEVATION AND FLOOR PLAN

A1.1
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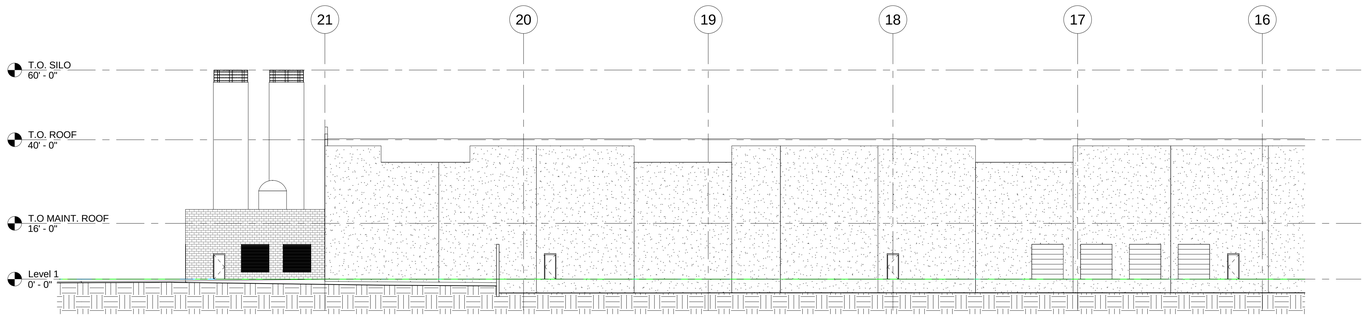
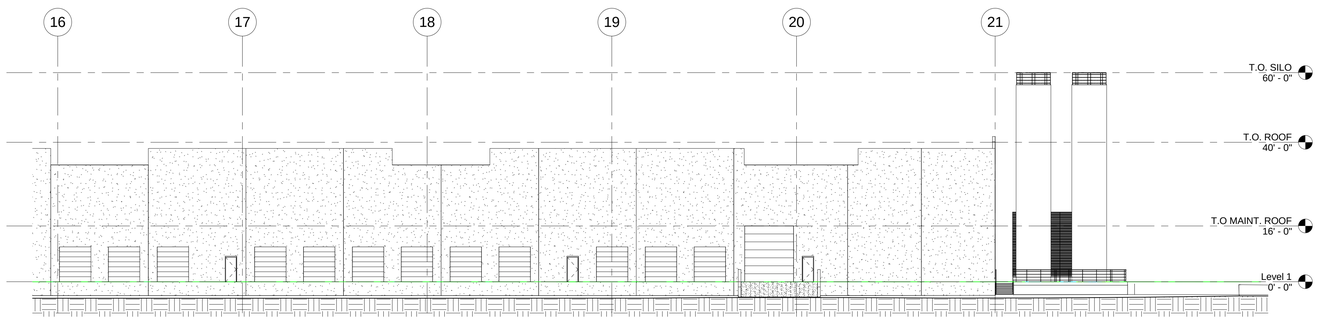


2 PARTIAL EAST ELEVATION
1/16" = 1'-0"



1 PARTIAL WEST ELEVATION
1/16" = 1'-0"

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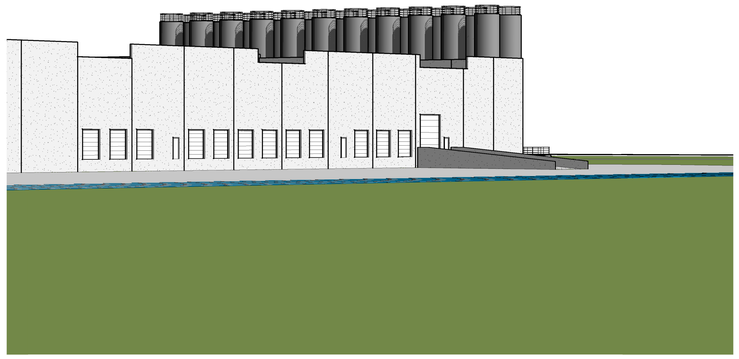
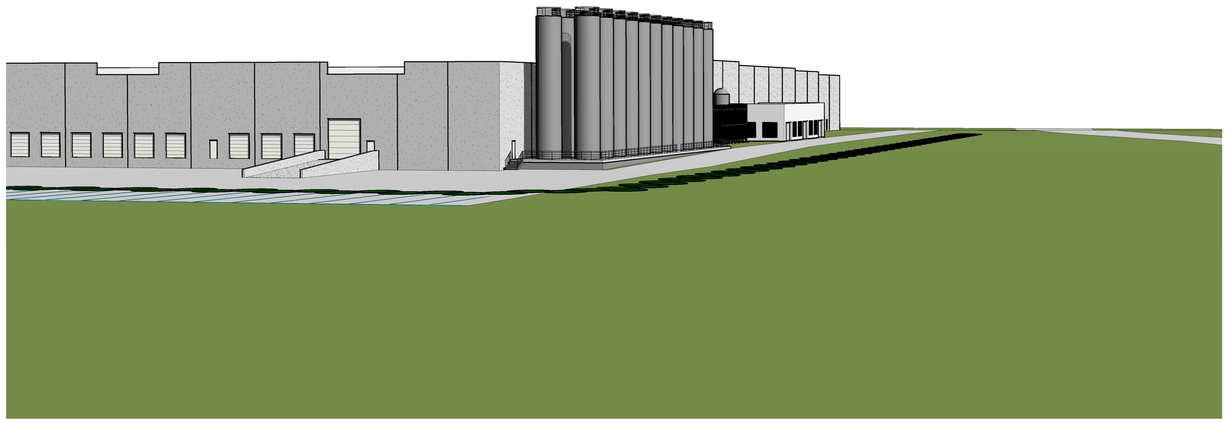
PARTIAL EAST AND WEST ELEVATIONS

A1.2
Date:04/11/2019



3 VIEW - CORPORATE CROSSING NORTH



2 VIEW FROM CORPORATE CROSSING



1 VIEW FROM DISCOVERY BOULEVARD

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LOLLICUP, USA
LOLLICUP

3201 Capital Blvd.

REVISIONS:

JOB NO:18087

PERSPECTIVE VIEWS

A1.3
Date:04/12/2019

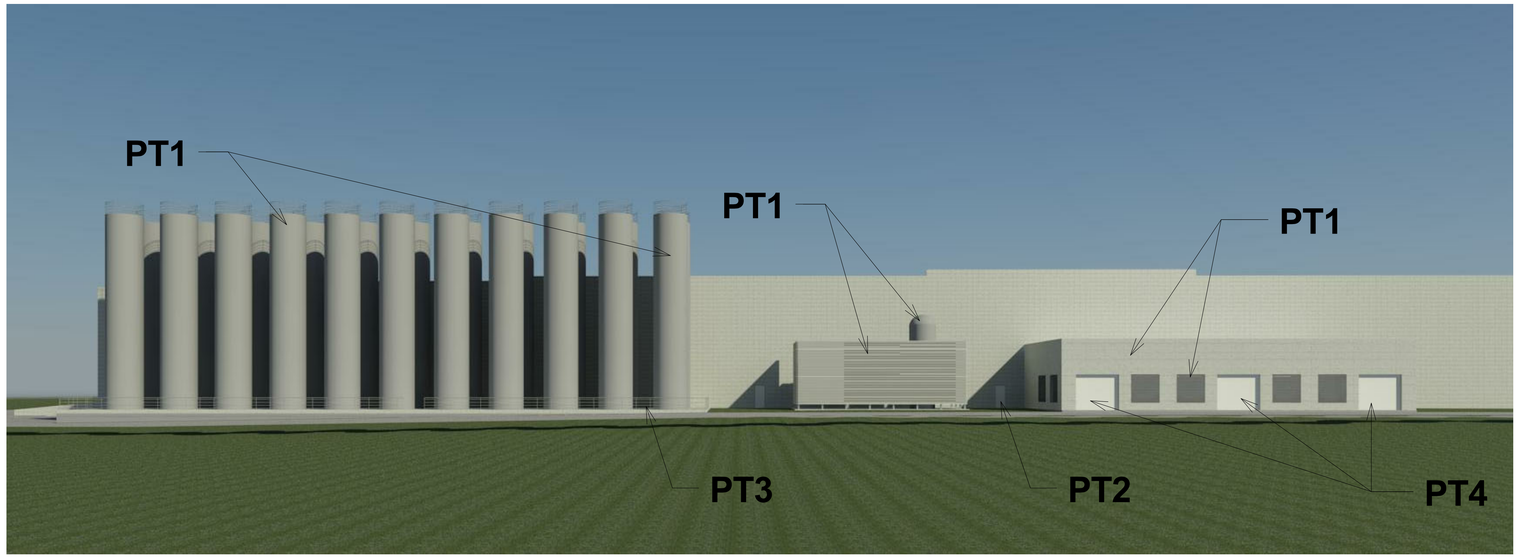
4/12/2019 12:14:26 PM

SW 7648
Big Chill

Interior / Exterior

Locator Number: 256-C7

PT1
SMOOTH TEXTURE 2 COAT ELASTOMERIC SYSTEM
CMU BLOCK WALLS, LOUVERS, SCREENWALL AND SILOS



SW 7037
Balanced Beige

Interior / Exterior

Locator Number: 249-C2

PT2
EXTERIOR HM DOORS (EXCLUDES OVERHEAD DOOR)

SW 7673
Pewter Cast

Interior / Exterior

Locator Number: 282-C4

PT3
HANDRAIL

PT4
WHITE - OVERHEAD ROLLING DOORS

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LOLLICUP, USA CASE NUMBER:SP2019-XXX	

LOLLICUP, USA

SITE VIEW STUDY:
WESTBOUND ON DISCOVERY BLVD

ROCKWALL, TX



*NOTE- EXTENDED EASTERN RED CEDARS TOWARDS EAST PROPERTY LINE

APPLICANT INFORMATION	OWNER INFORMATION
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LOLLICUP, USA CASE NUMBER:SP2019-XXX	

LOLLICUP, USA

SITE VIEW STUDY:

CORNER OF CORPORATE CROSSING & DISCOVERY BLVD.

ROCKWALL, TX



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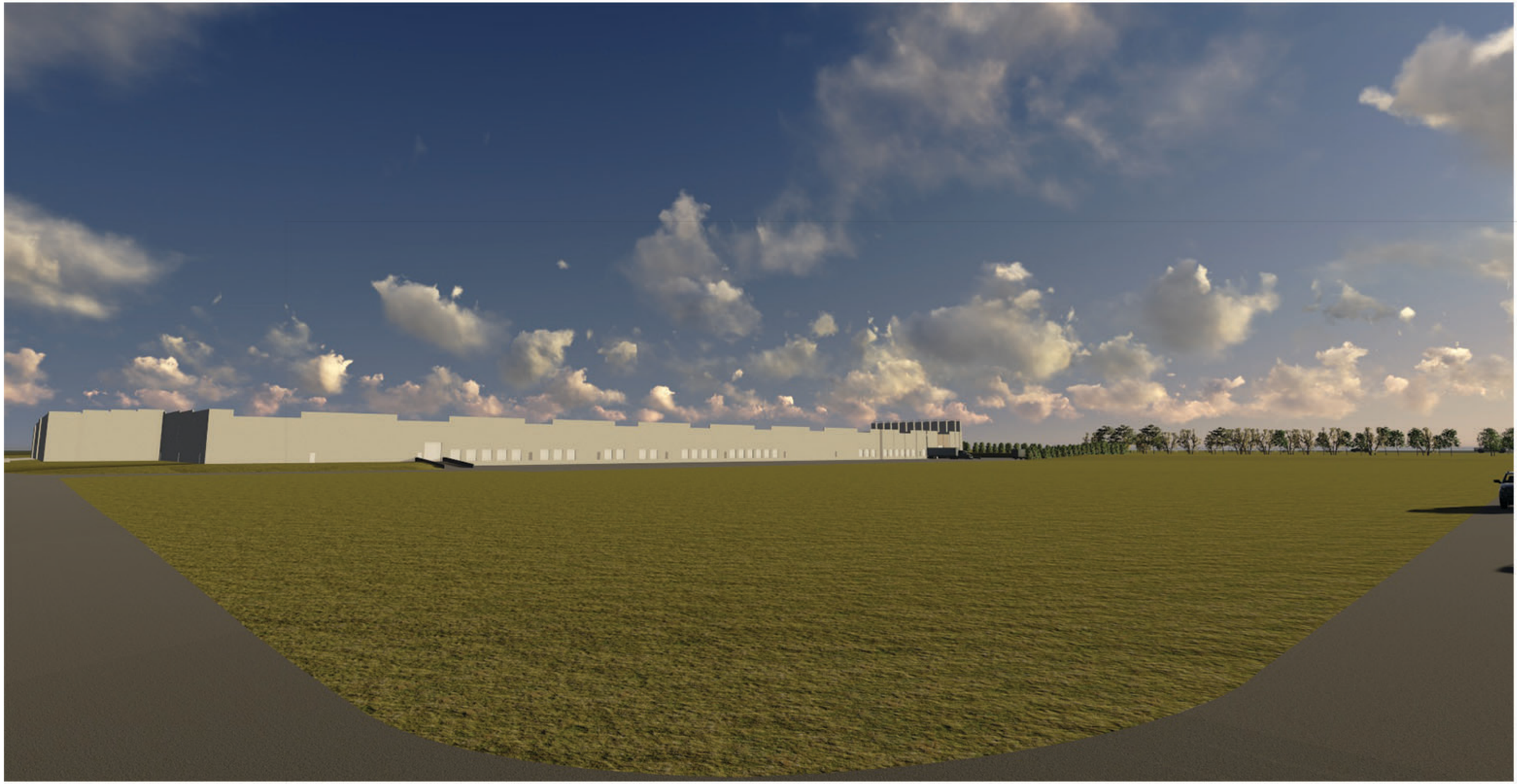
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 6185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	



LOLLICUP, USA

SITE VIEW STUDY:
NORTH CORNER OF CORPORATE CROSSING

ROCKWALL, TX



APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 6185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	

LOLLICUP, USA

SITE VIEW STUDY:
SOUTHBOUND ON CORPORATE CROSSING

ROCKWALL, TX



APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 6185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	

LOLLICUP, USA

SITE VIEW STUDY:
REAR VIEW OF BUILDING

ROCKWALL, TX



APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 6185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	

LOLLICUP, USA

SITE VIEW STUDY:
REAR CORNER OF BUILDING

ROCKWALL, TX



APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 6185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	

LOLLICUP, USA

SITE VIEW STUDY:
VIEW FROM ADJACENT OPEN FIELD

ROCKWALL, TX



APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 6185 KIMBALL AVE CHINO, CA 91708 626.965.8882 OFFICE 214.957.7327 MOBILE Jason.Lee@Lollicup.com
LOLLICUP, USA CASE NUMBER:SP2019-XXX	

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 28, 2019
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. Approval of Minutes for the *April 30, 2019* Planning and Zoning Commission meeting.

2. **P2019-020** (David)
   Consider a request by Robert Howman of Glenn Engineering on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of replat for Lot 2, Block A, RISD Elementary School Addition being a 17.2922-acre tract of land being identified as Lot 1, Block A, RISD Elementary School Addition and Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall, Texas, zoned Planned Development District 70 (PD-70) for single family land uses, located at the southeast corner of Greenway Boulevard and FM-552, and take any action necessary.

3. **P2019-021** (Korey)
   Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Greencrest TPS Hotel, LP for the approval of a final plat of Lots 1-3, Block A, Town Place Marriott Addition being an 8.715-acre tract of land identified as a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

4. **P2019-022** (David)
   Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill of MHC Rockwall, LLC and Jason Lentz of Atticus of Atticus Summer Lee Townhomes for the approval of a replat for Lot 5, Block A, Harbor Village Addition, being a 2.12-acre tract of land currently identified as Lot 3, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located on the south side of Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.

5. **SP2019-019** (Korey)
   Discuss and consider a request by Jerry Crouse of PS LPT Properties Investors on behalf of Public Storage for the approval of a site plan for an existing mini-warehouse facility on a 4.264-acre of land identified as Lot 1, Block B, Valk Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4028 N. Goliad Street [*SH-205*], and take any action necessary.

APPOINTMENTS

6. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

ACTION ITEMS

7. **SP2017-019** (Ryan)
   Discuss and consider a request by Himmat Chauhan of Best Western Plus for the approval of an extension of an approved site plan for a hotel on a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

8. **MIS2019-005** (David)
   Discuss and consider a request by Michael Duval of G & A Consultants on behalf of John Delin of R. W. Ladera, LLC for the approval of an *Alternative Tree Mitigation Settlement Agreement* for a 28.011-acre

parcel of land identified as a Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

9. **MIS2019-006** (David)
   Discuss and consider a request by Glen Goodrich for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code for an accessory structure on a 0.2296-acre parcel of land identified as Lot 1, Block I, Northshore, Phase 2B Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 608 Christian Court, and take any action necessary.

DISCUSSION ITEMS

10. **Z2019-012** (Korey)
    Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family-1 (SF-1) District land uses on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the west side of Stodgehill Road [*FM-3549*] north of the intersection of Stodgehill Road [*FM-3549*] and Cornelius Road, and take any action necessary.

11. **Z2019-013** (Ryan)
    Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a PD Development Plan within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Sub-District* of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

12. **SP2019-013** (David)
    Discuss and consider a request by Bill Bauman of Bauman Consultants on behalf of John Gatz of Eco-Site for the approval of a site plan for a *Freestanding Commercial Antenna* on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as *Yellow Jacket Park*, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [*SH-205*] and Yellow Jacket Lane, and take any action necessary.

13. **SP2019-014** (Korey)
    Discuss and consider a request by Ahmed Helaluzzaman on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a site plan for a *retail shopping center* and *house of worship* on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [*FM-740*], and take any action necessary.

14. **SP2019-016** (David)
    Discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a site plan for two (2) metal buildings in conjunction with an existing commercial business on a 1.55-acre parcel of land identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

15. **SP2019-017** (David)
    Discuss and consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Vincent Stagliano for the approval of a site plan for an animal boarding/kennel without outside pens on a 1.2113-acre tract of land identified as Lot 4, Block A, Ellis Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

16. **SP2019-018** (Korey)

Discuss and consider a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action necessary.

17. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ Z2019-009: SUP for a Restaurant at 505 N. Goliad Street (*1st Reading*) [*Approved*]
- ✓ Z2019-010: SUP for Guest Quarters/Secondary Living Unit and Barn or Agricultural Accessory Building at 777 & 839 Cornelius Road (*1st Reading*) [*Approved*]
- ✓ Z2019-011: Amended PD Development Standards for Planned Development District 47 (PD-47) (*1st Reading*) [*Approved*]

ADJOURNMENT

18. Capital Improvements Advisory Committee Meeting (CIAC) [6:30 PM]
Appointment with Eddie Hass of Freese and Nichols, Inc. and Matt Hickey, PE of Birkhoff, Hendricks & Carter LLP to discuss Roadway, Water and Wastewater Impact Fees, the Ten-Year Growth Rate for the City of Rockwall, and the proposed Land Use Assumptions report, and take any action necessary.

19. Planning and Zoning Commission Training Session [7:00 PM]
The Planning and Zoning Commission will hold a training session with the City Attorney immediately following the adjournment of the May 28, 2019 Capital Improvements Advisory Committee Meeting.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 24th day of May 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
May 28, 2019
5:00 PM

CALL TO ORDER

CONSENT AGENDA

1. **SP2019-013** (David)
   Discuss and consider a request by Bill Bauman of Bauman Consultants on behalf of John Gatz of Eco-Site for the approval of a site plan for a *Freestanding Commercial Antenna* on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as *Yellow Jacket Park*, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [*SH-205*] and Yellow Jacket Lane, and take any action necessary.

ACTION ITEMS

2. **SP2019-014** (Korey)
   Discuss and consider a request by Ahmed Helaluzzaman on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a site plan for a *retail shopping center* and *house of worship* on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [*FM-740*], and take any action necessary.

3. **SP2019-016** (David)
   Discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a site plan for two (2) metal buildings in conjunction with an existing commercial business on a 1.55-acre parcel of land identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

4. **SP2019-017** (David)
   Discuss and consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Vincent Stagliano for the approval of a site plan for an animal boarding/kennel without outside pens on a 1.2113-acre tract of land identified as Lot 4, Block A, Ellis Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

5. **SP2019-018** (Korey)
   Discuss and consider a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 24th day of May 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
CAPITAL IMPROVEMENT ADVISORY COMMITTEE
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 28, 2019
6:30 P.M.

CALL TO ORDER

APPOINTMENTS

1. **MIS2019-001** **(Ryan)**
   Appointment with Eddie Hass of Freese and Nichols, Inc. and Matt Hickey, PE of Birkhoff, Hendricks & Carter LLP to discuss Roadway, Water and Wastewater Impact Fees, the Ten-Year Growth Rate for the City of Rockwall, and the proposed Land Use Assumptions report, and take any action necessary.

DISCUSSION ITEMS

2. Additional discussion concerning the Impact Fee Update and Capital Improvements Advisory Committee.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 24th day of May 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 30, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Jerry Welch, Mark Moeller, Eric Chodun and Annie Fishman. John Womble. Absent from the meeting was Commissioner Tracy Logan. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the March 26, 2019 Planning and Zoning Commission meeting.

2. P2019-018
Consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a replat for the Park Place West, Phase III Addition containing 85 single-family lots on a 24.439-acre tract of land being located in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, generally located at the terminus of Park Place Boulevard, and take any action necessary.

3. P2019-019
Consider a request by Mike Samples for the approval of a final plat for Lot 11, Block A, 205 Business Park Addition being a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.

4. SP2019-008
Consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of William Salee of Rockwall ISD for the approval of a site plan for a parking area adjacent to an existing public school on a 35.295-acre parcel of land identified 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 take any action necessary.

5. SP2019-011
Consider a request by Phil Craddock of Craddock Architecture on behalf of the Michael Fisher of 1306 Summer Lee, LLC for the approval of an amended site plan for a medical office building on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1306 Summer Lee Drive, and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Chodun seconded the motion which passed by a vote of 6-0 with Commissioner Logan absent.

III. APPOINTMENTS

6. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. PUBLIC HEARING ITEMS

7. Z2019-005 **[*REQUEST TO WITHDRAW*]**

Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [*50.0-acres*], 17-14 [*26.452-acres*], 17-15 [*134.33-acres*], 17-16 [*43.6-acres*], & 40-8 [*8.79-acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

Planning Director, Ryan Miller, advised the Commission that the applicant has requested to withdraw the case and action would need to be taken.

Commissioner Womble made a motion to approve the withdrawal request. Commissioner Welch seconded the motion which passed by a vote of 6-0 with Commissioner Logan absent.

V. ACTION ITEMS

8. MIS2019-004

Discuss and consider a request by Lonnie and Amy Herbst for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code, for a 0.33-acre parcel of land identified as Lot 8, Block A, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1509 S. Alamo Drive, and take any action necessary.

Senior Planner, Korey Brook, provided a brief explanation of the request. The applicants are requesting for the approval of an exception to the minimum masonry requirements stipulated in the Unified Development Code. Currently, the subject property is vacant. The applicants have indicated they intend on constructing a single-family home on the subject property. The applicants are requesting a masonry exception to utilize 80% Hardie Board as the primary material on the exterior of the proposed the home. In addition, the applicants are proposing to provide a two (2)-foot stone and brick wainscot around the entire home. The proposed home will be two stories, approximately 2,400 square feet, utilize a board and batten design, and will be constructed utilizing farmhouse architecture. The proposed home exceeds the maximum allowable cementitious materials and does not meet the requirements of the Unified Development Code. Due to this, an exception to the masonry requirements is required to be approved by the Planning and Zoning Commission in order for the applicant to construct the home as presented. According to the Unified Development Code all buildings with a footprint of 120 square feet or greater and are over ten feet in height shall consist of a minimum of 80% Primary Materials and/or a maximum of 20% Secondary Materials. The UDC defines Primary Materials as stone, brick and/or cementitious materials such as cementitious lap siding, stucco, or similar materials, and limits the use of cementitious materials to 60% of the building's exterior façade. The code does grant the Planning and Zoning Commission the ability to consider exceptions to these requirements on a case-by-case basis, provided the applicant submits material samples and building elevations. In this case, the applicants are proposing to utilize 80% which is 20% more than the maximum allowance fiber cement board. A material sample has not been provided by the applicants; however, the applicants have provided building elevations of the proposed home indicating the proposed building materials. Mr. Brooks went on to note that the Planning and Zoning Commission and the City Council have approved a similar request for the use of cementitious materials in excess of 60% on the adjacent property. The approval of an exception to the masonry requirements does not appear to negatively impact the subject property or surrounding properties; however, approval of this request is discretionary to the Planning and Zoning Commission.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.

Commissioner Womble asked if the request would go before the Architectural Review Board. Mr. Brooks explained that single family homes do not go before the Architectural Review Board.

Commissioner Fishman asked if notifications of the request were sent out to surrounding properties. Mr. Brooks stated notices are not required to be sent out for miscellaneous cases.

Chairman Lyons asked the applicant to come forward.

Amy Herbst
317 Bowie
Forney, TX

Ms. Herbst came forward and indicated she was available for questions.

Commissioner Chodun asked how long the property has been vacant. Mr. Brooks stated the subdivision was established 2011 and has been vacant since that time.

Chairman Lyons brought the item back to the Commission for discussion or action.

Commissioner Chodun made a motion to approve MIS2019-004 with staff recommendations. Commissioner Moeller seconded the motion which passed by a vote of 6-0 with Commissioner Logan absent.

9. MIS2019-005

Discuss and consider a request by Michael Duval of G & A Consultants on behalf of John Delin of R. W. Ladera, LLC for the approval of an *Alternative Tree Mitigation Settlement Agreement* for a 28.011-acre parcel of land identified as a Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

Chairman Lyons indicated that this agenda item would be tabled to the May 28, 2018 scheduled meeting and no action would be needed.

VI. DISCUSSION ITEMS

10. Z2019-009

Hold a public hearing to discuss and consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a Specific Use Permit (SUP) for a *restaurant less than 2,000 SF without a drive-through or drive-in* on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

Planning Manager, David Gonzales, indicated that the applicant was present and would be presenting the case.

Chairman Lyons asked the applicant to come forward.

Chris Lam
6804 Wilmeana
Sachse, TX

Mr. Lam shared that the current site requires eight parking spaces and they are seeking a variance to allow them to provide seven spaces. Mr. Lam indicated he was available for questions. Mr. Gonzales added that it will be built into the SUP and part of the concept plan that is attached to the SUP and approval would allow for seven parking spaces. In addition the SUP will limit the ability to be able to have the restaurant only on the first floor and the smaller second floor will be used for storage.

Commissioner Chodun asked what the adjacent properties were and would there be fencing. Mr. Gonzales indicated south was vacant, north houses a small retail boutique and a six foot wooden fence on the back residential property.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

11. Z2019-010

Hold a public hearing to discuss and consider a request by Dwayne Cain of EVSR (D), LLC for the approval of a Specific Use Permit (SUP) for a *guest quarters/secondary living unit* and *barn or agricultural accessory building* on a 10.61-acre portion of a larger 26.078-acre tract of land identified as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, and take any action necessary.

Senior Planner, Korey Brooks, advised the Commission that the applicant was present and would be discussing the request.

Chairman Lyons asked the applicant to come forward.

Dwayne Cain
305 Stonebridge Drive
Rockwall, TX

Mr. Cain came forward and shared he is requesting a Specific Use Permit for an accessory building adjacent to a residential home on the property. Across the street is outside the city limits and many of those properties have metal accessory buildings he feels what he is proposing will be an improvement to what is in the area currently. Mr. Cain added that although it is worded as "guest quarters" the purpose of the building is more of a lounge area that would allow for entertaining will not be used to live in. He indicated he was available for questions.

Commissioner Chodun asked what the height of the building would be. Mr. Brooks stated it will be fourteen feet in height.

Planning Director, Ryan Miller, added that the applicant went before City Council recently and requested that the ordinance be changed to allow agricultural accessory buildings because there was not a mechanism in place to allow accessory agricultural building previously. That ordinance change process was done early this year and was approved.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

12. Z2019-011

Hold a public hearing to discuss and consider a request by Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) [*Ordinances 99-17 & 07-04*] being a 14.4715-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church, Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, generally located at the northeast corner of the intersection of Ridge Road [*FM-740*] and White Road, and take any action necessary.

Senior Planner, Korey Brooks, advised the Commission that the applicant was present and would be presenting the details of the request.

Chairman Lyons asked the applicant to come forward.

Scott Lewis
900 Heathlane Crossing
Heath, TX

Mr. Lewis came forward and indicated the property is being developed for 28 home sites being called Whisper Rock. As the project has moved along with streets already having been put in, it was realized that in 1999 the Planned Development was set up with very minimal requirements one being no front entry garages. They are not looking to have a front entry garage rather a j-swing where it sits back at least 20 feet back. Another requirement is the maximum lot coverage has to be 45% and they're looking to increase that and lastly they are seeking a variance on the masonry requirement from 80% to 60%. He indicated he was available for questions.

Chairman Lyons asked for questions from the Commission.

Commissioner Womble asked what lot coverage increase is being requested. Mr. Lewis shared it would be an increase from 45% to 55%. Commissioner Chodun asked how long the property has been under development and when did the infrastructure start. Mr. Brooks indicated that the PD was approved in 1999 and currently is vacant. Planning Director, Ryan Miller, shared that the preliminary plat as well as site plan was submitted by the applicant and infrastructure began earlier this year. They are in the engineering process currently and close to completion.

Commissioner Chodun asked for additional detail in regards to the garage variance being requested. Mr. Brooks shared that the current PD states that all garages must j-swing and the applicant is requesting to allow some garages to be front facing but set back 20 feet from the front façade which meets the Unified Development Code.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

13. P2019-017
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief background and explanation of the request. The applicant submitted a preliminary plat laying out 170 lots for a single family subdivision. The preliminary plat does generally conform to the technical requirements of the Planned Development District however they are working on a second point of entry that is required. The case will go before the Park Board next week to have park fees accessed.

Commissioner Welch asked if the property was within the city limits or the Extraterritorial jurisdiction. Mr. Brooks stated it was within the city limits.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

14. SP2019-009
Discuss and consider a request by Cari Foote of Cari Foote & Associates, PLLC for the approval of a site plan for an office building on a one (1) acre parcel of land identified as Lot 1, Block A, Isaac Pena Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 925 N. Goliad Street, and take any action necessary.

Senior Planner, Korey Brooks, advised the applicant was present and would go over the request.

Chairman Lyons asked the applicant to come forward.

Cari Foote
153 Sequoia Road
Rockwall, TX

Ms. Foote came forward and shared that the subject property is a Landmark property that is zoned Residential Office and currently being used residentially however she is requesting to be allowed to transition it to professional office space. There is currently parking facing Goliad which they plan on removing and replacing with sod and by doing so she feels it will look keep more of historical state. Parking will be accessed through Alamo where there is existing pavement where additional parking will be added as well as a handicap ramp. Ms. Foote indicated she was available for questions.

Chairman Lyons asked for questions from the Commission.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

15. SP2019-012

Discuss and consider a request by Kyle McCullah of Callaway Architecture on behalf of Jason Lee of Lollicup USA, Inc. for the approval of an amended site plan for an existing manufacturing facility on a 34.23-acre tract of land identified as Lot 2, Block A, Rockwall Technology Park, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 3201 Capital Boulevard, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background of the request. The applicant is requesting the approval of an amended site plan for the purpose of constructing 22, 60-foot tall storage silos that will be located adjacent to the rear façade. The silos will be visible from Discovery Boulevard, Corporate Crossing, and IH-30. According to the Unified Development Code the proposed silos are considered ground mounted appurtenances, mechanical equipment, which require screening and loading and service areas shall be located on the rear and side of buildings where possible. In the event that a loading or service area faces towards the Primary Roadway, additional screening of the loading and service area may be required by the Architectural Review Board and Planning and Zoning Commission. The applicant has submitted a landscaping plan showing an additional row of mature evergreen trees that planted along the southern property boundaries. In addition as compensatory measure of the original site plan case, the applicant agreed to plant a single row of mature evergreen trees along this boundary to help mitigate for the lack of vertical and horizontal articulation on the southern and western building façade, which faces onto Discovery Boulevard. The additional row of evergreen trees will not create a complete screening of the silos; however, there are intervening properties to the south and west of the subject property that could potentially be developed in the future that could provide additional screening of the silos. The variance to the screening requirements for the use of landscape screening for the silos remains a discretionary decision for the Planning and Zoning Commission. Mr. Gonzales further noted that the Architectural Review Board reviewed the amended building elevations and sightline studies provided by the applicant and after general discussion with the applicant regarding the appearance, color, and proposed screening of the silos, the ARB made a motion to recommend approval of the amended building elevations.

Mr. Gonzales advised the Commission the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Kyle McCullah
1207 Hampshire Lane
Rockwall, TX

Mr. McCullah came forward and provided additional details and provided samples of the product they produce.

General discussion took place in regards to the request and Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

16. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2019-010: Final Plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition [*Approved*]
- ✓ P2019-013: Replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition [*Approved*]
- ✓ P2019-016: Replat for Lot 2 of the Cain Properties #1 Addition [*Approved*]
- ✓ Z2019-005: Zoning Change (AG to PD) for Heritage Park [*Postponed to May 20,* 2019]
- ✓ Z2019-006: SUP for a Structure Exceeding 60-Feet in a Light Industrial (LI) District (*1st Reading*) [*Approved*]
- ✓ Z2019-007: SUP for Outdoor Commercial Amusement/Recreation (*1st Reading*) [*Approved*]
- ✓ Z2019-008: Amended PD Development Plan for Planned Development District 32 (PD-32) (*1st Reading*) [*Approved*]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 7:01 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	May 28, 2019
APPLICANT:	Robert Howman; *Glen Engineering*
CASE NUMBER:	P2019-020; *Lot 2, Block A, RISD Elementary School Addition*

SUMMARY

Consider a request by Robert Howman of Glenn Engineering on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of replat for Lot 2, Block A, RISD Elementary School Addition being a 17.2922-acre tract of land being identified as Lot 1, Block A, RISD Elementary School Addition and Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall, Texas, zoned Planned Development District 70 (PD-70) for single family land uses, located at the southeast corner of Greenway Boulevard and FM-552, and take any action necessary.

PLAT INFORMATION

☑ The objective of this request is to final plat a 17.2922-acre tract of land [*i.e. Lot 1, Block A, RISD Elementary School Addition & Tract 2-7 of the W. T. Deweese Survey*], creating one (1) tract of land [*i.e. Lot 2, Block A, RISD Elementary School Addition*] for the purpose of constructing a single-story, 91,983 SF public school facility [*i.e. RISD Elementary School No. 15*], and adding the necessary fire lane and utility easements for this development. The property is zoned Planned Development District 70 (PD-70) for single-family land uses and is addressed as 2911 Greenway Drive.

☑ On October 19, 2009, the City Council approved Planned Development District 70 (PD-70) [*i.e. Ordinance No. 09-44*] allowing for Single Family 10 (SF-10) and limited General Retail (GR) District land uses on the subject property.

☑ On November 11, 2018, the Planning and Zoning Commission approved a site plan [*i.e. SP2018-032*] allowing for the construction of a public-school facility. As a condition of approval of this case, a treescape plan was required to be submitted with the final plat. The applicant has provided a treescape plan indicating a total of 224-caliper-inches will be removed from the site. Additionally, the applicant has also provided a landscape plan showing mitigation for all the inches being removed [*i.e. 75, three (3)-inch trees = 225-caliper inches*]. This satisfies the mitigation requirements. Approval of this plat shall constitute the approval of the proposed treescape and mitigation plans.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Lot 2, Block A, RISD Elementary School Addition,* staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Project Number	P2019-020	**Owner**	STONE, CREEK BALANCE LTD	**Applied**	4/25/2019 LM
Project Name	Block A, Lot 2, RISD Elementary School	**Applicant**	GLENN ENGINEERING	**Approved**	
Type	PLAT			**Closed**	
	Addition			**Expired**	
Subtype	FINAL			**Status**	
Status	Staff Review				

Site Address	**City, State Zip**	**Zoning**
2911 GREENWAY DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
RISD ELEMENTARY SCHOOL ADDITION - LOT 1	1	A	1	4729-000A-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/25/2019	5/2/2019	4/30/2019	5	APPROVED	
ENGINEERING	Sarah Hager	4/25/2019	5/2/2019	5/23/2019	28	COMMENTS	
(5/23/2019 10:20 AM SH) - Minimum easement width is 20'. Update the drainage easement at the northeast corner of the property. - Overlapping text near L58 can't be read. - The drainage easement to the middle school property is private and does not need to be included on the plat.							
FIRE	Ariana Hargrove	4/25/2019	5/2/2019	5/15/2019	20	APPROVED	
GIS	Lance Singleton	4/25/2019	5/2/2019	5/22/2019	27	APPROVED	See comments
(5/22/2019 11:56 AM LS) Address will be: 2911 GREENWAY DR, ROCKWALL, TX 75087							
PLANNING	David Gonzales	4/25/2019	5/2/2019	5/23/2019	28	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Consider a request by Robert Howman of Glenn Engineering on behalf of William Salee of the Rockwall Independent School District(RISD) for the approval of replat for Lot 2, Block A, RISD Elementary School Addition being a 17.2922-acre tract of land being identified as Lot 1, Block A, RISD Elementary School Addition and Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall, Texas, zoned Planned Development District 70 (PD-70) for single family land uses, located at the southeast corner of Greenway Boulevard and FM-552, and take any action necessary.

** Planning Department General Comments to be addressed:

The following staff comments are to be addressed and resubmitted no later than Tuesday June 4, 2019. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:

** Planning Department General Comments to be addressed:

1. The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.
2. Provide a label indicating "Case No. P2019-020" on the lower right corner on all pages of the revised final plat.
3. Move label adjacent to L68 to be visible. Cut off at the match line.
4. Relabel Title Block as FINAL PLAT at the heading.
5. Treescape plan requires approval by the Planning and Zoning Commission

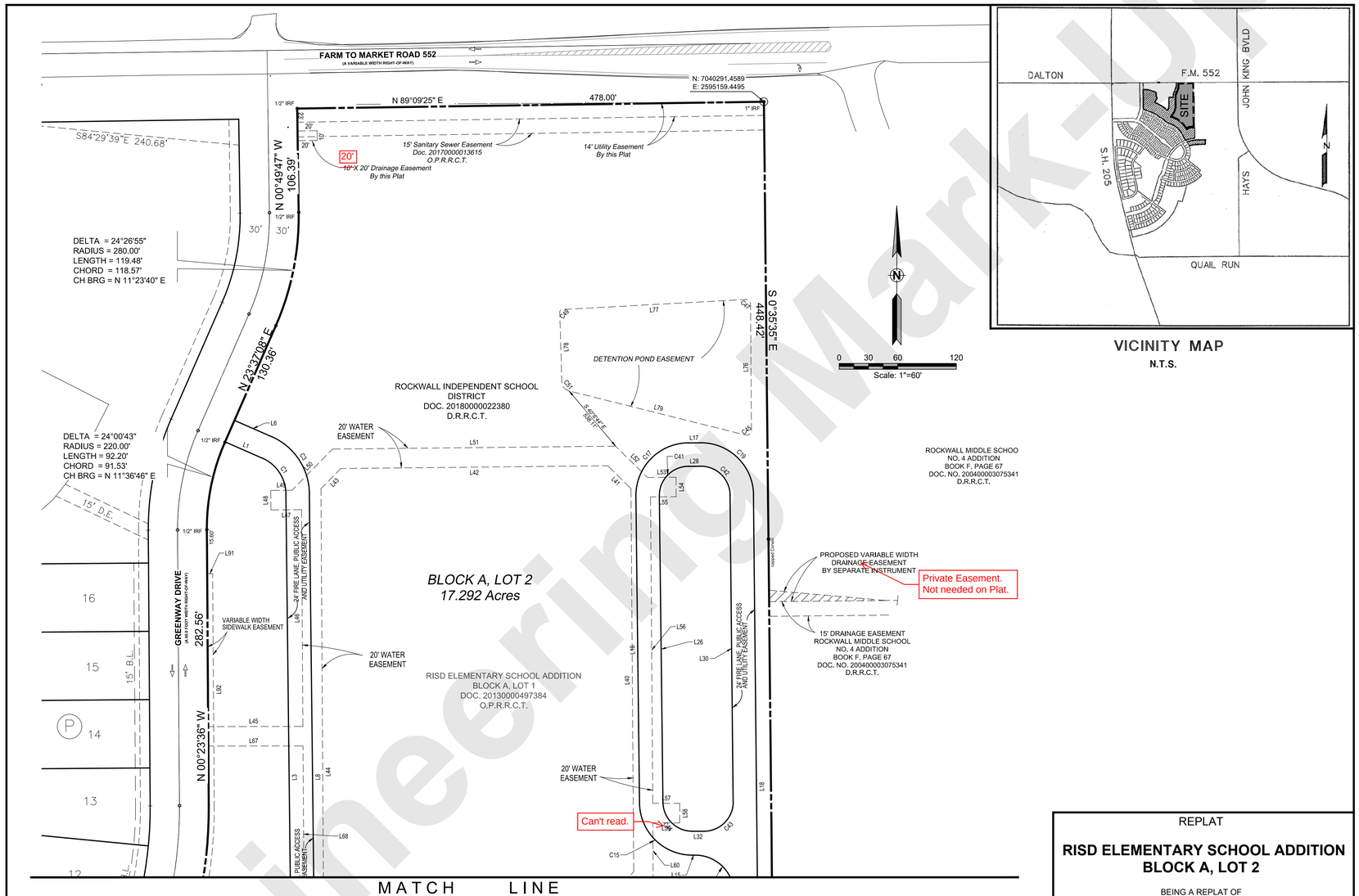
** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing. **

** Although on this case is on the Consent Agenda, staff would recommend that you and/or your representative(s) are in attendance for this request. If you have any questions regarding this case, pleasefeel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Consent Agenda: May 28, 2019 (Tuesday at 6:00 p.m.)

City Council - Consent Agenda: June 3, 2019 (Monday at 6:00 p.m.)



VICINITY MAP
N.T.S.

ROCKWALL MIDDLE SCHOO
NO. 4 ADDITION
BOOK F, PAGE 67
DOC. NO. 2004000003075341
D.R.R.C.T.

GENERAL NOTES:

1. The purpose of this replat is to combine two parcels of land into one tract for development of a new school.
2. Basis of Bearing and Coordinates shown are based onTexas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
3. The property owner shall be responsible for all maintenance, repair and reconstruction of all drainage and detention easements.

OWNER:
ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
(972) 771-0605

ENGINEER:
GLENN ENGINEERING CORP.
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
TBPE FIRM NO. F-303
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(972) 717-2176 FAX
CONTACT: MIKE GLENN, P.E.

SURVEYOR:
REALSEARCH OF TEXAS, LLC
P.O. BOX 1006
GODLEY, TEXAS 76044
TBPLS NO. 10158200
(817) 937-2655
CONTACT: JEREMY DEAL

REPLAT

RISD ELEMENTARY SCHOOL ADDITION
BLOCK A, LOT 2

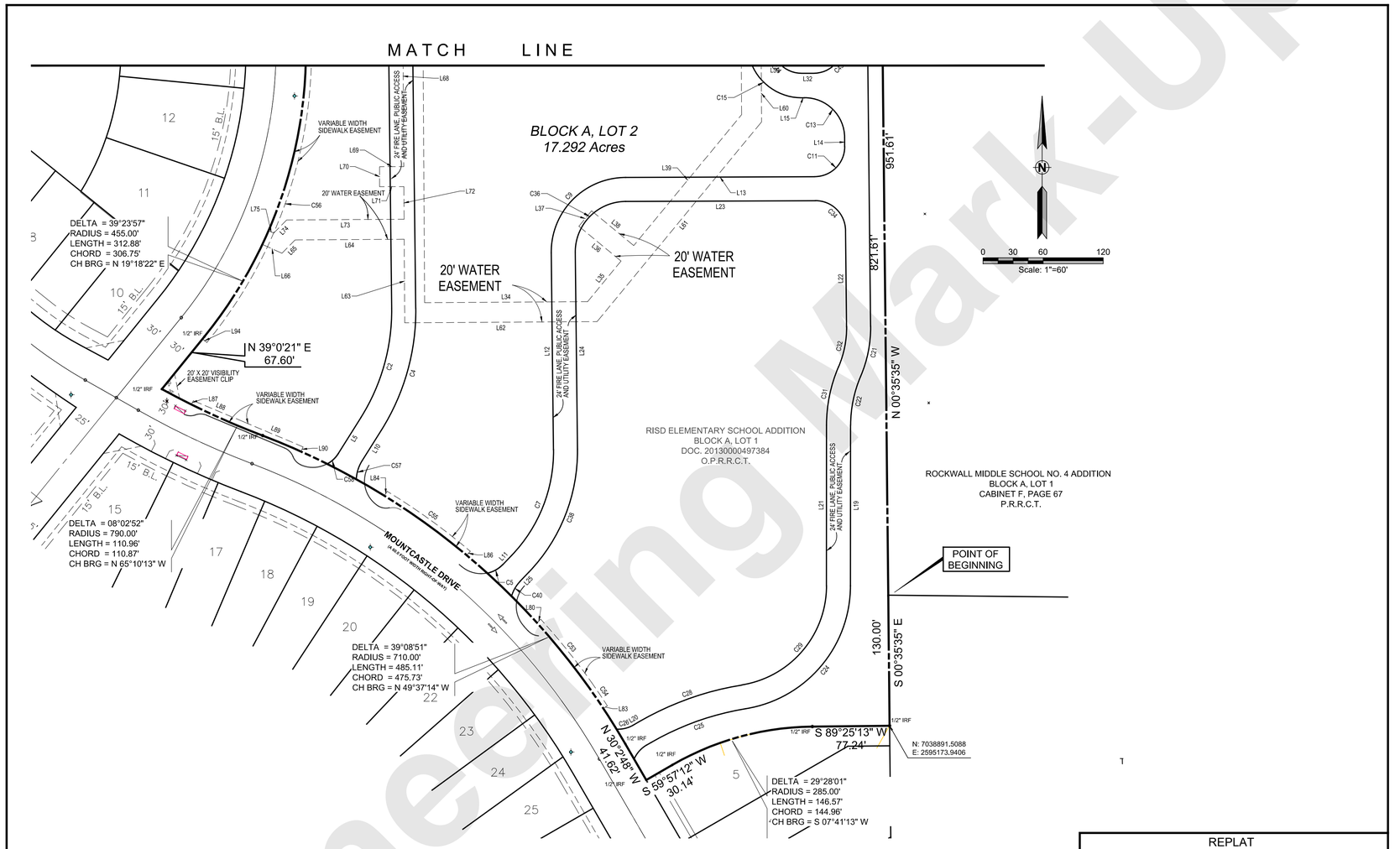
BEING A REPLAT OF
RISD ELEMENTARY SCHOOL ADDITION
BLOCK A, LOT 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

17.292 ACRES

04-24-19 Case No. PXX-XX Sheet 1 of 4

Engineering Mark-Ups



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REPLAT

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RISD ELEMENTARY SCHOOL ADDITION
BLOCK A, LOT 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

17.292 ACRES

04-24-19 Case No. PXX-XX

Engineering Mark-Ups

Line Table		
Line #	Length	Direction
L1	41.54	S66° 22' 53"E
L3	580.95	S00° 38' 51"E
L5	42.65	S32° 08' 19"W
L6	41.54	S66° 22' 53"E
L8	580.95	S00° 38' 51"E
L10	36.05	S32° 08' 19"W
L11	12.72	N43° 48' 28"E
L12	196.75	N00° 38' 51"W
L13	189.05	N89° 46' 30"E
L14	9.02	N00° 10' 20"W
L15	2.61	S89° 53' 32"W
L16	314.43	N00° 41' 04"W
L17	12.39	N89° 24' 25"E
L18	597.57	S00° 35' 35"E
L19	160.72	S00° 02' 14"W
L20	7.25	N59° 57' 12"E
L21	160.72	N00° 02' 14"E
L22	96.09	N00° 35' 35"W
L23	189.61	S89° 46' 30"W
L24	196.75	S00° 38' 51"E

Line Table		
Line #	Length	Direction
L25	12.72	S43° 48' 28"W
L26	313.98	N00° 41' 04"W
L28	12.39	N89° 24' 25"E
L30	314.08	S00° 35' 35"E
L32	11.89	S89° 53' 32"W
L34	162.77	N89° 38' 37"E
L35	52.62	N39° 27' 49"E
L36	54.62	N50° 32' 11"W
L37	20.00	N39° 27' 49"E
L38	54.62	S50° 32' 11"E
L39	169.56	N39° 27' 49"E
L40	392.43	N00° 24' 25"W
L41	33.49	N45° 30' 00"W
L42	273.31	S89° 24' 25"W
L43	28.99	S44° 31' 31"W
L44	580.39	S00° 21' 23"E
L45	100.80	N89° 56' 49"E
L46	222.20	N00° 21' 23"W
L47	31.36	S89° 24' 25"W
L48	20.00	N00° 35' 35"W

Line Table		
Line #	Length	Direction
L49	21.81	N89° 24' 25"E
L50	59.16	N44° 31' 31"E
L51	289.88	N89° 24' 25"E
L52	45.74	S45° 30' 00"E
L53	29.24	N89° 35' 35"E
L54	20.00	S00° 24' 25"E
L55	26.15	S89° 35' 35"W
L56	313.98	S00° 24' 25"E
L57	27.66	S89° 33' 53"E
L58	20.00	S00° 26' 07"W
L59	27.45	N89° 33' 53"W
L60	57.25	S00° 21' 23"E
L61	258.59	S39° 27' 49"W
L62	192.13	S89° 38' 37"W
L63	83.52	N00° 21' 23"W
L64	109.00	S89° 38' 37"W
L65	18.72	S44° 38' 37"W
L66	21.39	N65° 39' 49"W
L67	100.91	N89° 56' 49"E
L68	180.67	S00° 21' 23"E

Curve Table			
Curve #	Length	Radius	Delta
C1	46.46	46.46	065°44'02"
C2	114.73	114.73	032°47'11"
C3	74.00	74.00	065°44'02"
C4	128.47	128.47	032°47'11"
C5	17.73	17.73	033°51'46"
C7	116.77	116.77	044°27'19"
C9	117.57	117.57	090°25'22"
C11	47.10	47.10	089°56'50"
C13	62.83	62.83	090°00'00"
C15	84.28	84.28	089°25'24"
C17	84.91	84.91	090°05'29"
C19	84.82	84.82	090°00'00"
C21	51.41	51.41	023°45'21"
C22	50.05	50.05	023°07'33"
C24	175.54	175.54	080°46'59"
C25	100.51	100.51	020°51'58"
C26	17.30	17.30	033°01'58"
C28	109.24	109.24	020°51'46"
C29	141.69	141.69	080°46'44"
C31	59.74	59.74	023°07'33"

Curve Table			
Curve #	Length	Radius	Delta
C32	41.46	41.46	023°45'21"
C34	46.95	46.95	089°39'44"
C36	79.70	79.70	090°25'22"
C38	135.39	135.39	044°27'19"
C40	17.19	17.19	027°21'33"
C41	47.17	47.17	090°05'29"
C42	47.12	47.12	090°00'00"
C43	47.38	47.38	090°29'07"
C44	46.82	46.82	089°25'24"
C45	8.66	8.66	104°26'38"
C47	7.69	7.69	092°42'54"
C49	4.25	4.25	088°34'50"
C51	12.64	12.64	074°15'39"
C53	81.56	81.56	007°17'42"
C54	27.64	27.64	002°28'21"
C55	102.44	102.44	009°04'33"
C56	319.88	319.88	039°47'25"
C57	19.51	19.51	029°24'51"
C58	15.16	15.16	028°57'10"

Line Table		
Line #	Length	Direction
L69	24.21	S89° 46' 40"W
L70	20.00	S00° 13' 20"E
L71	24.25	N89° 46' 40"E
L72	32.63	S00° 21' 23"E
L73	117.28	S89° 38' 37"W
L74	18.41	S44° 38' 37"W
L75	5.61	N65° 39' 49"W
L76	129.59	N00° 24' 55"W
L77	188.07	S86° 52' 11"W
L78	71.50	S01° 42' 39"E
L79	186.48	S75° 58' 18"E
L80	5.19	N47° 49' 58"E
L83	4.74	S56° 34' 52"W
L84	5.23	N31° 46' 30"E
L86	5.37	S39° 58' 44"W
L87	4.24	N26° 10' 23"E
L88	55.31	S67° 16' 05"E
L89	63.78	S67° 05' 42"E
L90	5.07	S24° 09' 41"W
L91	5.62	N89° 36' 24"E

Line Table		
Line #	Length	Direction
L92	237.60	S00° 23' 36"E
L94	5.60	N50° 59' 39"W

GENERAL NOTES:

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REPLAT

RISD ELEMENTARY SCHOOL ADDITION BLOCK A, LOT 2

BEING A REPLAT OF
RISD ELEMENTARY SCHOOL ADDITION
BLOCK A, LOT 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

17.292 ACRES

04-24-19 Case No. PXX-XX Sheet 3 of 4

Engineering Mark-Ups

STATE OF TEXAS §

COUNTY OF ROCKWALL §

OWNER'S CERTIFICATE

WHEREAS Rockwall Independent School District is the owner of a 17.292 acre tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 in the City of Rockwall, Rockwall County, Texas, and being all of a Lot 1, Block A, RISD Elementary School Addition to the City of Rockwall as recorded in Document No. 20130000497134, official Public Records, Rockwall County, Texas, and being all of a 5.288 acre tract of land conveyed to Rockwall Independent School District according to the deed recorded in Document No. 20180000022380, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found at the southwest corner of a Rockwall Middle School No. 4 Addition, an addition to the City of Rockwall, as described in Cabinet F, Page 67, in the Plat Records of Rockwall County, Texas;

THENCE, South 00° 35'35" East, for a distance of 130.00 feet, to a ½ inch iron rod set with Yellow Cap;

THENCE South 89°25'13" West, for a distance of 77.24 feet, to a ½ inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 285.00 feet, a central angle of 29°28'01", and a tangent of 74.95 feet;

THENCE, continuing along said curve to the left for an arc distance of 146.57 feet (Chord Bearing South 74°41'12" West - 144.96 feet), to a ½ inch iron rod set with Yellow Cap at the point of tangency;

THENCE, South 59°57'12" West, for a distance of 30.14 feet, to a ½ inch iron rod set with Yellow Cap;

THENCE, North 30°02'48" West, for a distance of 41.62 feet, to a ½ inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 710.00 feet, a central angle of 39°08'51", and a tangent of 252.45 feet;

THENCE, along said curve to the left for an arc distance of 485.11 feet (Chord Bearing North 49°37'14" West - 475.73 feet), to a ½ inch iron rod set with Yellow Cap at the point of reverse curvature of a curve to the right, having a radius of 790.00 feet, a central angle of 08°02'52", and a tangent of 55.57 feet;

THENCE, along said curve to the right for an arc distance of 110.96 feet (Chord Bearing North 65°10'13" West- 110.87 feet), to a ½ inch iron rod set with Yellow Cap;

THENCE, North 39°00'21" East, for a distance of 67.60 feet, to a ½ inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 455.00 feet, a central angle of 39°23'57", and a tangent of 162.91 feet;

THENCE, along said curve to the left for an arc distance of 312.88 feet (Chord Bearing North 19°18'22" East - 306.75 feet), to a ½ inch iron rod set with Yellow Cap at the point of tangency;

THENCE, North 00°23'36" West, for a distance of 282.56 feet passing the northwest corner at 266.96 feet of said Block A, Lot 1, to a ½ inch iron rod set with Yellow Cap, said point being the beginning of a curve to the right having a central angle of 24°00'43", a radius of 220.00 feet and a chord bearing of North 11°36'46" East and a chord distance of 91.53 feet;

THENCE, along said curve to the right an arc length of 92.20 feet to a point for corner;

THENCE, North 23°37'06" East, a distance of 130.36 feet to a point for corner, said point being the beginning of a curve to the left having a central angle of 24°26'55", a radius of 280.00 feet, a chord bearing of North 11°23'40" East and a chord distance of 118.57 feet;

THENCE, along said curve to the left an arc length of 119.48 feet to a point for corner;

THENCE, North 00°49'47" West, a distance of 106.39 feet to a point for corner;

THENCE, North 89° 09'25" East, a distance of 478.00 feet to a point for corner;

THENCE, South 00°35'35" East, along the west line of said Rockwall Middle School No. 4 Addition, for a distance of 1270.03 feet, to the POINT OF BEGINNING and containing 17.292 acres of land.

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ and _____ known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Given upon my hand and seal of office this _____day of _____ , 20__

GENERAL NOTES

General Notes:

1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jeremy Luke Deal, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____

Jeremy Luke Deal, Registered Public Surveyor No. 5696

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §

COUNTY OF ROCKWALL §

We the undersigned owner of the land shown on this plat, and designated herein as the REPLAT, BLOCK A,LOT 2, RISD ELEMENTARY ADDITION, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

ROCKWALL INDEPENDENT SCHOOL DISTRICT

_____ _____

President, Board of Trustees Superintendent

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ and _____ known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Given upon my hand and seal of office this _____day of _____ , 20__

RECOMMENDED FOR FINAL APPROVAL

_____

Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20__.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 20__.

_____ _____ _____

Mayor, City of Rockwall City Secretary, City of Rockwall City Engineer

OWNER:
ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
(972) 771-0605

ENGINEER:
GLENN ENGINEERING CORP.
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
TBPE FIRM NO. F-303
(972) 717-5151
(972) 717-2176 FAX
CONTACT: MIKE GLENN, P.E.

SURVEYOR:
REALSEARCH OF TEXAS, LLC
P.O. BOX 1006
GODLEY, TEXAS 76044
TBPLS NO. 10158200
(817) 937-2655
CONTACT: JEREMY DEAL

REPLAT

RISD ELEMENTARY SCHOOL ADDITION BLOCK A, LOT 2

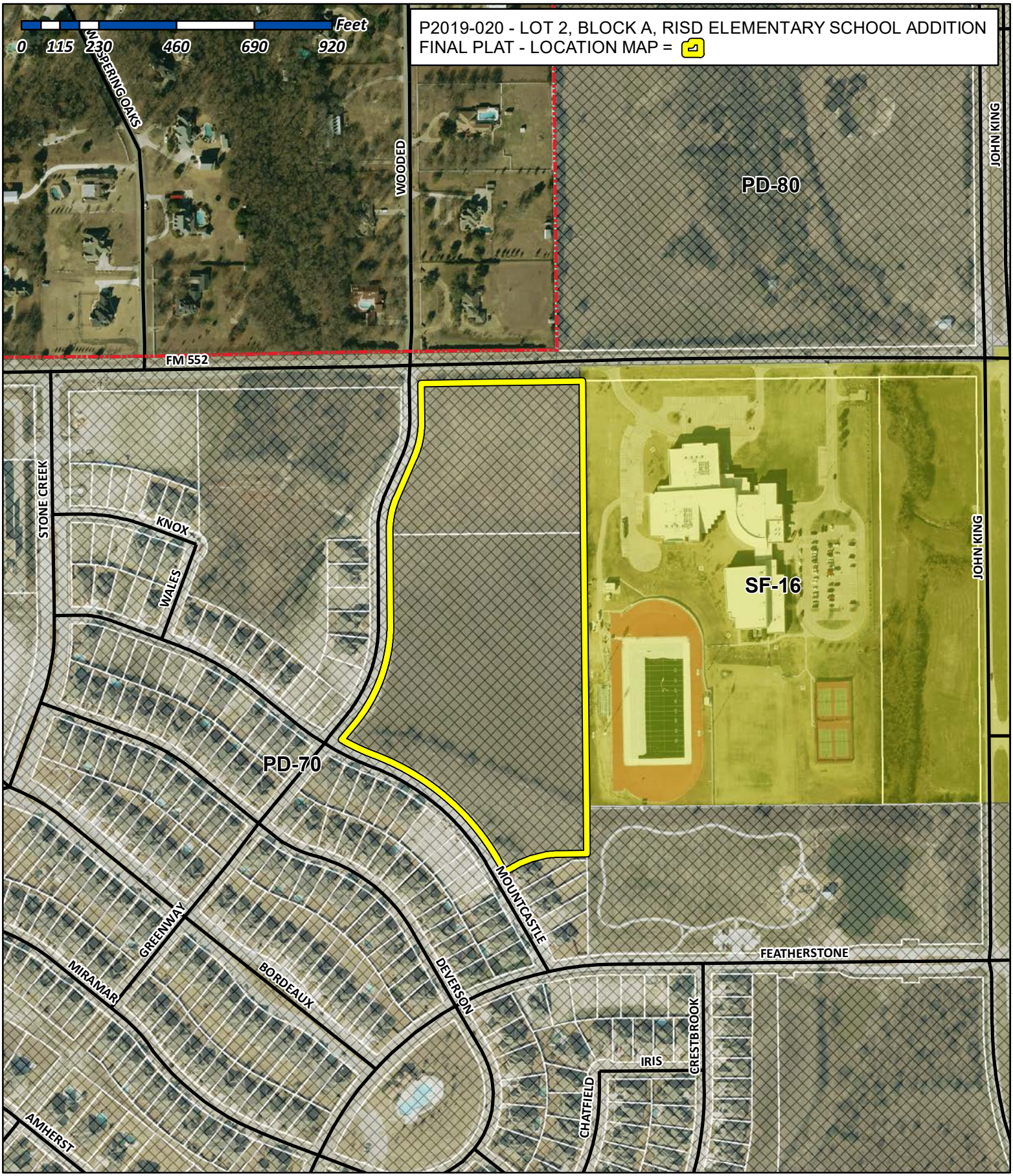
BEING A REPLAT OF
RISD ELEMENTARY SCHOOL ADDITION
BLOCK A, LOT 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

17.292 ACRES

04-24-19 Case No. PXX-XX

Engineering Mark-Ups



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.

FARM TO MARKET ROAD 552
(A VARIABLE WIDTH RIGHT-OF-WAY)

N: 7040291.4589
E: 2595159.4495

1/2" IRF

N 89°09'25" E 478.00'

1" IRF

S84°29'39"E 240.68'

N 00°49'47" W 106.39'

20'

10'

20'

15' Sanitary Sewer Easement
Doc. 20170000013615
O.P.R.R.C.T.

14' Utility Easement
By this Plat

10' X 20' Drainage Easement
By this Plat

1/2" IRF

30'

30'

DELTA = 24°26'55"
RADIUS = 280.00'
LENGTH = 119.48'
CHORD = 118.57'
CH BRG = N 11°23'40" E

N 23°37'08" E 130.36'

S 0°35'35" E 448.42'

C49 L77 C47

L78 L76

DETENTION POND EASEMENT

C51 L79 C45

S 40°16'44" E 558.71'

ROCKWALL INDEPENDENT SCHOOL DISTRICT
DOC. 20180000022380
D.R.R.C.T.

20' WATER EASEMENT

L51

L52 C17 L17 C19

C41 L28 C42

L53 L54 L55

L42 L41

L43

L6

L1 C3 L50 C1

L49 L48 L47

DELTA = 24°00'43"
RADIUS = 220.00'
LENGTH = 92.20'
CHORD = 91.53'
CH BRG = N 11°36'46" E

15' D.E.

1/2" IRF

15.66'

L91

GREENWAY DRIVE
(A 60.0 FOOT WIDTH RIGHT-OF-WAY)

24' FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT

L46

VARIABLE WIDTH SIDEWALK EASEMENT

282.56'

20' WATER EASEMENT

BLOCK A, LOT 2
17.292 Acres

RISD ELEMENTARY SCHOOL ADDITION
BLOCK A, LOT 1
DOC. 20130000497384
O.P.R.R.C.T.

16

15

15' B.L.

P 14

13

12

L92

L45

L67

N 00°23'36" W

L3 L8 L44

PUBLIC ACCESS EASEMENT

L68

L56

L26

L30

L16

L40

24' FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT

L18

20' WATER EASEMENT

L57 L58 L59 C21 L32 C43

C15 L60 L15

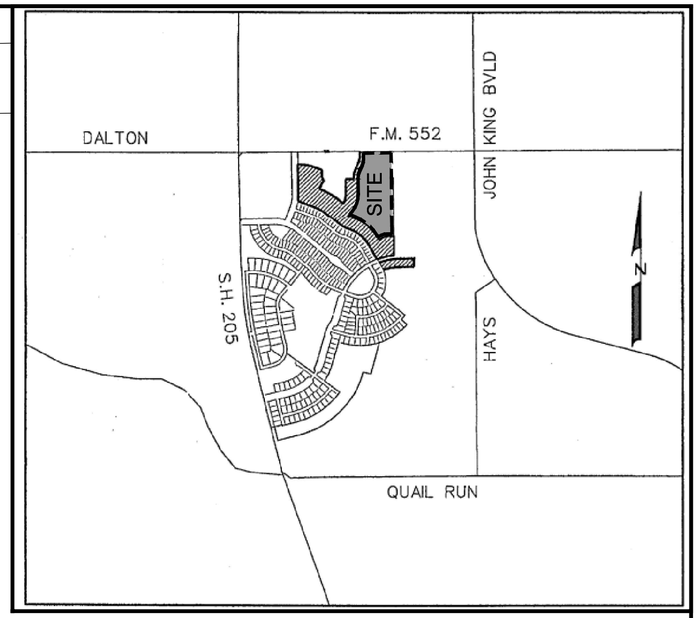
PROPOSED VARIABLE WIDTH DRAINAGE EASEMENT BY SEPARATE INSTRUMENT

15' DRAINAGE EASEMENT
ROCKWALL MIDDLE SCHOOL
NO. 4 ADDITION
BOOK F, PAGE 67
DOC. NO. 200400003075341
D.R.R.C.T.

ROCKWALL MIDDLE SCHOO
NO. 4 ADDITION
BOOK F, PAGE 67
DOC. NO. 200400003075341
D.R.R.C.T.

N

0 30 60 120
Scale: 1"=60'



VICINITY MAP
N.T.S.

MATCH LINE

GENERAL NOTES:

1. The purpose of this replat is to combine two parcels of land into one tract for development of a new school.
2. Basis of Bearing and Coordinates shown are based onTexas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
3. The property owner shall be responsible for all maintenance, repair and reconstruction of all drainage and detention easements.

OWNER:
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ROCKWALL, TEXAS 75087
(972) 771-0605

ENGINEER:
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105 DECKER COURT, SUITE 910
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REPLAT

RISD ELEMENTARY SCHOOL ADDITION
BLOCK A, LOT 2

BEING A REPLAT OF
RISD ELEMENTARY SCHOOL ADDITION
BLOCK A, LOT 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

17.292 ACRES

04-24-19 Case No. PXX-XX

MATCH LINE

BLOCK A, LOT 2
17.292 Acres

20' WATER EASEMENT

20' WATER EASEMENT

VARIABLE WIDTH SIDEWALK EASEMENT

24' FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT

20' WATER EASEMENT

DELTA = 39°23'57"
RADIUS = 455.00'
LENGTH = 312.88'
CHORD = 306.75'
CH BRG = N 19°18'22" E

N 39°0'21" E
67.60'

20' X 20' VISIBILITY EASEMENT CLIP

VARIABLE WIDTH SIDEWALK EASEMENT

VARIABLE WIDTH SIDEWALK EASEMENT

DELTA = 08°02'52"
RADIUS = 790.00'
LENGTH = 110.96'
CHORD = 110.87'
CH BRG = N 65°10'13" W

MOUNTCASTLE DRIVE
(A 80.8 FOOT WIDTH RIGHT-OF-WAY)

VARIABLE WIDTH SIDEWALK EASEMENT

DELTA = 39°08'51"
RADIUS = 710.00'
LENGTH = 485.11'
CHORD = 475.73'
CH BRG = N 49°37'14" W

VARIABLE WIDTH SIDEWALK EASEMENT

24' FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT

RISD ELEMENTARY SCHOOL ADDITION
BLOCK A, LOT 1
DOC. 20130000497384
O.P.R.R.C.T.

951.61'

821.61'

N 00°35'35" W

24' FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT

ROCKWALL MIDDLE SCHOOL NO. 4 ADDITION
BLOCK A, LOT 1
CABINET F, PAGE 67
P.R.R.C.T.

POINT OF BEGINNING

130.00'

S 00°35'35" E

1/2" IRF

S 89°25'13" W
77.24'

N: 7038891.5088
E: 2595173.9406

N 30°24'48" W
41.62'

S 59°57'12" W
30.14'

DELTA = 29°28'01"
RADIUS = 285.00'
LENGTH = 146.57'
CHORD = 144.96'
CH BRG = S 07°41'13" W

0 30 60 120
Scale: 1"=60'

GENERAL NOTES:

1. The purpose of this replat is to combine two parcels of land into one tract for development of a new school.
2. Basis of Bearing and Coordinates shown are based onTexas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
3. The property owner shall be responsible for all maintenance, repair and reconstruction of all drainage and detention easements.

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TBPLS NO. 10158200
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CONTACT: JEREMY DEAL

REPLAT

RISD ELEMENTARY SCHOOL ADDITION BLOCK A, LOT 2

BEING A REPLAT OF
RISD ELEMENTARY SCHOOL ADDITION
BLOCK A, LOT 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

17.292 ACRES

Line Table		
Line #	Length	Direction
L1	41.54	S66° 22' 53"E
L3	580.95	S00° 38' 51"E
L5	42.65	S32° 08' 19"W
L6	41.54	S66° 22' 53"E
L8	580.95	S00° 38' 51"E
L10	36.05	S32° 08' 19"W
L11	12.72	N43° 48' 28"E
L12	196.75	N00° 38' 51"W
L13	189.05	N89° 46' 30"E
L14	9.02	N00° 10' 20"W
L15	2.61	S89° 53' 32"W
L16	314.43	N00° 41' 04"W
L17	12.39	N89° 24' 25"E
L18	597.57	S00° 35' 35"E
L19	160.72	S00° 02' 14"W
L20	7.25	N59° 57' 12"E
L21	160.72	N00° 02' 14"E
L22	96.09	N00° 35' 35"W
L23	189.61	S89° 46' 30"W
L24	196.75	S00° 38' 51"E

Line Table		
Line #	Length	Direction
L25	12.72	S43° 48' 28"W
L26	313.98	N00° 41' 04"W
L28	12.39	N89° 24' 25"E
L30	314.08	S00° 35' 35"E
L32	11.89	S89° 53' 32"W
L34	162.77	N89° 38' 37"E
L35	52.62	N39° 27' 49"E
L36	54.62	N50° 32' 11"W
L37	20.00	N39° 27' 49"E
L38	54.62	S50° 32' 11"E
L39	169.56	N39° 27' 49"E
L40	392.43	N00° 24' 25"W
L41	33.49	N45° 30' 00"W
L42	273.31	S89° 24' 25"W
L43	28.99	S44° 31' 31"W
L44	580.39	S00° 21' 23"E
L45	100.80	N89° 56' 49"E
L46	222.20	N00° 21' 23"W
L47	31.36	S89° 24' 25"W
L48	20.00	N00° 35' 35"W

Line Table		
Line #	Length	Direction
L49	21.81	N89° 24' 25"E
L50	59.16	N44° 31' 31"E
L51	289.88	N89° 24' 25"E
L52	45.74	S45° 30' 00"E
L53	29.24	N89° 35' 35"E
L54	20.00	S00° 24' 25"E
L55	26.15	S89° 35' 35"W
L56	313.98	S00° 24' 25"E
L57	27.66	S89° 33' 53"E
L58	20.00	S00° 26' 07"W
L59	27.45	N89° 33' 53"W
L60	57.25	S00° 21' 23"E
L61	258.59	S39° 27' 49"W
L62	192.13	S89° 38' 37"W
L63	83.52	N00° 21' 23"W
L64	109.00	S89° 38' 37"W
L65	18.72	S44° 38' 37"W
L66	21.39	N65° 39' 49"W
L67	100.91	N89° 56' 49"E
L68	180.67	S00° 21' 23"E

Line Table		
Line #	Length	Direction
L69	24.21	S89° 46' 40"W
L70	20.00	S00° 13' 20"E
L71	24.25	N89° 46' 40"E
L72	32.63	S00° 21' 23"E
L73	117.28	S89° 38' 37"W
L74	18.41	S44° 38' 37"W
L75	5.61	N65° 39' 49"W
L76	129.59	N00° 24' 55"W
L77	188.07	S86° 52' 11"W
L78	71.50	S01° 42' 39"E
L79	186.48	S75° 58' 18"E
L80	5.19	N47° 49' 58"E
L83	4.74	S56° 34' 52"W
L84	5.23	N31° 46' 30"E
L86	5.37	S39° 58' 44"W
L87	4.24	N26° 10' 23"E
L88	55.31	S67° 16' 05"E
L89	63.78	S67° 05' 42"E
L90	5.07	S24° 09' 41"W
L91	5.62	N89° 36' 24"E

Line Table		
Line #	Length	Direction
L92	237.60	S00° 23' 36"E
L94	5.60	N50° 59' 39"W

Curve Table			
Curve #	Length	Radius	Delta
C1	46.46	46.46	065°44'02"
C2	114.73	114.73	032°47'11"
C3	74.00	74.00	065°44'02"
C4	128.47	128.47	032°47'11"
C5	17.73	17.73	033°51'46"
C7	116.77	116.77	044°27'19"
C9	117.57	117.57	090°25'22"
C11	47.10	47.10	089°56'50"
C13	62.83	62.83	090°00'00"
C15	84.28	84.28	089°25'24"
C17	84.91	84.91	090°05'29"
C19	84.82	84.82	090°00'00"
C21	51.41	51.41	023°45'21"
C22	50.05	50.05	023°07'33"
C24	175.54	175.54	080°46'59"
C25	100.51	100.51	020°51'58"
C26	17.30	17.30	033°01'58"
C28	109.24	109.24	020°51'46"
C29	141.69	141.69	080°46'44"
C31	59.74	59.74	023°07'33"

Curve Table			
Curve #	Length	Radius	Delta
C32	41.46	41.46	023°45'21"
C34	46.95	46.95	089°39'44"
C36	79.70	79.70	090°25'22"
C38	135.39	135.39	044°27'19"
C40	17.19	17.19	027°21'33"
C41	47.17	47.17	090°05'29"
C42	47.12	47.12	090°00'00"
C43	47.38	47.38	090°29'07"
C44	46.82	46.82	089°25'24"
C45	8.66	8.66	104°26'38"
C47	7.69	7.69	092°42'54"
C49	4.25	4.25	088°34'50"
C51	12.64	12.64	074°15'39"
C53	81.56	81.56	007°17'42"
C54	27.64	27.64	002°28'21"
C55	102.44	102.44	009°04'33"
C56	319.88	319.88	039°47'25"
C57	19.51	19.51	029°24'51"
C58	15.16	15.16	028°57'10"

GENERAL NOTES:

1. The purpose of this replat is to combine two parcels of land into one tract for development of a new school.
2. Basis of Bearing and Coordinates shown are based onTexas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
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(972) 717-5151
(972) 717-2176 FAX
CONTACT: MIKE GLENN, P.E.

SURVEYOR:
REALSEARCH OF TEXAS, LLC
P.O. BOX 1006
GODLEY, TEXAS 76044
TBPLS NO. 10158200
(817) 937-2655
CONTACT: JEREMY DEAL

REPLAT

RISD ELEMENTARY SCHOOL ADDITION BLOCK A, LOT 2

BEING A REPLAT OF
RISD ELEMENTARY SCHOOL ADDITION
BLOCK A, LOT 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

17.292 ACRES

STATE OF TEXAS §

COUNTY OF ROCKWALL §

OWNER'S CERTIFICATE

WHEREAS Rockwall Independent School District is the owner of a 17.292 acre tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 in the City of Rockwall, Rockwall County, Texas, and being all of a Lot 1, Block A, RISD Elementary School Addition to the City of Rockwall as recorded in Document No. 20130000497134, official Public Records, Rockwall County, Texas, and being all of a 5.288 acre tract of land conveyed to Rockwall Independent School District according to the deed recorded in Document No. 20180000022380, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found at the southwest corner of a Rockwall Middle School No. 4 Addition, an addition to the City of Rockwall, as described in Cabinet F, Page 67, in the Plat Records of Rockwall County, Texas;

THENCE, South 00° 35'35" East, for a distance of 130.00 feet, to a ½ inch iron rod set with Yellow Cap;

THENCE South 89°25'13" West, for a distance of 77.24 feet, to a ½ inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 285.00 feet, a central angle of 29°28'01", and a tangent of 74.95 feet;

THENCE, continuing along said curve to the left for an arc distance of 146.57 feet (Chord Bearing South 74°41'12" West - 144.96 feet), to a ½ inch iron rod set with Yellow Cap at the point of tangency;

THENCE, South 59°57'12" West, for a distance of 30.14 feet, to a ½ inch iron rod set with Yellow Cap;

THENCE, North 30°02'48" West, for a distance of 41.62 feet, to a ½ inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 710.00 feet, a central angle of 39°08'51", and a tangent of 252.45 feet;

THENCE, along said curve to the left for an arc distance of 485.11 feet (Chord Bearing North 49°37'14" West - 475.73 feet), to a ½ inch iron rod set with Yellow Cap at the point of reverse curvature of a curve to the right, having a radius of 790.00 feet, a central angle of 08°02'52", and a tangent of 55.57 feet;

THENCE, along said curve to the right for an arc distance of 110.96 feet (Chord Bearing North 65°10'13" West- 110.87 feet), to a ½ inch iron rod set with Yellow Cap;

THENCE, North 39°00'21" East, for a distance of 67.60 feet, to a ½ inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 455.00 feet, a central angle of 39°23'57", and a tangent of 162.91 feet;

THENCE, along said curve to the left for an arc distance of 312.88 feet (Chord Bearing North 19°18'22" East - 306.75 feet), to a ½ inch iron rod set with Yellow Cap at the point of tangency;

THENCE, North 00°23'36" West, for a distance of 282.56 feet passing the northwest corner at 266.96 feet of said Block A, Lot 1, to a ½ inch iron rod set with Yellow Cap, said point being the beginning of a curve to the right having a central angle of 24°00'43", a radius of 220.00 feet and a chord bearing of North 11°36'46" East and a chord distance of 91.53 feet;

THENCE, along said curve to the right an arc length of 92.20 feet to a point for corner;

THENCE, North 23°37'06" East, a distance of 130.36 feet to a point for corner, said point being the beginning of a curve to the left having a central angle of 24°26'55", a radius of 280.00 feet, a chord bearing of North 11°23'40" East and a chord distance of 118.57 feet;

THENCE, along said curve to the left an arc length of 119.48 feet to a point for corner;

THENCE, North 00°49'47" West, a distance of 106.39 feet to a point for corner;

THENCE, North 89° 09'25" East, a distance of 478.00 feet to a point for corner;

THENCE, South 00°35'35" East, along the west line of said Rockwall Middle School No. 4 Addition, for a distance of 1270.03 feet, to the POINT OF BEGINNING and containing 17.292 acres of land.

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ and _____ known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Given upon my hand and seal of office this _____day of _____ , 20__

GENERAL NOTES

General Notes:

1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jeremy Luke Deal, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Jeremy Luke Deal, Registered Public Surveyor No. 5696

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §

COUNTY OF ROCKWALL §

We the undersigned owner of the land shown on this plat, and designated herein as the REPLAT, BLOCK A,LOT 2, RISD ELEMENTARY ADDITION, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

ROCKWALL INDEPENDENT SCHOOL DISTRICT

_____ _____
President, Board of Trustees Superintendent

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ and _____ known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Given upon my hand and seal of office this _____day of _____ , 20__

RECOMMENDED FOR FINAL APPROVAL

_____
Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20__.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 20__.

_____ _____ _____
Mayor, City of Rockwall City Secretary, City of Rockwall City Engineer

OWNER:
ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
(972) 771-0605

ENGINEER:
GLENN ENGINEERING CORP.
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
TBPE FIRM NO. F-303
(972) 717-5151
(972) 717-2176 FAX
CONTACT: MIKE GLENN, P.E.

SURVEYOR:
REALSEARCH OF TEXAS, LLC
P.O. BOX 1006
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REPLAT

RISD ELEMENTARY SCHOOL ADDITION BLOCK A, LOT 2

BEING A REPLAT OF
RISD ELEMENTARY SCHOOL ADDITION
BLOCK A, LOT 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

17.292 ACRES

04-24-19 Case No. PXX-XX

LANDSCAPE TABULATIONS

LANDSCAPE BUFFER STRIP

10' WIDE ALONG PERIMETER OF COMMERCIAL THAT ABUTS WITHOUT ALLEY OR DRIVE SEPARATION OR IS DIRECTLY ACROSS STREET FROM RESIDENTIAL, IF COMMERCIAL STRUCTURE EXCEEDS 24' ADJ. TO AN ALLEY 10' BUFFER SHALL BE REQUIRED ALONG ALLEY.

SOUTH RESIDENTIAL BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
BUFFER TREES PROVIDED (254 LF / 50 =)	6 TREES

STREET LANDSCAPING

10' BUFFER ALONG MAJOR ARTERIAL OR COLLECTOR, 1 LG. TREE PER 50 LF

STREET BUFFER REQUIRED	10' BUFFER
STREET BUFFER PROVIDED	10' BUFFER
MOUNTCASTLE DRIVE	638 LF
BUFFER TREES REQUIRED (638 LF / 50 LF =)	13 TREES
BUFFER TREES PROVIDED	13 TREES
GREENWAY DRIVE	1112 LF
BUFFER TREES REQUIRED (1,112 LF / 50 LF =)	23 TREES
BUFFER TREES PROVIDED	23 TREES
FM 552	478 LF
BUFFER TREES REQUIRED (478 LF / 50 LF =)	10 TREES
BUFFER TREES PROVIDED	10 TREES

PARKING LOT LANDSCAPING

LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

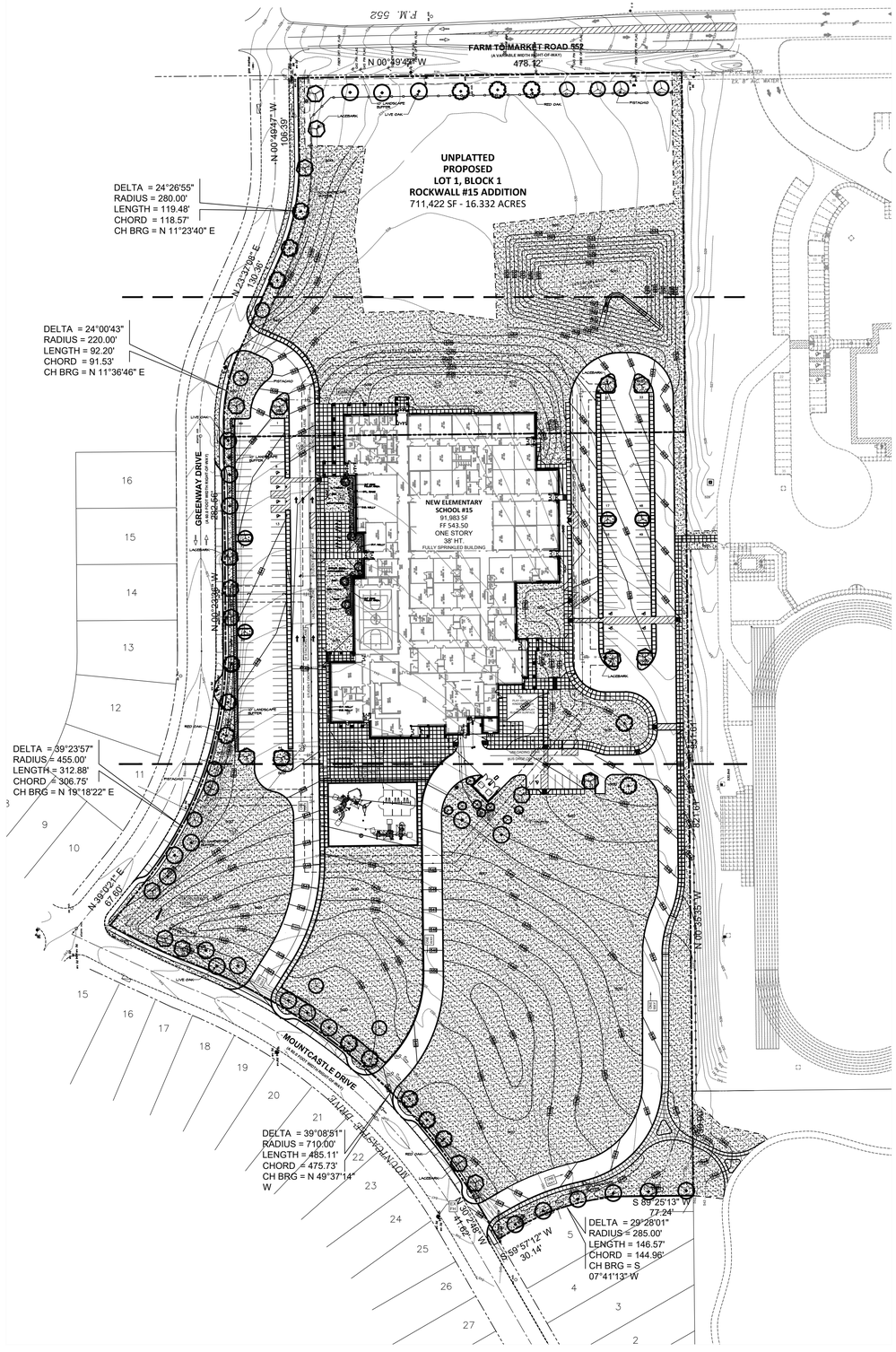
PARKING SPACES	(ON-SITE) 161 SPACES
PARKING LANDSCAPE REQUIRED 44,970 SF X 5% =)	2,249 SF
PARKING LANDSCAPE PROVIDED	3,687 SF

AMOUNT OF LANDSCAPING

% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.

SITE AREA	753,248 SF
SITE LANDSCAPE REQUIRED 753,248 SF X 15% =)	112,987 SF
SITE LANDSCAPE PROVIDED	432,114 SF
% LANDSCAPE PROVIDED FRONT/SIDE	(10%) 75,522 SF

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.



LP104

LP103

LP102

TREE–UTILITY NOTE:

NO TREE SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY.

0 80 160

SCALE: 1" = 80'-0"

Stantec

Stantec Architecture Inc.
6080 Tennyson Parkway Suite 200
Plano, TX 75024
Tel: (214) 473-2400 • www.stantec.com

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Consultants

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

Notes

Revision	By	Appd	YYYY.MM.DD
Issued	By	Appd	YYYY.MM.DD
100%CD-For Bidding and Construction	RLA	RLA	2019.03.01

Permit-Seal

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT
3/1/19

Client/Project Logo

Client/Project
Rockwall ISD

Elementary School #15

2911 Greenway Dr.
Rockwall TX 75087

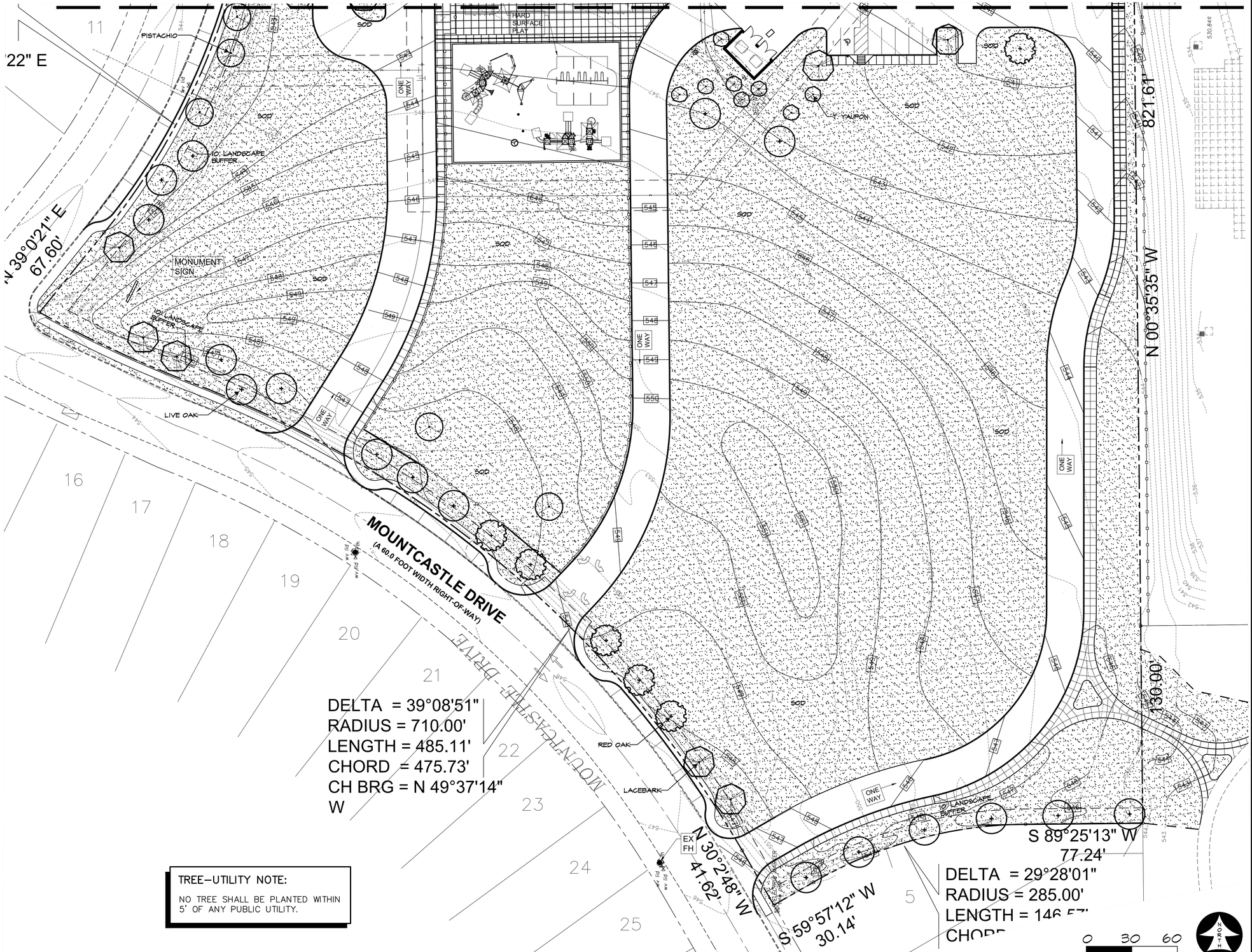
Title
OVERALL LANDSCAPE PLAN

Project No.	Scale
214000654	1" = 80'-0"

Revision

Drawing No.
LP101

MATCHLINE SEE SHEET LP103



TREE–UTILITY NOTE:

NO TREE SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY.

0 30 60

SCALE: 1" = 30'-0"

NORTH

Stantec

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100%CD-For Bidding and Construction	RLA	RLA	2019.03.01

Permit-Seal

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT
3/1/19

Client/Project Logo

Client/Project
Rockwall ISD

Elementary School #15

2911 Greenway Dr.
Rockwall TX 75087

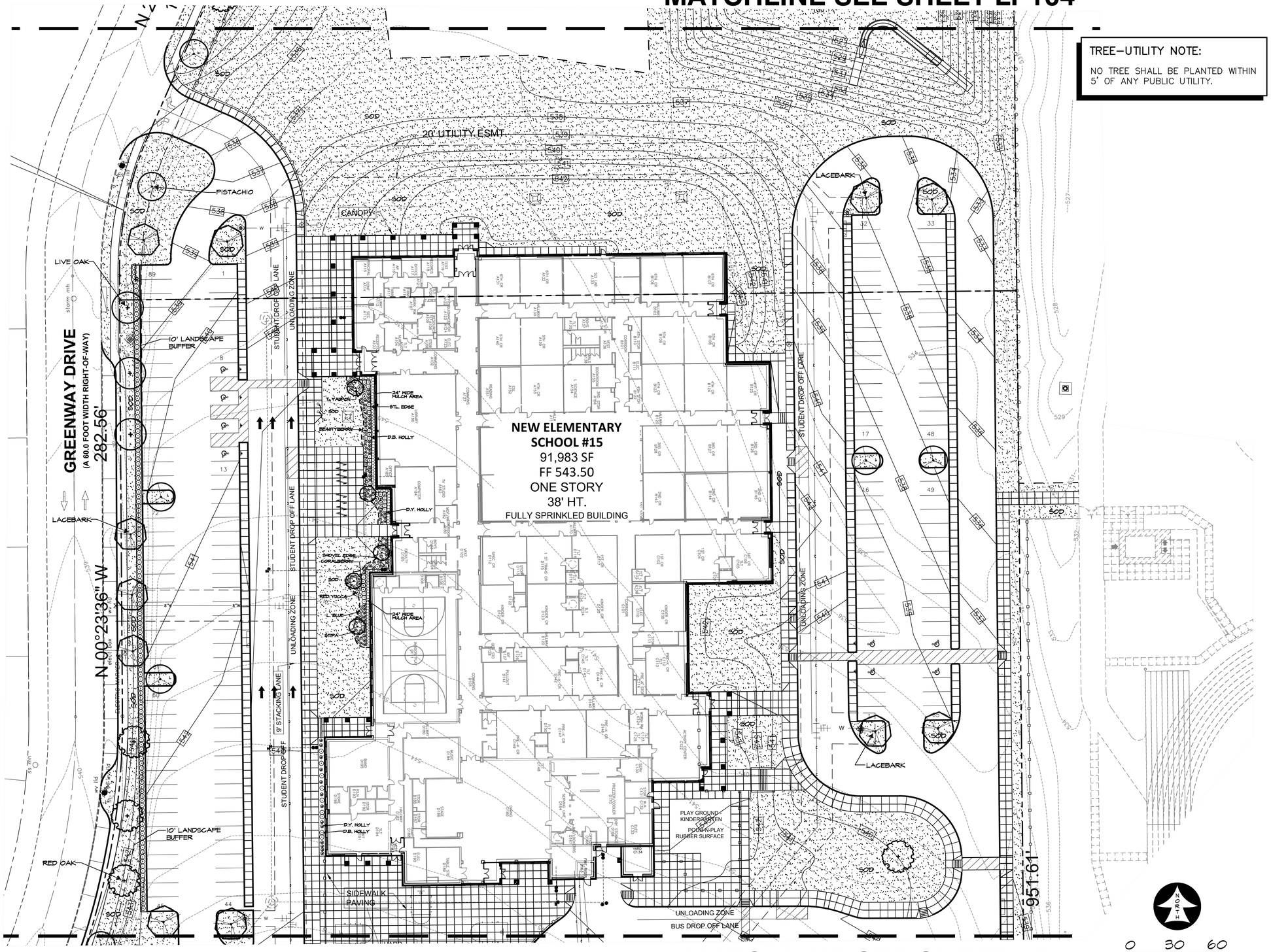
Title
LANDSCAPE PLAN
AREA A

Project No.	Scale
214000654	1" = 30'-0"

Revision

Drawing No.
LP102

MATCHLINE SEE SHEET LP104



MATCHLINE SEE SHEET LP102

TREE–UTILITY NOTE:

NO TREE SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY.

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Notes

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Issued	By	Appd	YYYY.MM.DD
100%CD-For Bidding and Construction	RLA	RLA	2019.03.01

Permit-Seal

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED
LANDSCAPE ARCHITECT
3/1/19

Client/Project Logo

Client/Project
Rockwall ISD

Elementary School #15

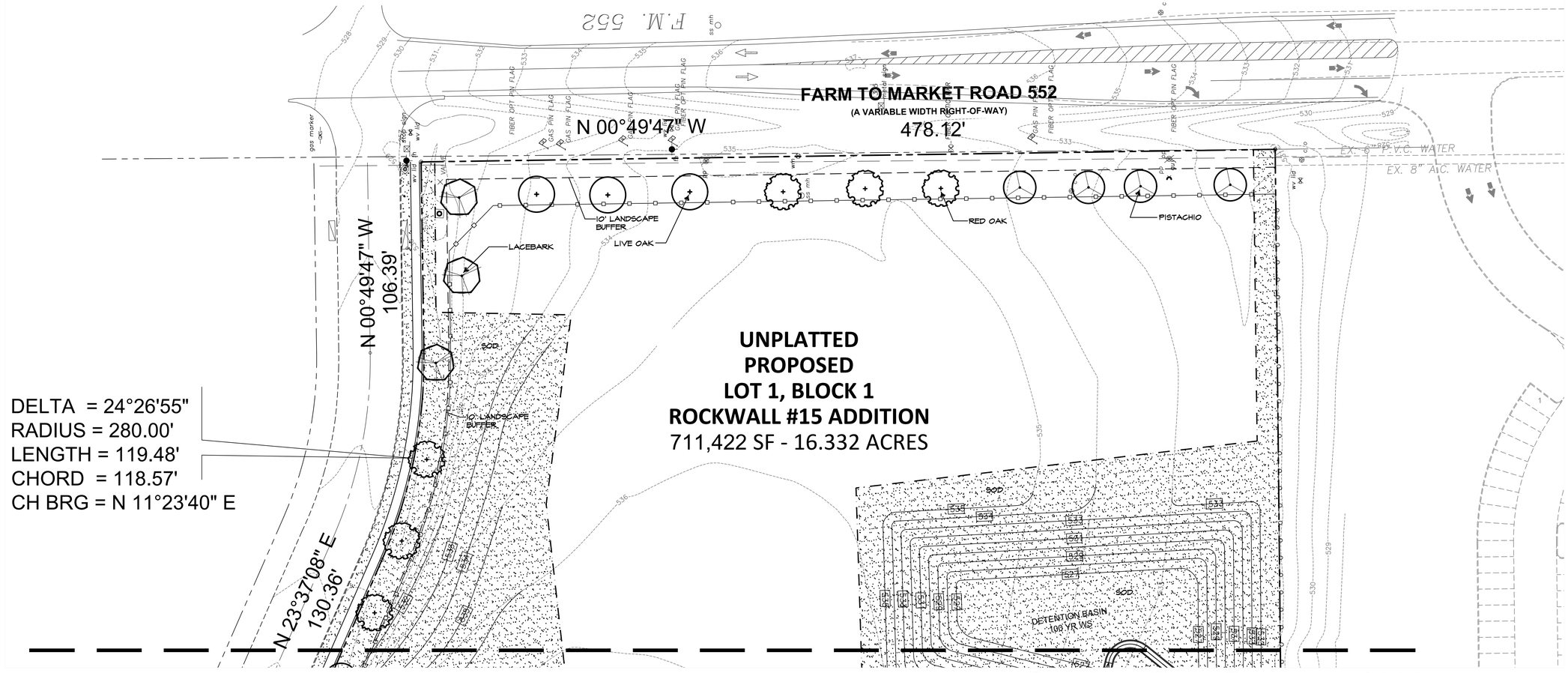
2911 Greenway Dr.
Rockwall TX 75087

Title
LANDSCAPE PLAN
AREA B

Project No.	Scale
214000654	1" = 30'-0"

Revision

Drawing No.
LP103



MATCHLINE SEE SHEET LP103

TREE–UTILITY NOTE:

NO TREE SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY.

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Notes

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100%CD-For Bidding and Construction	RLA	RLA	2019.03.01

Permit-Seal

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT
3/1/19

Client/Project Logo

Client/Project
Rockwall ISD

Elementary School #15

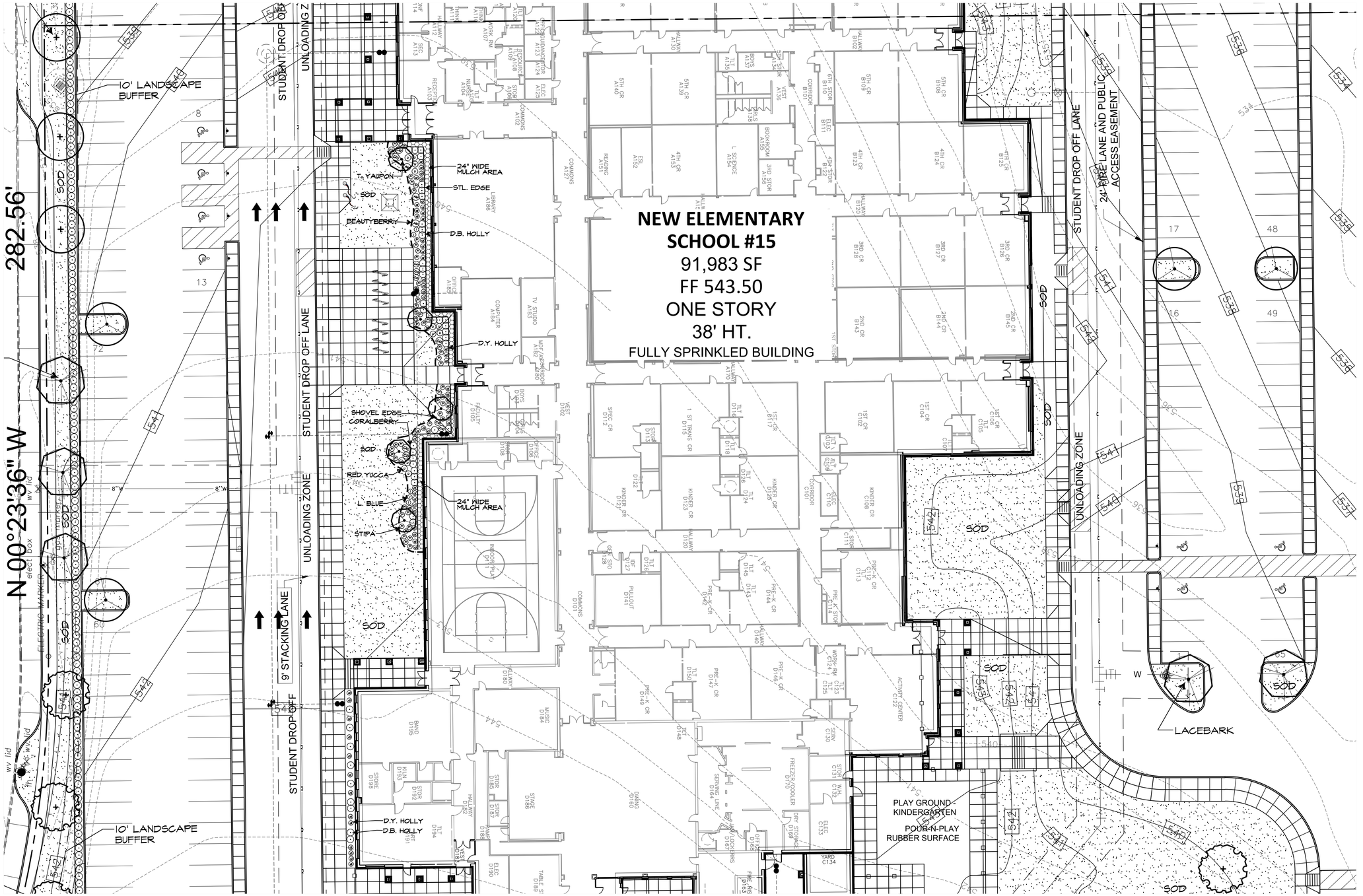
2911 Greenway Dr.
Rockwall TX 75087

Title
LANDSCAPE PLAN
AREA C

Project No.	Scale
214000654	1" = 30'-0"

Revision | Drawing No.

LP104



TREE–UTILITY NOTE:

NO TREE SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY.

NORTH

0 20 40

SCALE: 1" = 30'-0"

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11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

Notes

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100%CD-For Bidding and Construction	RLA	RLA	2019.03.01

Permit-Seal

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT
3/1/19

Client/Project Logo

Client/Project
Rockwall ISD

Elementary School #15

2911 Greenway Dr.
Rockwall TX 75087

Title
LANDSCAPE ENLARGEMENT

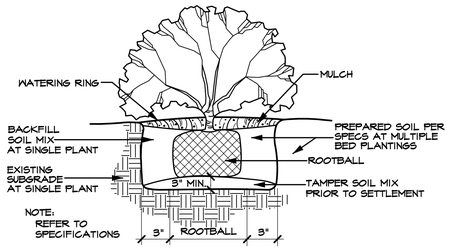
Project No.	Scale
214000654	1" = 20'-0"
Revision	**Drawing No.**
	LP105

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD PER THE SPECIFICAITONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

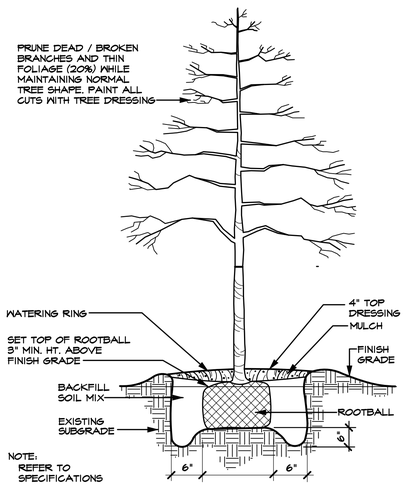
REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



SHRUB PLANTING DETAIL (TYPICAL)

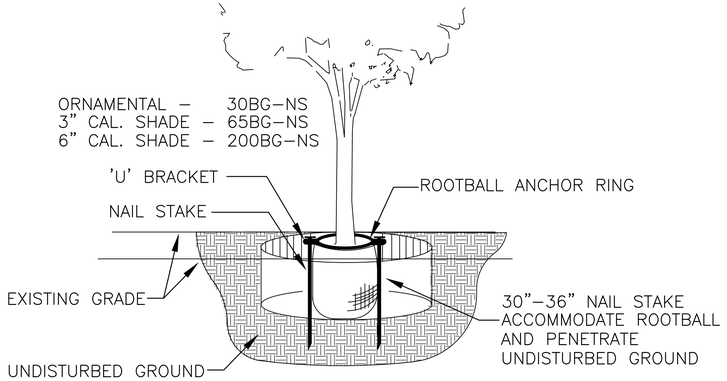
SCALE: N.T.S.

TREE STAKE SOLUTIONS TREE STABILIZATION
TREESTAKESOLUTIONS.COM
CONTACT – JEFF TULEY (903) 676-6143
ALLOW 2 WEEKS FOR MANUFACTURING



TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



TREE STAKING DETAIL (TYPICAL)

SCALE: N.T.S.

TREE-UTILITY NOTE:

NO TREE SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY.

TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
23	+	LIVE OAK	Live Oak	Quercus virginiana	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
16	+	RED OAK	Shumard Red Oak	Quercus shumardii	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
21		LACEBARK	Lacebark Elm	Ulmus parvifolia	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
15		PISTACHIO	Chinese Pistachio	Pistacia chinensis	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
13		T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min., 8' Ht./4' spread, container, female - heavy berried tree form, limbed to 4'

SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
79	ⓓ	D.Y. HOLLY	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
198	⊙	D.B. HOLLY	Dwarf Burford Holly	Ilex cornuta 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
71	Ⓟ	D. FOUNTAIN	Dwarf Fountain Grass	Pennisetum alopecuriodes 'hamlin'	1 gallon
7	Ⓒⓑ	CORALBERRY	Coralberry	Symphoricarpos orbiculatus	1 gallon
5	Ⓐⓑ	BEAUTYBERRY	American Beautyberry	Callicarpa americana	5 gallon
14	Ⓤ	RED YUCCA	Red Yucca	Hesperaloe parviflora	5 gallon
16	Ⓘ	D. FOUNTAIN	Dwarf Fountain Grass	Pennisetum alopecuriodes 'hamlin'	1 gallon
8	Ⓒⓞ	COREOPSIS	Lanceleaf Coreopsis	Coreopsis lanceolata	1 gallon

GROUNDCOVER

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications

MISCELLANEOUS

AS SHOWN	——	EDGE	EPIC EDGE BENDER BOARD 6" DEPTH FROM EPIC PLASTICS (EPICPLASTICS.COM) COLOR: PACIFICA GREY
8		BOULDER	600 to 800 pounds each BROWN MOSS BOULDERS

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

Stantec

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FRISCO, TEXAS 75035
PHONE (972) 335-0889

Notes

ROCKWALL INDEPENDENT SCHOOL DISTRICT

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD
100%CD-For Bidding and Construction	RLA	RLA	2019.03.01

Permit-Seal

STATE OF TEXAS · MICHAEL W. RAMSEY · 1901 · REGISTERED LANDSCAPE ARCHITECT

3/1/19

Client/Project Logo

Client/Project
Rockwall ISD

Elementary School #15

2911 Greenway Dr.
Rockwall TX 75087

Title
LANDSCAPE DETAILS

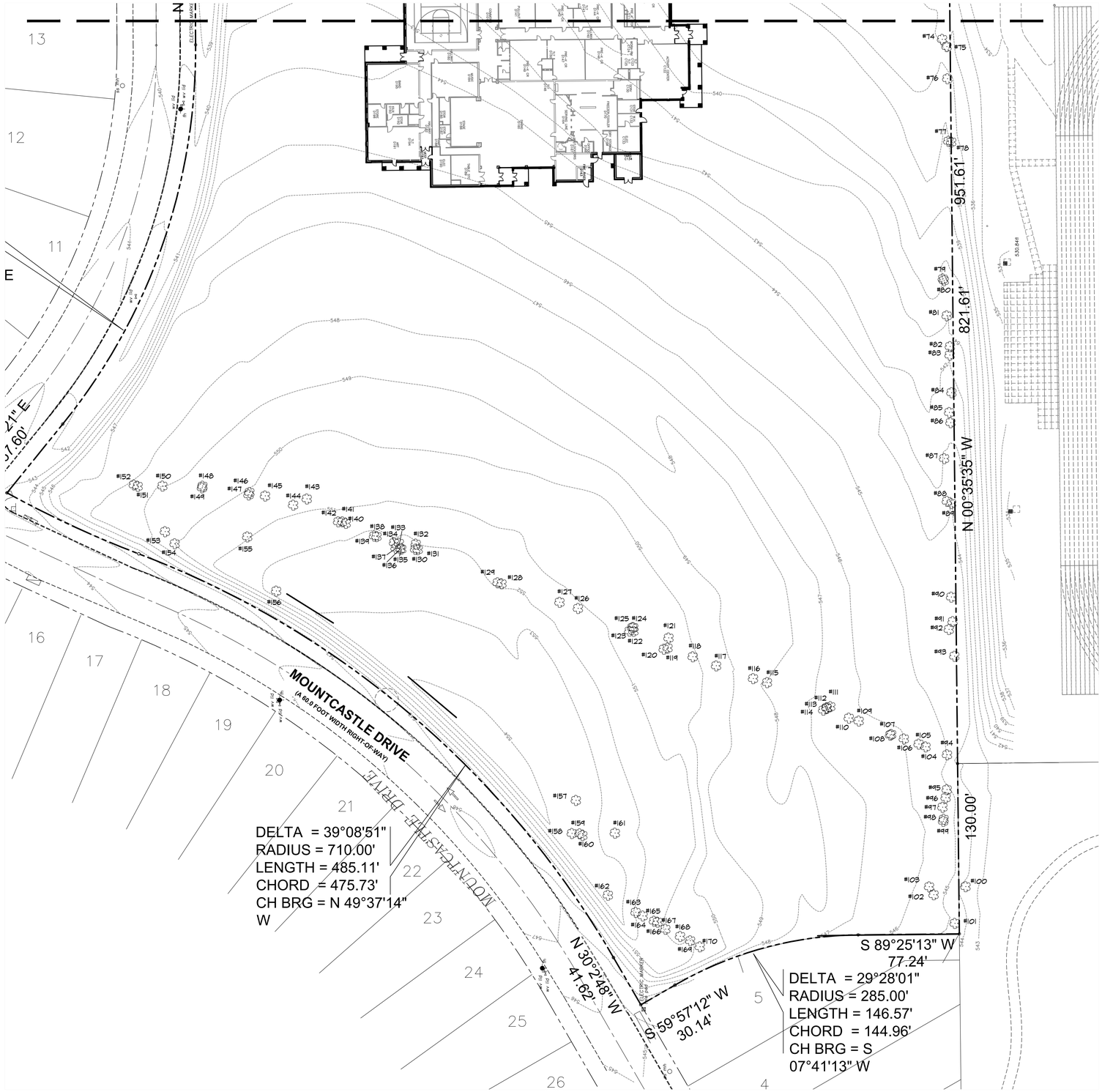
Project No.
214000654

Scale
AS SHOWN

Revision

Drawing No.
LP501

MATCHLINE SEE SHEET LT102



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Consultants

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

Notes

Revision	By	Appd	YYYY.MM.DD

Issued	By	Appd	YYYY.MM.DD
100%CD-For Bidding and Construction	RLA	RLA	2019.03.01

Permit-Seal

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT
3/1/19

Client/Project Logo

Client/Project
Rockwall ISD

Elementary School #15

2911 Greenway Dr.
Rockwall TX 75087

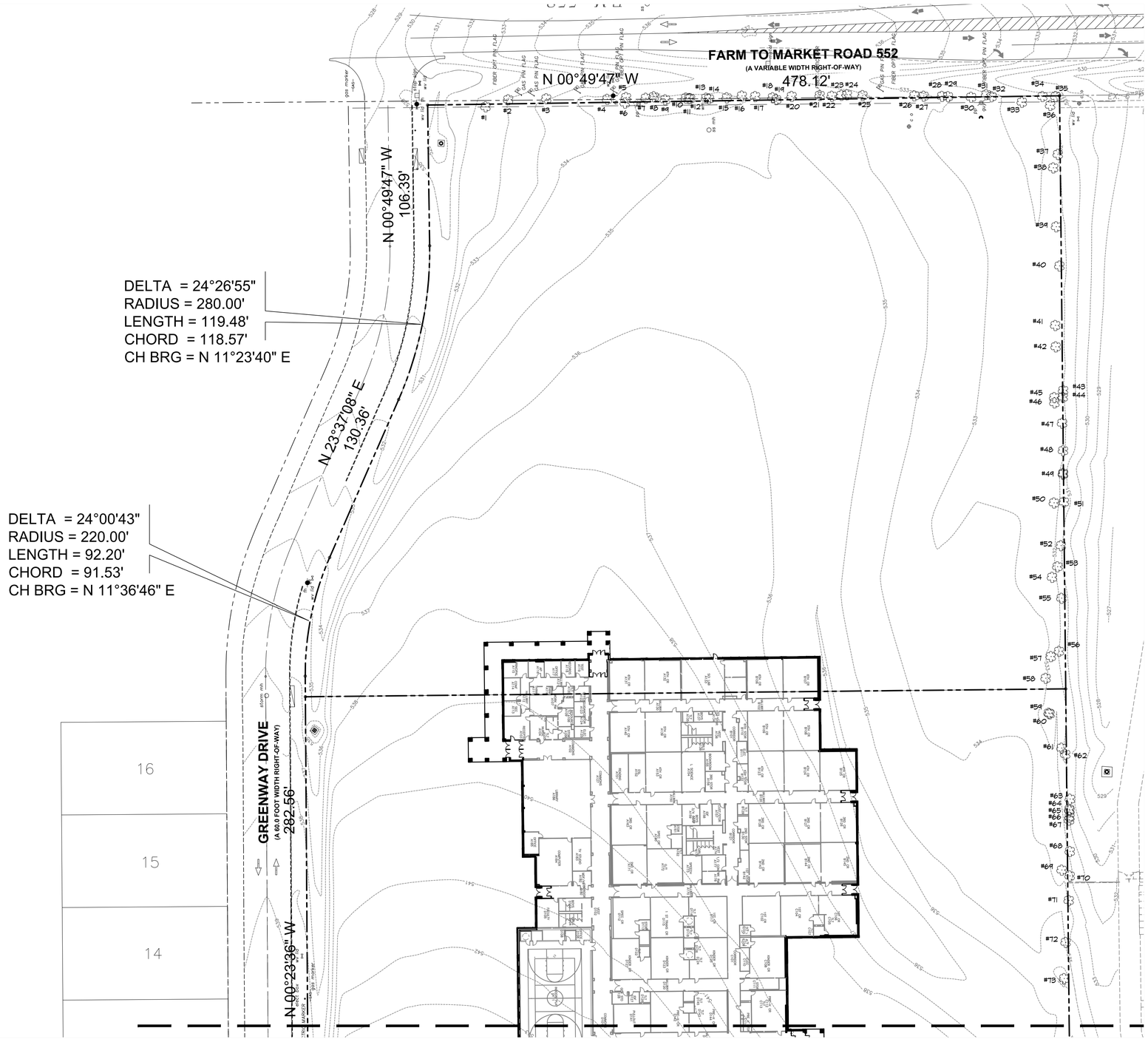
Title
TREESCAPE PLAN
AREA A

Project No.
214000654

Scale
1" = 40'-0"

Revision

Drawing No.
LT101



NORTH

0 40 80

SCALE: 1" = 40'-0"

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Notes

Revision	By	Appd	YYYY.MM.DD

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100%CD-For Bidding and Construction	RLA	RLA	2019.03.01

Permit-Seal

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT
3/1/19

Client/Project Logo

Client/Project
Rockwall ISD

Elementary School #15

2911 Greenway Dr.
Rockwall TX 75087

Title
TREESCAPE PLAN
AREA B

Project No.
214000654

Scale
1" = 40'-0"

Revision

Drawing No.
LT102

EXISTING TREE CHART

TREE #	SIZE	TYPE	DEM/SAVE	MITIGATE	CREDIT	MITIGATE
1	8	CEDAR ELM	DEMO	-8	-	0"
2	8	R. CEDAR	DEMO	-8	-	0"
3	5	HACKBERRY	DEMO	-	-	0"
4	5	HACKBERRY	DEMO	-	-	0"
5	5	R. CEDAR	DEMO	-5	-	0"
6	7	HACKBERRY	DEMO	-	-	0"
7	4	HACKBERRY	DEMO	-	-	0"
8	5	R. CEDAR	DEMO	-5	-	0"
9	5	HACKBERRY	DEMO	-	-	0"
10	7	HACKBERRY	DEMO	-	-	0"
11	6	HACKBERRY	DEMO	-	-	0"
12	7	HACKBERRY	DEMO	-	-	0"
13	7	HACKBERRY	DEMO	-	-	0"
14	7	HACKBERRY	DEMO	-	-	0"
15	8	HACKBERRY	DEMO	-	-	0"
16	5	HACKBERRY	DEMO	-	-	0"
17	6	HACKBERRY	DEMO	-	-	0"
18	8	HACKBERRY	DEMO	-	-	0"
19	4	R. CEDAR	DEMO	-4	-	0"
20	8	HACKBERRY	DEMO	-	-	0"
21	5	HACKBERRY	DEMO	-	-	0"
22	5	R. CEDAR	DEMO	-5	-	0"
23	7	HACKBERRY	DEMO	-	-	0"
24	7	R. CEDAR	DEMO	-7	-	0"
25	5	HACKBERRY	DEMO	-	-	0"
26	8	HACKBERRY	DEMO	-	-	0"
27	7	HACKBERRY	DEMO	-	-	0"
28	7	HACKBERRY	DEMO	-	-	0"
29	7	HACKBERRY	DEMO	-	-	0"
30	5	HACKBERRY	DEMO	-	-	0"
31	8	R. CEDAR	DEMO	-8	-	0"
32	5	HACKBERRY	DEMO	-	-	0"
33	10	BOIS D ARC	DEMO	-	-	0"
34	7	HACKBERRY	DEMO	-	-	0"
35	8	HACKBERRY	DEMO	-	-	0"
36	12	BOIS D ARC	DEMO	-	-	0"
37	5	HACKBERRY	DEMO	-	-	0"
38	6	HACKBERRY	DEMO	-	-	0"
39	6	HACKBERRY	DEMO	-	-	0"
40	5	HACKBERRY	DEMO	-	-	0"
41	6	BOIS D ARC	DEMO	-	-	0"
42	7	BOIS D ARC	DEMO	-	-	0"
43	6	HACKBERRY	DEMO	-	-	0"
44	5	HACKBERRY	DEMO	-	-	0"
45	5	HACKBERRY	DEMO	-	-	0"
46	6	HACKBERRY	DEMO	-	-	0"
47	8	HACKBERRY	DEMO	-	-	0"
48	7	HACKBERRY	DEMO	-	-	0"
49	7	HACKBERRY	DEMO	-	-	0"
50	6	HACKBERRY	DEMO	-	-	0"
51	5	HACKBERRY	DEMO	-	-	0"
52	5	HACKBERRY	DEMO	-	-	0"
53	4	HACKBERRY	DEMO	-	-	0"
54	5	H. LOCUST	DEMO	-	-	0"
55	5	HACKBERRY	DEMO	-	-	0"
56	6	HACKBERRY	DEMO	-	-	0"
57	5	HACKBERRY	DEMO	-	-	0"
58	5	BOIS D ARC	DEMO	-	-	0"
59	5	BOIS D ARC	DEMO	-	-	0"
60	6	BOIS D ARC	DEMO	-	-	0"
61	7	HACKBERRY	DEMO	-	-	0"
62	6	HACKBERRY	DEMO	-	-	0"
63	13	HACKBERRY	DEMO	-6.5	-	0"
64	10	HACKBERRY	DEMO	-	-	0"
65	11	HACKBERRY	DEMO	-5.5	-	0"
66	9	HACKBERRY	DEMO	-	-	0"
67	12	HACKBERRY	DEMO	-6	-	0"
68	11	HACKBERRY	DEMO	-5.5	-	0"
69	5	H. LOCUST	DEMO	-	-	0"
70	12	HACKBERRY	DEMO	-6	-	0"
71	11	HACKBERRY	DEMO	-5.5	-	0"
72	5	HACKBERRY	DEMO	-	-	0"
73	6	BOIS D ARC	DEMO	-	-	0"
74	5	HACKBERRY	DEMO	-	-	0"
75	7	BOIS D ARC	DEMO	-	-	0"
76	6	HACKBERRY	DEMO	-	-	0"
77	6	HACKBERRY	DEMO	-	-	0"
78	5	PRK. ASH	DEMO	-5	-	0"
79	5	BOIS D ARC	DEMO	-	-	0"
80	8	BOIS D ARC	DEMO	-	-	0"
81	18	DEAD HACK	DEMO	-	-	0"
82	13	HACKBERRY	DEMO	-6.5	-	0"
83	17	HACKBERRY	DEMO	-8.5	-	0"
84	5	R. CEDAR	DEMO	-	-	0"
85	19	HACKBERRY	DEMO	-9.5	-	0"
86	22	HACKBERRY	DEMO	-11	-	0"
87	7	H. LOCUST	DEMO	-	-	0"
88	5	BOIS D ARC	DEMO	-	-	0"
89	14	HACKBERRY	DEMO	-7	-	0"
90	5	HACKBERRY	DEMO	-	-	0"
91	6	H. LOCUST	DEMO	-	-	0"
92	5	H. LOCUST	DEMO	-	-	0"
93	6	HACKBERRY	DEMO	-	-	0"
94	16	HACKBERRY	DEMO	-8	-	0"
95	5	HACKBERRY	DEMO	-	-	0"
96	6	HACKBERRY	DEMO	-	-	0"
97	7	BOIS D ARC	DEMO	-	-	0"
98	5	BOIS D ARC	DEMO	-	-	0"
99	6	BOIS D ARC	DEMO	-	-	0"
100	6	BOIS D ARC	DEMO	-	-	0"
101	9	BOIS D ARC	DEMO	-	-	0"
102	5	BOIS D ARC	DEMO	-	-	0"
103	5	PRK. ASH	DEMO	-5	-	0"
104	7	HACKBERRY	DEMO	-	-	0"
105	8	HACKBERRY	DEMO	-	-	0"
106	5	HACKBERRY	DEMO	-	-	0"
107	5	BOIS D ARC	DEMO	-	-	0"
108	6	PRK. ASH	DEMO	-6	-	0"
109	5	HACKBERRY	DEMO	-	-	0"
110	6	HACKBERRY	DEMO	-	-	0"
111	5	HACKBERRY	DEMO	-	-	0"
112	5	HACKBERRY	DEMO	-	-	0"
113	5	PRK. ASH	DEMO	-5	-	0"
114	6	HACKBERRY	DEMO	-	-	0"
115	5	BOIS D ARC	DEMO	-	-	0"
116	16	BOIS D ARC	DEMO	-	-	0"
117	7	PRK. ASH	DEMO	-7	-	0"
118	6	PRK. ASH	DEMO	-6	-	0"
119	5	HACKBERRY	DEMO	-	-	0"
120	5	PRK. ASH	DEMO	-5	-	0"
121	6	BOIS D ARC	DEMO	-	-	0"
122	7	BOIS D ARC	DEMO	-	-	0"
123	7	BOIS D ARC	DEMO	-	-	0"
124	8	BOIS D ARC	DEMO	-	-	0"
125	8	BOIS D ARC	DEMO	-	-	0"
126	16	BOIS D ARC	DEMO	-	-	0"
127	6	HACKBERRY	DEMO	-	-	0"
128	8	H. LOCUST	DEMO	-	-	0"
129	9	H. LOCUST	DEMO	-	-	0"
130	5	BOIS D ARC	DEMO	-	-	0"
131	6	BOIS D ARC	DEMO	-	-	0"
132	5	BOIS D ARC	DEMO	-	-	0"
133	5	R. CEDAR	DEMO	-	-	0"
134	5	HACKBERRY	DEMO	-	-	0"
135	4	PRK. ASH	DEMO	-4	-	0"
136	5	HACKBERRY	DEMO	-	-	0"
137	8	H. LOCUST	DEMO	-	-	0"
138	5	PRK. ASH	DEMO	-5	-	0"
139	5	HACKBERRY	DEMO	-	-	0"
140	7	HACKBERRY	DEMO	-	-	0"
141	8	HACKBERRY	DEMO	-	-	0"
142	7	HACKBERRY	DEMO	-	-	0"
143	9	BOIS D ARC	DEMO	-	-	0"
144	9	R. CEDAR	DEMO	-9	-	0"
145	7	HACKBERRY	DEMO	-	-	0"
146	12	BOIS D ARC	DEMO	-	-	0"
147	13	BOIS D ARC	DEMO	-	-	0"
148	5	PRK. ASH	DEMO	-	-	0"
149	4	PRK. ASH	DEMO	-	-	0"
150	13	HACKBERRY	DEMO	-6.5	-	0"
151	5	HACKBERRY	DEMO	-	-	0"
152	7	HACKBERRY	DEMO	-	-	0"
153	15	BOIS D ARC	DEMO	-	-	0"
154	16	BOIS D ARC	DEMO	-	-	0"
155	7	BOIS D ARC	DEMO	-	-	0"
156	7	H. LOCUST	DEMO	-	-	0"
157	5	BOIS D ARC	DEMO	-	-	0"
158	7	BOIS D ARC	DEMO	-	-	0"
159	6	BOIS D ARC	DEMO	-	-	0"
160	7	BOIS D ARC	DEMO	-	-	0"
161	5	H. LOCUST	DEMO	-	-	0"
162	9	R. CEDAR	DEMO	-9	-	0"
163	7	HACKBERRY	DEMO	-	-	0"
164	11	HACKBERRY	DEMO	-5.5	-	0"
165	11	HACKBERRY	DEMO	-5.5	-	0"
166	5	R. CEDAR	DEMO	-5	-	0"
167	5	HACKBERRY	DEMO	-	-	0"
168	9	HACKBERRY	DEMO	-	-	0"
169	7	HACKBERRY	DEMO	-	-	0"
170	5	HACKBERRY	DEMO	-	-	0"
				MITIGATE	CREDIT	MITIGATE
				-224	0"	-224
PROPOSED TREES (75 X 3" =)						+225"

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FRISCO, TEXAS 75035
PHONE (972) 335-0889

Notes

Revision	By	Appd	YYYY.MM.DD
Issued			
100%CD-For Bidding and Construction	RLA	RLA	2019.03.01

Permit-Seal

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT
3/1/19

Client/Project Logo

Client/Project
Rockwall ISD

Elementary School #15

2911 Greenway Dr.
Rockwall TX 75087

Title
TREESCAPE PLAN CHART

Project No.
214000654

Scale
1" = 40'-0"

Revision

Drawing No.
LT103

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	May 28, 2019
APPLICANT:	Cameron Slown; *FC Cuny Corporation*
CASE NUMBER:	P2019-021; *Lots 1, 2, & 3, Block A, Town Place Marriott Addition*

SUMMARY

Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Greencrest TPS Hotel, LP for the approval of a final plat of Lots 1-3, Block A, Town Place Marriott Addition being an 8.715-acre tract of land identified as a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting to final plat an 8.715-acre tract of land (*i.e. a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145*) into three (3) lots (*i.e. Lots 1, 2, & 3, Block A, Town Place Marriott Addition*) for the purpose of establishing the necessary firelane, drainage, detention, and utility easements necessary to develop the subject property.

☑ On February 6, 2017, the City Council approved *Case No. Z2016-045* for a Specific Use Permit (SUP) [*Ordinance No. 17-07; SUP No. S-161*] for a residence hotel on Lot 2. On February 19, 2017, the City Council approved *Case No. MIS2018-004* for a one (1) year extension of the Specific Use Permit (SUP) [*Ordinance No. 17-07; SUP No. S-161*].

☑ On September 4, 2018, the City Council approved a treescape plan [*Case No. MIS2018-018*] on Lot 3 for the purpose of removing trees to facilitate future development on this site.

☑ On October 9, 2018, the Planning and Zoning Commission approved a site plan [*Case No. SP2019-029*] and recommended approval of variances associated with residence hotel on Lot 2. Subsequently, on November 11, 2019, the City Council approved the requested variances.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the final plan for *Lots 1, 2, & 3, Block A, Town Place Marriott Addition*, staff would propose the following conditions of approval:

(1) The Final Plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Project Number	P2019-021	**Owner**	ROCKWALL, RENTAL PROPERTIES LP	**Applied**	5/14/2019 LM
Project Name	Lot 1, 2, &3, Block B, Town Place Marriott Addition	**Applicant**	FC CUNY CORPORATION	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
908 E I30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL HIGH SCHOOL	4		4	0145-0000-0004-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/14/2019	5/21/2019	5/21/2019	7	APPROVED	
ENGINEERING	Sarah Hager	5/14/2019	5/21/2019	5/23/2019	9	COMMENTS	
(5/23/2019 4:20 PM SH) - Must tie two points to Rockwall GPS. N: E: - This "24' Fire Lane ..." will need to be dedicated as a public access not just access by this plat. It will be a public easement. - Dimension this easement at the entrance of the property. Build line? Sidewalk easement?							
FIRE	Ariana Hargrove	5/14/2019	5/21/2019	5/23/2019	9	APPROVED	
GIS	Lance Singleton	5/14/2019	5/21/2019	5/22/2019	8	COMMENTS	See comment
(5/22/2019 9:26 AM LS) 1. Tie two corners (on map) to the SPC N. Texas 4202 2. Provide closure report							
PLANNING	Korey Brooks	5/14/2019	5/21/2019	5/23/2019	9	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

P2019-021 Lots 1, 2, & 3, Block A, Town Place Marriott Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Greencrest TPS Hotel, LP for the approval of a final plat of Lots 1-3, Block A, Town Place Marriott Addition being an 8.715-acre tract of land identified as a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2019-021) in the lower right hand corner of all pages on future submittals.

M.4 Please review our standard title block below and revise accordingly.

Type of Plat [Master, Preliminary, Final or Replat]

Subdivision Name (Proposed or Approved)

Lot / Block Designation

Number of Lots (Proposed)

Total Acreage/SF

City, State, County

M.5 Please tie two corner to State Plane Coordinates.

M.6 Please add general note "It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54."

M.7 Please label adjacent properties withRCAD info.

M.8 Please greyscale anything offsite that is existing/not affected by this plat.

M.9 Please label all property lines and centerline of Greecrest Blvd.

M.10 Please use heavier line weight for lot lines. It is difficult to see the individual lots.

M.11 Please use a variation of linetypes. The dashlines all seem to look alike (especially where easements overlap) and may be more difficult to differentiate once the plat is digitized.

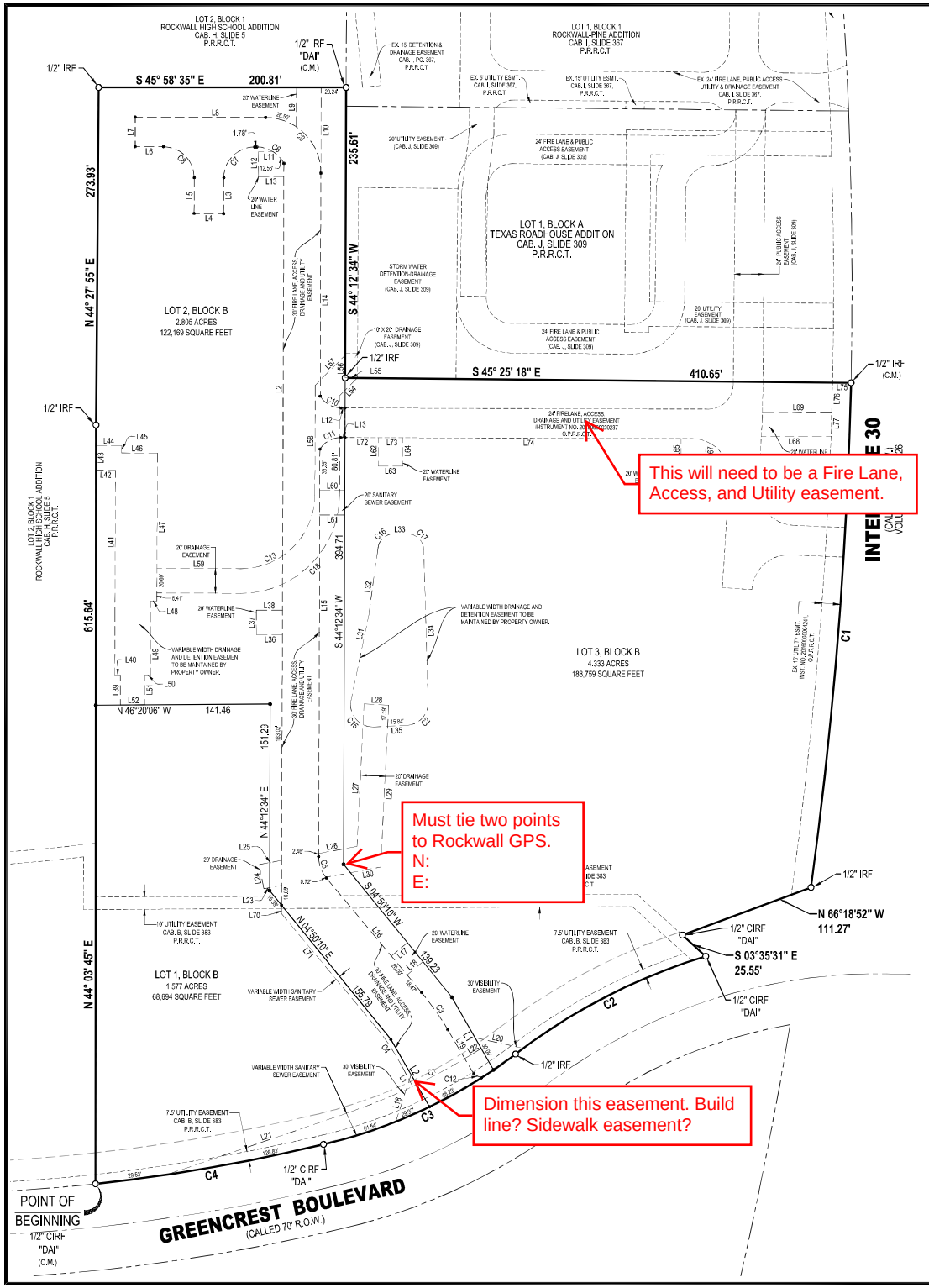
M.12 Please use heavier line weight for visibility triangles.

M.13 Please swap location of Owner's Certificate and Owner's Dedication.

M.14 The print on the tables is very small and may become more difficult to read once digitized. Can the font size be increased?

I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by June 4. The Planning and Zoning Meeting for this case is May 28, 2019.

I.16 The projected City Council meeting date and subsequent approval for this plat is June 3, 2019.



BOUNDARY CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3669.86'	6°24'58"	410.96'	S 48°33'37" W	410.74'
C2	495.00'	20°39'28"	174.44'	N 73°52'49" W	173.50'
C3	415.00'	23°57'59"	173.56'	N 71°09'06" W	172.29'
C4	1493.00'	7°12'39"	187.90'	N 65°47'56" W	187.77'

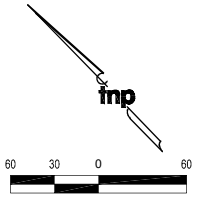
LOT LINE TABLE		
LINE #	BEARING	LENGTH
L1	S14°11'02"W	67.86'
L2	N14°11'02"E	63.69'

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L1	N16°15'08"E	18.13'
L2	S44°12'34"W	602.01'
L3	N44°12'34"E	29.10'
L4	S45°47'26"E	24.00'
L5	S44°12'34"W	29.10'
L6	S45°47'26"E	23.00'
L7	S44°12'34"W	24.00'
L8	N45°47'26"W	105.78'
L9	N44°12'26"E	32.01'
L10	N44°12'26"E	69.49'
L11	S45°47'26"E	12.34'
L12	N45°47'26"W	3.23'
L13	N45°12'50"E	20.00'
L14	S45°47'26"E	3.23'
L15	N45°47'26"W	20.48'
L16	N44°12'34"E	181.04'
L17	N44°12'34"E	330.57'
L18	N01°45'58"E	120.92'
L19	N45°45'58"W	16.97'
L20	N82°07'53"E	40.06'
L21	N85°45'58"W	16.76'
L22	N13°35'46"E	41.56'
L23	N33°49'59"W	40.04'
L24	N84°53'51"W	156.13'
L25	N77°40'58"W	9.60'
L26	N33°31'00"E	20.00'
L27	N56°28'57"W	14.65'
L28	S56°28'57"E	16.43'
L29	S56°28'57"E	31.67'
L27	N46°50'36"E	115.80'

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L28	S43°09'24"E	20.00'
L29	S46°50'36"W	131.61'
L30	N66°28'57"W	45.37'
L31	N55°46'04"E	70.63'
L32	N51°46'40"E	55.14'
L33	S45°47'26"E	11.26'
L34	S42°22'47"W	124.25'
L35	N48°51'59"W	26.96'
L36	S45°47'26"E	21.02'
L37	S43°21'56"W	20.00'
L38	N45°47'26"W	21.32'
L39	S44°12'34"W	24.39'
L40	S45°47'26"E	4.50'
L41	S44°12'34"W	117.15'
L42	S45°47'26"E	15.76'
L43	S44°03'45"W	20.00'
L44	N45°47'26"W	20.81'
L45	N44°12'34"E	6.00'
L46	N45°47'26"W	28.00'
L47	N44°12'34"E	120.00'
L48	S45°47'26"E	5.00'
L49	N44°12'34"E	60.15'
L50	S45°47'26"E	4.50'
L51	N44°12'34"E	24.20'
L52	S46°20'06"E	20.00'
L54	S89°08'01"W	20.16'
L55	S45°42'40"E	10.00'
L56	S44°12'34"W	16.23'
L57	N89°12'34"E	34.27'
L58	N44°12'34"E	89.09'

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L59	S45°47'26"E	67.99'
L60	S45°47'26"E	20.22'
L61	S45°47'26"E	20.22'
L62	S44°12'34"W	23.12'
L63	S45°47'26"E	20.00'
L64	N44°12'34"E	23.12'
L65	S44°12'34"W	23.12'
L66	S45°47'26"E	20.00'
L67	N44°12'34"E	21.09'
L68	N45°47'26"W	56.52'
L69	N45°47'26"W	56.22'
L70	N44°12'34"E	6.81'
L71	N04°34'54"E	118.65'
L72	S45°47'26"E	27.19'
L73	S45°47'26"E	20.00'
L74	S45°47'26"E	225.76'
L75	N45°25'18"W	15.00'
L76	S45°32'34"W	23.85'
L77	S45°53'13"W	20.09'

EASEMENT CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	490.00'	12°40'57"	109.32'	N 71°17'00" W	109.09'
C2	18.00'	88°45'14"	27.88'	S 86°48'24" W	25.18'
C3	226.50'	9°20'53"	36.96'	N 08°55'20" E	36.91'
C4	190.00'	12°30'14"	39.61'	N 10°15'01" E	39.73'
C5	27.00'	39°57'40"	18.83'	N 24°13'44" E	19.45'
C6	25.00'	61°38'33"	26.90'	S 14°58'10" E	25.62'
C7	25.00'	90°00'00"	39.27'	N 89°12'34" E	35.36'
C8	25.00'	90°00'00"	39.27'	S 00°47'26" E	35.36'
C9	45.00'	90°00'00"	70.69'	N 00°47'26" W	63.64'
C10	20.00'	58°12'42"	20.32'	N 16°40'05" W	19.46'
C11	20.00'	58°12'42"	20.32'	S 74°53'47" E	19.46'
C12	30.00'	13°22'58"	7.00'	N 18°56'04" W	6.99'
C13	60.00'	90°00'00"	94.25'	N 89°12'34" E	84.85'
C15	18.00'	104°38'44"	32.88'	N 03°27'22" E	28.46'
C16	13.00'	82°23'54"	18.70'	S 86°59'23" E	17.13'
C17	13.00'	88°10'13"	20.01'	S 01°42'20" E	18.09'
C18	80.00'	90°00'00"	125.66'	S 89°12'34" W	113.14'



LEGEND

(C.M.) - CONTROLLING MONUMENT
IRF - IRON ROD FOUND
CIRF - CAPPED IRON ROD FOUND
INST. - INSTRUMENT
CAB. - CABINET
VOL. - VOLUME
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D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

GENERAL NOTES:

(1) BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM WESTERN DATA SYSTEMS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000146135.

(2) BY GRAPHIC SCALE ONLY AND PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48397C0040L, EFFECTIVE DATE: SEPTEMBER 26, 2008, THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X". THE LOCATION OF THE SAID FLOOD ZONES IS BASED ON SAID MAP AND IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. RELEVANT ZONES ARE DEFINED AS FOLLOWS

(3) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

(4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

(5) ALL CORNERS ARE A 5/8" IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE SHOWN.

FINAL PLAT
TOWN PLACE MARRIOTT ADDITION
LOT 1, LOT 2, AND LOT 3, BLOCK B

379,622 SQUARE FEET
8.715 ACRES

SITUATED IN THE JD MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
GREENCREST TPS HOTEL, LP.
10000 North Central Expressway
Suite 400
Dallas, TX 75231

OWNER
ROCKWALL RENTAL PROPERTIES L.P.
P.O. Box, B
Terrell, TX. 75160

CASE NO. P_____

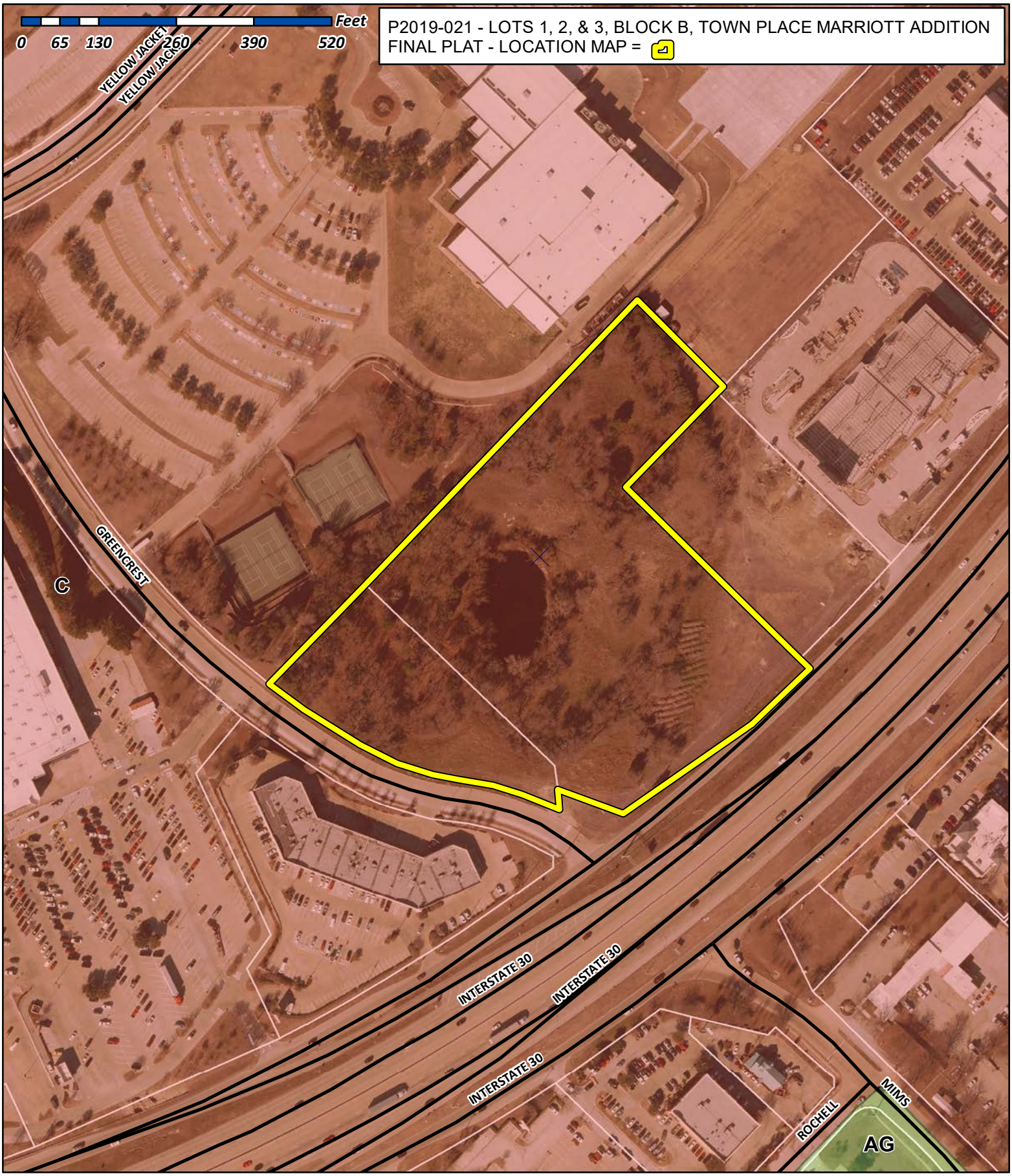
PROJECT INFORMATION
Project No.: FCU 18061
Date: April 8, 2019
Drawn By: GS9
Scale: 1"=60'

SHEET 1 of 2

tnp

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

Drawing: 2019 04 04 FCU 18061 Townplace Marriot Final Plat at 2019/04/08 5:15 PM by gshaner

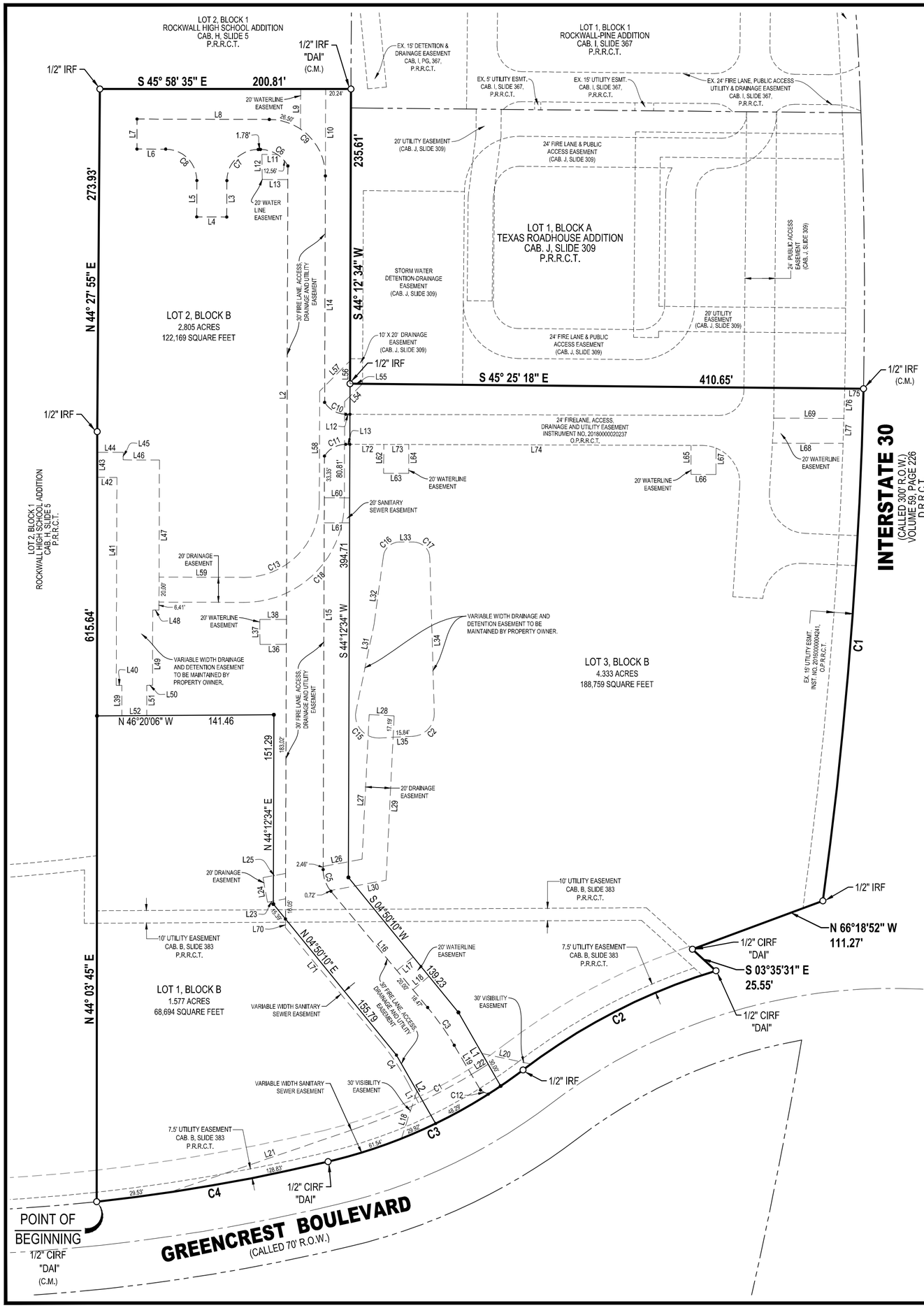


P2019-021 - LOTS 1, 2, & 3, BLOCK B, TOWN PLACE MARRIOTT ADDITION
FINAL PLAT - LOCATION MAP =

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.



BOUNDARY CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3669.86'	6°24'58"	410.95'	S 48°33'37" W	410.74'
C2	485.00'	20°36'28"	174.44'	N 73°10'49" W	173.50'
C3	415.00'	23°57'39"	173.55'	N 71°09'06" W	172.29'
C4	1493.00'	7°12'39"	187.90'	N 55°47'35" W	187.77'

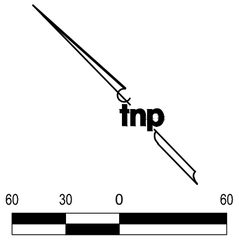
LOT LINE TABLE		
LINE #	BEARING	LENGTH
L1	S14°11'02"W	67.86'
L2	N14°11'02"E	63.09'

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L1	N16°15'08"E	18.13'
L2	S44°12'34"W	602.01'
L3	N44°12'34"E	29.10'
L4	S45°47'26"E	24.00'
L5	S44°12'34"W	29.10'
L6	S45°47'26"E	23.00'
L7	S44°12'34"W	24.00'
L8	N45°47'26"W	105.78'
L9	N44°12'20"E	32.01'
L10	N44°12'20"E	69.49'
L11	S45°47'26"E	12.34'
L12	N45°47'26"W	3.23'
L12	N43°21'50"E	20.00'
L13	S45°47'26"E	3.23'
L13	N45°47'26"W	20.48'
L14	N44°12'34"E	181.04'
L15	N44°12'34"E	330.57'
L16	N04°14'54"E	120.92'
L17	N85°45'06"W	16.97'
L18	N62°07'53"E	40.06'
L18	N85°45'06"W	16.76'
L19	N13°35'46"E	41.58'
L20	N33°49'29"W	40.04'
L21	N64°53'31"W	156.13'
L22	N77°40'28"W	9.60'
L23	N56°28'57"W	14.65'
L24	N33°31'03"E	20.00'
L25	S56°28'57"E	18.43'
L26	S56°28'57"E	31.67'
L27	N46°50'36"E	115.80'

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L28	S43°09'24"E	20.00'
L29	S46°50'36"W	131.61'
L30	N56°28'57"W	45.31'
L31	N55°46'44"E	70.63'
L32	N51°48'40"E	55.14'
L33	S45°47'26"E	11.26'
L34	S42°22'47"W	124.20'
L35	N48°51'59"W	26.98'
L36	S45°47'26"E	21.02'
L37	S43°21'50"W	20.00'
L38	N45°47'26"W	21.32'
L39	S44°12'34"W	24.39'
L40	S45°47'26"E	4.50'
L41	S44°12'34"W	117.15'
L42	S45°47'26"E	15.76'
L43	S44°03'45"W	20.00'
L44	N45°47'26"W	20.81'
L45	N44°12'34"E	6.00'
L46	N45°47'26"W	29.00'
L47	N44°12'34"E	120.00'
L48	S45°47'26"E	5.00'
L49	N44°12'34"E	60.15'
L50	S45°47'26"E	4.50'
L51	N44°12'34"E	24.20'
L52	S46°20'06"E	20.00'
L54	S89°08'01"W	20.16'
L55	S45°42'40"E	10.00'
L56	S44°12'34"W	18.23'
L57	N89°12'34"E	34.27'
L58	N44°12'34"E	89.09'

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L59	S45°47'26"E	67.95'
L60	S45°47'26"E	20.23'
L61	S45°47'26"E	20.23'
L62	S44°12'34"W	23.13'
L63	S45°47'26"E	20.00'
L64	N44°12'34"E	23.13'
L65	S44°12'34"W	23.13'
L66	S45°47'26"E	20.00'
L67	N44°12'34"E	21.08'
L68	N45°47'26"W	56.53'
L69	N45°47'26"W	56.20'
L70	N44°12'34"E	6.81'
L71	N04°14'54"E	118.65'
L72	S45°47'26"E	27.15'
L73	S45°47'26"E	20.00'
L74	S45°47'26"E	225.76'
L75	N45°25'18"W	15.00'
L76	S45°32'34"W	23.90'
L77	S45°53'13"W	20.01'

EASEMENT CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	490.00'	12°46'57"	109.32'	N 71°17'00" W	109.09'
C2	18.00'	88°45'14"	27.88'	S 86°45'24" W	25.18'
C3	226.50'	9°20'53"	36.95'	N 08°55'20" E	36.91'
C4	190.00'	12°00'14"	39.81'	N 10°15'01" E	39.73'
C5	27.00'	39°57'40"	18.83'	N 24°13'44" E	18.45'
C6	25.00'	61°38'33"	26.90'	S 14°58'10" E	25.62'
C7	25.00'	90°00'00"	39.27'	N 89°12'34" E	35.36'
C8	25.00'	90°00'00"	39.27'	S 00°47'26" E	35.36'
C9	45.00'	90°00'00"	70.69'	N 00°47'26" W	63.64'
C10	20.00'	58°12'42"	20.32'	N 16°41'05" W	19.46'
C11	20.00'	58°12'42"	20.32'	S 74°53'47" E	19.46'
C12	30.00'	13°22'38"	7.00'	N 18°56'04" W	6.99'
C13	60.00'	90°00'00"	94.25'	N 89°12'34" E	84.85'
C15	18.00'	104°38'44"	32.88'	N 03°27'22" E	28.49'
C16	13.00'	82°23'54"	18.70'	S 86°59'23" E	17.13'
C17	13.00'	88°10'13"	20.01'	S 01°42'20" E	18.09'
C18	80.00'	90°00'00"	125.66'	S 89°12'34" W	113.14'



LEGEND

(C.M.) - CONTROLLING MONUMENT
IRF - IRON ROD FOUND
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GENERAL NOTES:

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FINAL PLAT
TOWN PLACE MARRIOTT ADDITION
LOT 1, LOT 2, AND LOT 3, BLOCK B

379,622 SQUARE FEET
8.715 ACRES

SITUATED IN THE JD MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
GREENCREST TPS HOTEL, L.P.
10000 North Central Expressway
Suite 400
Dallas, TX 75231

OWNER
ROCKWALL RENTAL PROPERTIES L.P.
P.O. Box. B
Terrell, TX. 75160

CASE NO. P_____

PROJECT INFORMATION
Project No.: FCU 18061
Date: April 8, 2019
Drawn By: GS9
Scale: 1"=60'

SHEET 1 of 2

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

Drawing: 2019 04 04 FCU 18061 Townplace Marriot Final Plat at 2019/04/08 5:15 PM by gshaner

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as TOWN PLACE MARRIOTT ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

ROCKWALL RENTAL PROPERTIES, LP

_____
Representative:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, 2019.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

GREENCREST TPS HOTEL, LP.

_____
Representative:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, 2019.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the ____ day of _____, 2019.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

Witness our hands this the ____ day of _____, 2019.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, Greencrest TPS Hotel, LP. and Rockwall Rental Properties, LP. are the owner's of a tract of land out of the J.D. McFarland Survey, Abstract Number 145 being a portion of Lot 1, Block B of Goldencrest Addition, an addition to the city of Rockwall as recorded in Cabinet B, Slide 383 of the Plat Records of Rockwall County, Texas, same being a portion of a called 14.45 acre tract of land described by deed to Rockwall Rental Properties, L.P. as recorded in Volume 4076, Page 48 of the Deed Records of Rockwall County, Texas, and all of a called 2.805 acre tract of land to Greencrest TPS Hotel, LP. as recorded in Instrument Number 20180000020236 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "DAI" found for the south corner of Lot 2, Block 1 of Rockwall Highschool Addition, an addition to the City of Rockwall as recorded in Cabinet H, Slide 5 of the Plat Records of Rockwall County, Texas, said point also being the west corner of said 14.45 acre tract and lying on the northeast line of Greencrest Boulevard, a called 70.00 feet wide right-of-way;

THENCE North 44 degrees 03 minutes 45 seconds East along the southeast line of said Lot 2, a distance of 615.64 feet to a 1/2 inch iron rod found for corner;

THENCE North 44 degrees 27 minutes 55 seconds East continuing along the southeast line of said Lot 2, a distance of 273.93 feet to a 1/2 inch iron rod found for an inner ell corner of said Lot 2;

THENCE South 45 degrees 58 minutes 35 seconds East continuing along the southeast line of said Lot 2, a distance of 200.81 feet to a 1/2 inch iron rod with cap stamped "DAI" found for a south corner of same lying on the northwest line of Lot 1, Block 1 Rockwall Pine Addition, an addition to the City of Rockwall as recorded in Cabinet I, Slide 367 of the Plat Records of Rockwall County, Texas

THENCE South 44 degrees 12 minutes 34 seconds West along the northwest line of said Rockwall-Pine Addition, passing a 1/2 inch iron rod with cap stamped "ADAMS" found for the west corner of same, also for the north corner of Lot 1, Block A, Texas Roadhouse Addition, an addition to the City of Rockwall as recorded in Cabinet J, Slide 309 of the Plat Records of Rockwall County, Texas, and continuing along the northwest line of said Texas Roadhouse Addition, a total distance of 235.61 feet to a 1/2 inch iron rod found for the west corner of said Lot 1, Block A, Texas Roadhouse Addition;

THENCE South 45 degrees 25 minutes 18 seconds East along the southwest line of said Lot 1, Block A, Texas Roadhouse Addition, a distance of 410.65 feet to a 1/2 inch iron rod found for the south corner of same lying on the northwest right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) at the beginning of a curve to the right;

THENCE with said curve to the right along the northwest right-of-way line of Interstate Highway No. 30 having a radius of 3669.86 feet, a central angle of 06 degrees 24 minutes 58 seconds, an arc length of 410.95 feet, a chord bearing of South 48 degrees 33 minutes 37 seconds West, a distance of 410.74 feet to a 1/2 inch iron rod found for corner on the northeast line of previously mentioned Greencrest Boulevard;

THENCE long the northeast line of said Greencrest Boulevard the following courses and distances;

North 66 degrees 18 minutes 52 seconds West, a distance of 111.27 feet to a 1/2 inch iron rod with cap stamped "DAI" found for corner;

South 03 degrees 35 minutes 31 seconds East, a distance of 25.55 feet to a 1/2 inch iron rod with cap stamped "DAI" found for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 485.00 feet, a central angle of 20 degrees 36 minutes 28 seconds, an arc length of 174.44 feet, a chord bearing of North 73 degrees 10 minutes 49 seconds West, a distance of 173.50 feet to a 1/2 inch iron rod found for corner at the beginning of a reverse curve to the right;

With said reverse curve to the right having a radius of 415.00 feet, a central angle of 23 degrees 57 minutes 39 seconds, an arc length of 173.55 feet, a chord bearing of North 71 degrees 09 minutes 06 seconds West, a distance of 172.29 feet to a 1/2 inch iron rod with cap stamped "DAI" found for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 1493.00 feet, a central angle of 07 degrees 12 minutes 39 seconds, an arc length of 187.90 feet, a chord bearing of North 55 degrees 47 minutes 35 seconds West, a distance of 187.77 feet to the POINT OF BEGINNING containing 379,622 square Feet, or 8.715 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2019

_____
BRIAN J. MADDOX, R.P.L.S. NO. 5430

FINAL PLAT
TOWN PLACE MARRIOTT ADDITION
LOT 1, LOT 2, AND LOT 3, BLOCK B
379,622 SQUARE FEET
8.715 ACRES

SITUATED IN THE JD MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
GREENCREST TPS HOTEL, LP.
10000 North Central Expressway
Suite 400
Dallas, TX 75231

OWNER
ROCKWALL RENTAL PROPERTIES L.P.
P.O. Box. B
Terrell, TX. 75160

CASE NO. P_____

PROJECT INFORMATION
Project No.: FCU 18061
Date: April 8, 2019
Drawn By: GS9
Scale: 1"=60'

SHEET 2 of 2

tnp

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

Drawing: 2019 04 04 FCU 18061 Townplace Marriot Final Plat at 2019/04/08 5:15 PM by gshaner

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	May 28, 2019
APPLICANT:	Cameron Slown; *F.C. Cuny Corporation*
CASE NUMBER:	P2019-022; *Lot 5, Block A, Harbor Village Addition*

SUMMARY

Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill of MHC Rockwall, LLC and Jason Lentz of Atticus of Atticus Summer Lee Townhomes for the approval of a replat for Lot 5, Block A, Harbor Village Addition, being a 2.12-acre tract of land currently identified as Lot 3, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located on the south side of Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 2.12-acre parcel of land [i.e. *Lot 3, Block A, Harbor Village Addition*] for purpose of establishing the necessary easements (*i.e. fire lane, public access, drainage and utility easements*) in order to develop the lot. The new parcel of land [*i.e. Lot 5, Block A, Harbor Village Addition*] will allow for the construction of a four (4) story, ~45,900 SF hotel containing 98 traditional hotel rooms [*i.e. TRU Hilton*]. The *subject property* is located within the *Interior, Horizon/Summer Lee* and *Residential Subdistricts* of Planned Development District 32 (PD-32).

- ☑ On March 5, 2018, the City Council approved *Ordinance No. 18-16* [*Case No. Z2018-001*] granting a *PD Development Plan* for a hotel on the 2.12-acre subject property. This ordinance also granted the hotel the ability to extend the height of the structure above 36-feet, which is the maximum height permitted in the Scenic Overlay (SOV) District without a Specific Use Permit (SUP).

- ☑ On September 11, 2018, the Planning and Zoning Commission approved the site plan, and recommended approval of the variances, waivers, and exceptions associated with the construction of the hotel to the City Council. On September 17, 2018, the City Council approved the associated variances, waivers, and exceptions requested by the applicant.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 5, Block A, Harbor Village Addition,* staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Project Number	P2019-022	**Owner**	BRYANT, JUDY GRACE & LINDA JEAN BRUNET	**Applied**	5/17/2019 LM
Project Name	Lot 5, Block A, Harbor Village Addition	**Applicant**	FC CUNY CORPORATION	**Approved**	
Type	PLAT			**Closed**	
Subtype	FINAL			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
2600 SUMMER LEE DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HAMMER ADDITION	2A		2A	3160-0000-002A-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/17/2019	5/24/2019	5/21/2019	4	APPROVED	
ENGINEERING	Sarah Hager	5/17/2019	5/24/2019	5/23/2019	6	COMMENTS	See markup.
(5/23/2019 4:06 PM SH) - Move note 6 down to be above the paragraph with, "We further..." - Include visibility clips at driveway. - Is this water easement needed? - Need to hatch and label removed portions with metes and bounds. - Must tie two points to Rockwall GPS. N: E:							
FIRE	Ariana Hargrove	5/17/2019	5/24/2019	5/23/2019	6	APPROVED	
GIS	Lance Singleton	5/17/2019	5/24/2019	5/22/2019	5	COMMENTS	See comments
(5/22/2019 9:29 AM LS) 1. Tie two corners (on map) to the SPC N. Texas 4202 2. Provide closure report							
PLANNING	David Gonzales	5/17/2019	5/24/2019	5/23/2019	6	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill of MHC Rockwall, LLC and Jason Lentz of Atticus of Atticus Summer Lee Townhomes for the approval of a replat for Lot5, Block A, Harbor Village Addition, being a 2.12-acre tract of land currently identified as Lot 3, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located on the south side of Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

** Planning Department General Comments to be addressed:

The following staff comments are to be addressed and resubmitted no later than Tuesday June 4, 2019. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:

** Planning Department General Comments to be addressed:

1. The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), Planned Development District 32 (Pd-32), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.
2. Provide a label indicating "Case No. P2019-022" on the lower right corner on all pages of the revised final plat.
3. Correct Title Block to read as follows:
Final Plat
Lot 5, Block A, Harbor Village Addition
92,367 Square Feet or 2.120-Acres
Being a Replat of Lot 3, Block A Harbor Village Addition
Situated in the Edward Teal Survey, Abstract No. 207
An Addition to the City of Rockwall, Rockwall County, Texas
As recorded in instrument number...Official Public Records Rockwall County, Texas
4. Provide a hatch for all area's to be abandoned.
5. Tie at least two (2 corners to city monumentation.
6. Provide a darker gray scale for all items in light gray.
7. Provide a vicinity map on page one (1).
8. Correct thelot number on the plat to indicate "Lot 5, Block A" and remove lot 3.
9. Additionally, include the subdivision name (i.e. Harbor Village Additon) on plat above Lot 5, Block A for identification purposes.

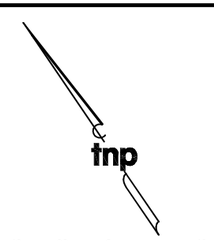
** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing. **

** Although on this case is on the Consent Agenda, staff would recommend that you and/or your representative(s) are in attendance for this request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Consent Agenda: May 28, 2019 (Tuesday at 6:00 p.m.)

City Council - Consent Agenda: June 3, 2019 (Monday at 6:00 p.m.)

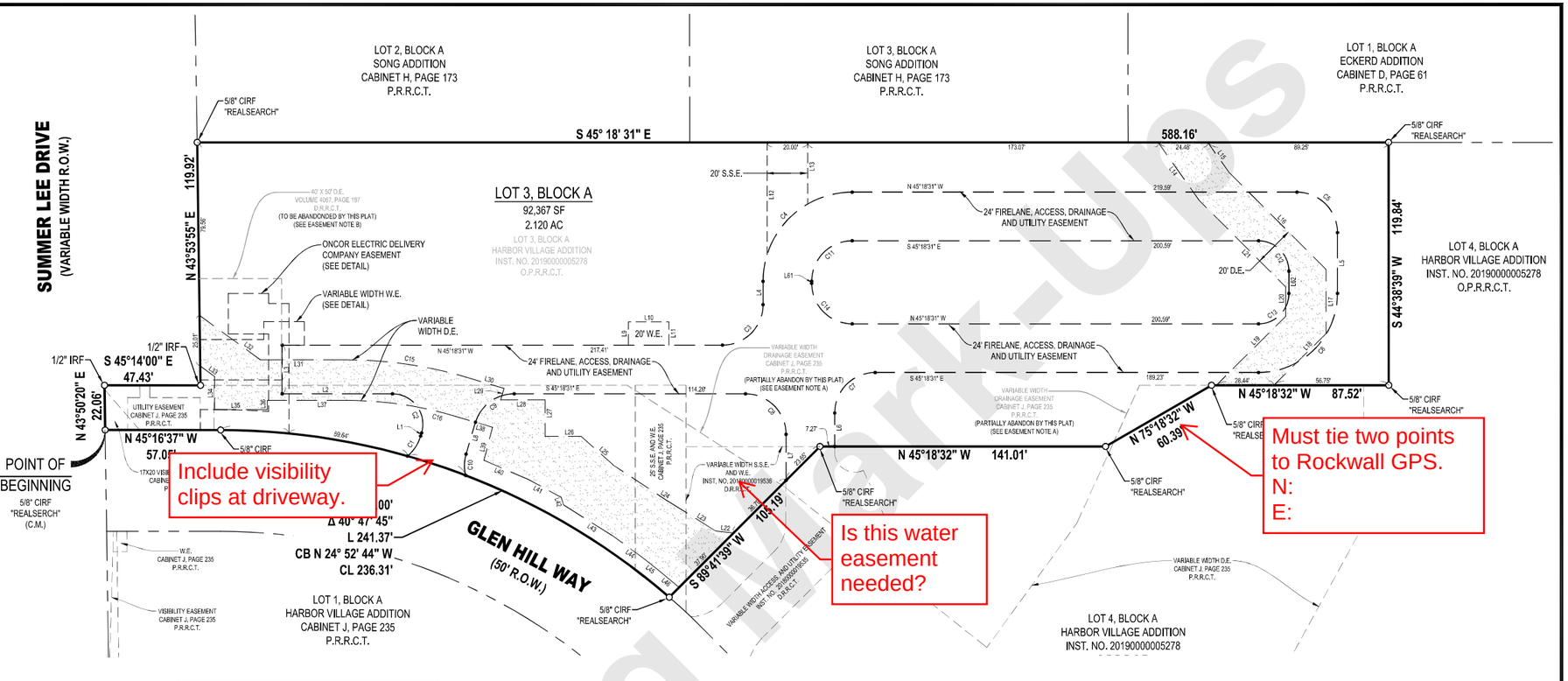


LEGEND

(C.M.) - CONTROLLING MONUMENT
IRF - IRON ROD FOUND
CIRF - CAPPED IRON ROD FOUND
NTS - NOT TO SCALE
R.O.W. - RIGHT OF WAY
INST. - INSTRUMENT
VOL. - VOLUME
NO. - NUMBER
SF - SQUARE FEET
AC - ACRES
S.S.E. - SANITARY SEWER EASEMENT
W.E. - WATER EASEMENT
D.E. - DRAINAGE EASEMENT
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

NOTES:

1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011)EPOCH 2010).
2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
4. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.



EASEMENT NOTES:

EASEMENT NOTE A
THE PORTION OF THE VARIABLE WIDTH DRAINAGE EASEMENT WITHIN THE PLATTED AREA OF LOT 3, BLOCK A AS SHOWN ON THIS PLAT WHICH WAS DEDICATED BY HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS AS RECORDED IN CABINET J, PAGE 235, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS IS TO BE ABANDONED BY THIS PLAT.

EASEMENT NOTE B
ALL OF THE DRAINAGE EASEMENT AS RECORDED IN VOLUME 4067, PAGE 197 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS IS TO BE ABANDONED BY THIS PLAT.

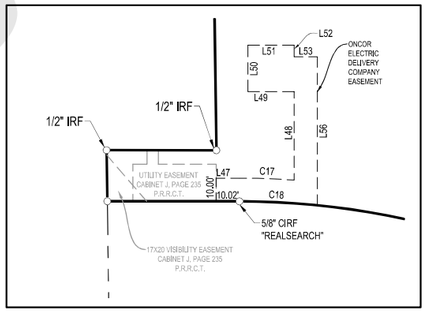
Need to hatch and label removed portions with metes and bounds.

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L1	S61°05'18"W	1.66'
L2	S45°18'31"E	54.48'
L3	S44°41'29"W	24.00'
L4	S44°41'29"W	11.51'
L5	N44°41'29"E	30.00'
L6	N44°41'44"E	16.49'
L7	S44°41'44"W	22.69'
L8	N61°05'18"E	16.01'
L9	N44°43'23"E	11.50'
L10	S45°16'37"E	20.00'
L11	S44°43'23"W	11.50'
L12	N44°41'29"E	55.44'
L13	N44°41'29"E	30.45'
L14	S09°28'01"W	34.92'
L15	N09°28'01"E	18.09'
L16	N00°18'31"W	67.89'
L17	N44°41'29"E	31.48'
L18	N89°59'49"E	36.35'
L19	S89°59'49"W	48.22'
L20	S44°41'29"W	14.62'
L21	S00°18'31"E	60.51'

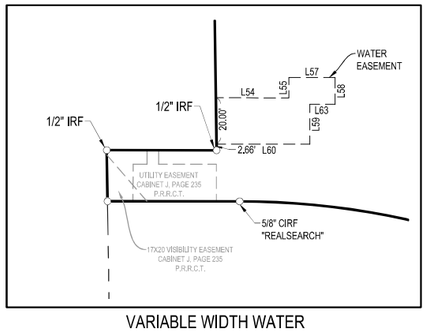
EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L22	N38°50'27"W	8.74'
L23	N13°15'39"W	28.47'
L24	N11°56'17"W	31.57'
L25	N03°26'17"W	21.35'
L26	N45°18'27"W	17.90'
L27	N44°41'46"E	18.00'
L28	N45°18'31"W	21.89'
L29	N61°15'12"E	5.92'
L30	N28°44'48"W	18.90'
L31	N45°18'31"W	42.30'
L32	N09°12'47"W	37.19'
L33	S09°12'47"E	8.72'
L34	S44°41'29"W	16.32'
L35	S45°18'31"E	26.07'
L36	N44°41'29"E	4.56'
L37	S45°18'31"E	38.89'
L38	S28°44'48"E	18.90'
L39	S59°26'13"W	16.83'
L40	S21°57'34"E	23.96'
L41	S16°40'16"E	18.44'
L42	S27°26'27"W	3.92'

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L43	S13°14'07"E	28.25'
L44	S09°10'02"E	17.73'
L45	S07°10'35"E	10.55'
L46	S05°37'22"E	13.60'
L47	N45°16'37"W	10.03'
L48	S44°41'29"W	38.19'
L49	S45°18'31"E	20.00'
L50	S44°41'29"W	20.00'
L51	N45°18'31"W	20.00'
L52	N44°41'29"E	5.00'
L53	N45°18'31"W	10.00'
L54	S45°16'09"E	31.53'
L55	N44°41'29"E	8.83'
L56	N44°42'04"E	64.07'
L57	S45°17'34"E	20.00'
L58	S44°43'23"W	11.62'
L59	S44°43'51"W	17.21'
L60	N45°16'09"W	40.32'
L61	N44°41'29"E	1.00'
L62	S44°41'29"W	11.00'
L63	N45°18'31"W	10.93'

EASEMENT CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.06'	34°19'52"	12.02'	S 78°17'29" W	11.84'
C2	15.00'	106°23'16"	27.85'	S 07°53'40" W	24.02'
C3	20.00'	90°00'00"	31.42'	S 89°41'29" W	28.28'
C4	44.00'	90°00'00"	69.12'	S 89°41'29" W	62.23'
C5	20.00'	90°00'00"	31.42'	N 00°18'31" W	28.28'
C6	39.00'	90°00'00"	61.26'	N 89°41'29" E	55.15'
C7	20.00'	89°59'45"	31.41'	N 89°41'36" E	28.28'
C8	20.00'	90°00'15"	31.42'	S 00°18'24" E	28.29'
C9	20.00'	73°36'11"	25.69'	S 82°06'36" E	23.96'
C10	19.85'	30°45'46"	10.66'	N 45°46'22" E	10.53'
C11	20.00'	90°00'00"	31.42'	N 89°41'29" E	28.28'
C12	15.00'	90°00'00"	23.56'	S 00°18'31" E	21.21'
C13	15.00'	90°00'00"	23.56'	S 89°41'29" W	21.21'
C14	20.00'	90°00'00"	31.42'	N 00°18'31" W	28.28'
C15	210.00'	16°33'43"	60.70'	N 37°01'39" W	60.49'
C16	190.00'	16°33'43"	54.92'	S 37°01'39" E	54.73'
C17	349.00'	3°53'27"	23.70'	N 43°19'53" W	23.70'
C18	339.00'	5°41'55"	33.72'	S 42°25'30" E	33.70'



ONCOR ELECTRIC DELIVERY COMPANY EASEMENT DETAIL
SCALE: 1"=40'



VARIABLE WIDTH WATER EASEMENT DETAIL
SCALE: 1"=40'

FINAL PLAT OF
HARBOR VILLAGE ADDITION
LOT 3, BLOCK A

92,367 SQUARE FEET
2.120 ACRES

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF LOT 3, BLOCK A,
HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL,
TEXAS AS RECORDED IN INSTRUMENT NUMBER 20190000005278, OF
THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

OWNER
MHC ROCKWALL, LLC
1468 Kimbrough Rd. Suite 103
Germantown, TN. 38138

ENGINEER
F.C. CUNY CORPORATION
#2 Horizon Court
Heath, Texas 75032
Ph. 469.402.7700
T.R.E.F.F.-7449

PROJECT INFORMATION
Project No.: FCU 18193
Date: May 6, 2019
Drawn By: GS9
Scale: 1"=40'

SHEET 1 of 2

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

CASE NO. _____

Drawing: L:\Projects\FCU 18193 Tru Hilton Rockwall\Acad\Deliverables\Final Plat\2019 05 08_FCU 18193 Tru Hilton Rockwall - Final Plat.dwg at May 09, 2019 - 7:59am by jmaddox

Move Down.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as HARBOR VILLAGE ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

MHC ROCKWALL, LLC.

_____
Representative:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, 2019.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, MHC Rockwall, LLC., is the owner of a tract of land out of the Edward Teal Survey, Abstract No. 207, in the City of Rockwall, Rockwall County, Texas, Being all of Lot 3 Block A of Harbor Village Addition, an addition to The City of Rockwall, as recorded in Instrument Number 20190000005278 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the west corner of said Lot 3, lying at the intersection of the southeast right-of-way line of Summer Lee Drive (a variable width right-of-way) and the northeast right-of-way line of Glen Hill Way (a 50' right-of-way);

THENCE North 43 degrees 50 minutes 20 seconds East along the southeast right-of-way line of said Summer Lee Drive, a distance of 22.06 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE South 45 degrees 14 minutes 00 seconds East continuing along the southeast right-of-way line of said Summer Lee Drive, a distance of 47.43 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE North 43 degrees 53 minutes 55 seconds East continuing along the southeast right-of-way line of said Summer Lee Drive, a distance of 119.92 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the north corner of said Lot 3 and the west corner of Lot 2, Block A Song Addition, an addition to The City of Rockwall as recorded in Cabinet H, Page 173 of the Plat records of Rockwall County, Texas;

THENCE South 45 degrees 18 minutes 31 seconds East departing the southeast right-of-way line of said Summer Lee Drive along the northeast line of said Lot 3, a distance of 588.16 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for east corner of same and the northeast corner of Lot 4, Block A of said Harbor Village Addition;

THENCE along the common line of said Lot 3 and said Lot 4 the following courses and distances;

South 44 degrees 38 minutes 39 seconds West, a distance of 119.84 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 45 degrees 18 minutes 32 seconds West, a distance of 87.52 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 75 degrees 18 minutes 32 seconds West, a distance of 60.39 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 45 degrees 18 minutes 32 seconds West, a distance of 141.01 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

South 89 degrees 41 minutes 39 seconds West, a distance of 105.19 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the southwest corner of said Lot 3 lying on the northeast right-of-way line of the aforementioned Glen Hill Way at the beginning of a curve to the left;

THENCE with said curve to the left along the northeast right-of-way line of the said Glen Hill Way having a radius of 339.00 feet, a central angle of 40 degrees 47 minutes 45 seconds, an arc length of 241.37 feet, a chord bearing of North 24 degrees 52 minutes 44 seconds West, a distance of 236.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE North 45 degrees 16 minutes 37 seconds West continuing along the northeast right-of-way line of the said Glen Hill Way, a distance of 57.05 feet to the POINT OF BEGINNING containing 92,367 square Feet, or 2.120 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 2019

_____
BRIAN J. MADDOX, R.P.L.S. NO. 5430

CASE NO. _____

LIEN HOLDER'S CERTIFICATE

Lender to MHC Rockwall, LLC

BancorpSouth Bank,
a Mississippi Banking Corporation

By:_____

Name: Jeff Billions
Title: Sr. Vice President

STATE OF TENNESSEE}
COUNTY OF SHELBY}

Before me, the undersigned authority, on this day personally appeared Jeff Billions, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, 2019.

_____
Notary Public in and for the State of Tenessee

_____
My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED
I hereby certify that the above and foregoing plat of HARBOR VILLAGE ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2019.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ___ day of _____, 2019.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT OF
HARBOR VILLAGE ADDITION
LOT 3, BLOCK A

92,367 SQUARE FEET
2.120 ACRES

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF LOT 3, BLOCK A,
HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL,
TEXAS AS RECORDED IN INSTRUMENT NUMBER 20190000005278, OF
THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

OWNER
MHC ROCKWALL, LLC
1468 Kimbrough Rd. Suite 103
Germantown, TN. 38138

ENGINEER
F.C. CUNY CORPORATION
#2 Horizon Court
Heath, Texas 75032
Ph. 469.402.7700
T.R.E.F.F.-7449

PROJECT INFORMATION
Project No.: FCU 18193
Date: May 6, 2019
Drawn By: GS9
Scale: 1"=40'
SHEET 2 of 2

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

Engineering Mark-Ups

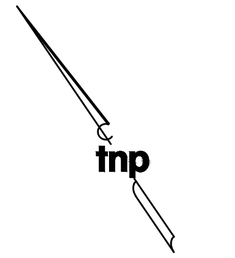
Drawing: L:\Projects\FCU 18193 Tru Hilton Rockwall\Acad\Deliverables\Final_Plat\2019 05 08_FCU 18193 Tru Hilton Rockwall - Final Plat.dwg at May 09, 2019 7:59am by jmaddox



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.

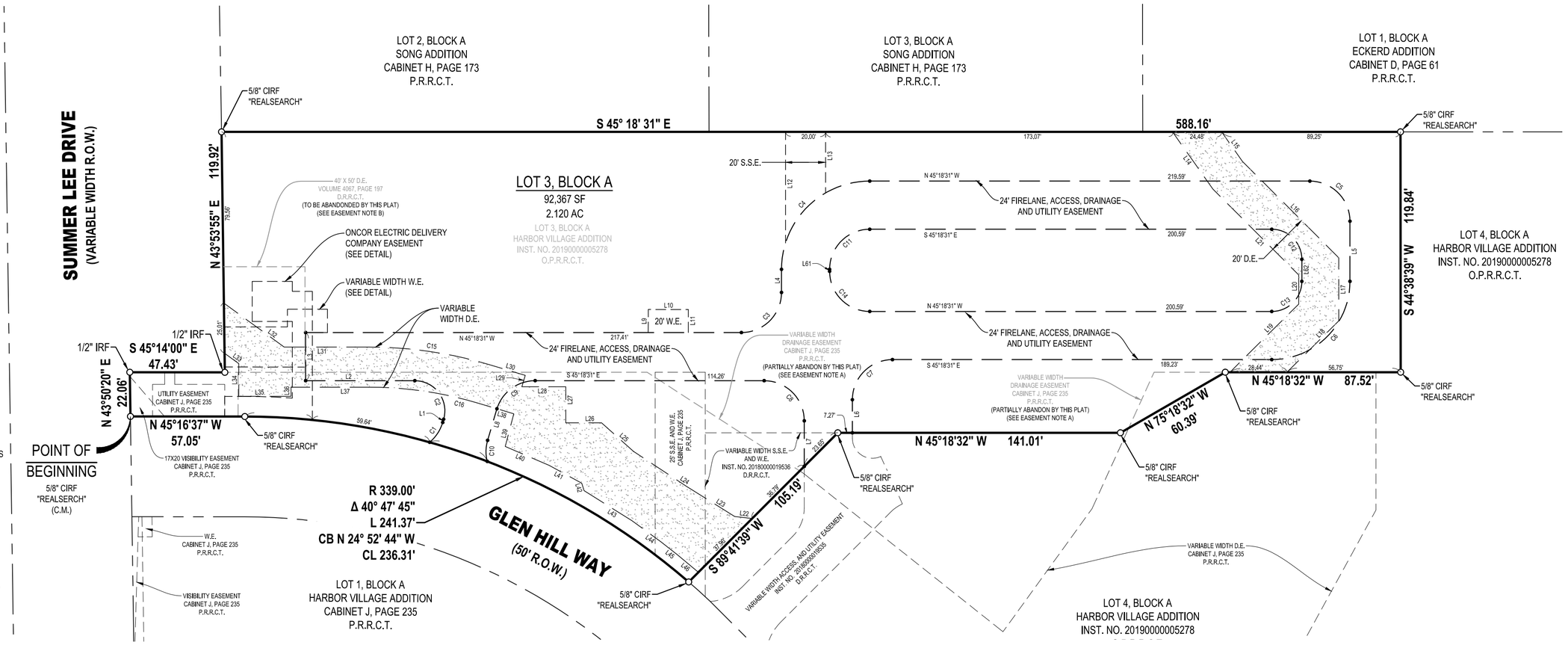


LEGEND

(C.M.) - CONTROLLING MONUMENT
IRF - IRON ROD FOUND
CIRF - CAPPED IRON ROD FOUND
NTS - NOT TO SCALE
R.O.W. - RIGHT OF WAY
INST. - INSTRUMENT
VOL. - VOLUME
NO. - NUMBER
SF - SQUARE FEET
AC - ACRES
S.S.E. - SANITARY SEWER EASEMENT
W.E. - WATER EASEMENT
D.E. - DRAINAGE EASEMENT
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

NOTES:

1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011)EPOCH 2010).
2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
4. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.



EASEMENT NOTES:

EASEMENT NOTE A
THE PORTION OF THE VARIABLE WIDTH DRAINAGE EASEMENT WITHIN THE PLATTED AREA OF LOT 3, BLOCK A AS SHOWN ON THIS PLAT WHICH WAS DEDICATED BY HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS AS RECORDED IN CABINET J, PAGE 235, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS IS TO BE ABANDONED BY THIS PLAT.

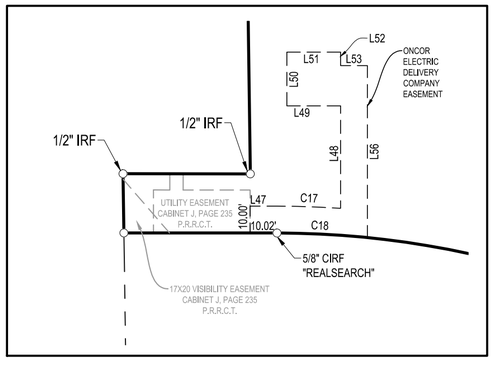
EASEMENT NOTE B
ALL OF THE DRAINAGE EASEMENT AS RECORDED IN VOLUME 4067, PAGE 197 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS IS TO BE ABANDONED BY THIS PLAT.

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L1	S61°05'18"W	1.66'
L2	S45°18'31"E	54.48'
L3	S44°41'29"W	24.00'
L4	S44°41'29"W	11.51'
L5	N44°41'29"E	30.00'
L6	N44°41'44"E	16.49'
L7	S44°41'44"W	22.69'
L8	N61°05'18"E	16.01'
L9	N44°43'23"E	11.50'
L10	S45°16'37"E	20.00'
L11	S44°43'23"W	11.50'
L12	N44°41'29"E	55.44'
L13	N44°41'29"E	30.45'
L14	S09°28'01"W	34.92'
L15	N09°28'01"E	18.09'
L16	N00°18'31"W	67.89'
L17	N44°41'29"E	31.48'
L18	N89°59'49"E	36.35'
L19	S89°59'49"W	48.22'
L20	S44°41'29"W	14.62'
L21	S00°18'31"E	60.51'

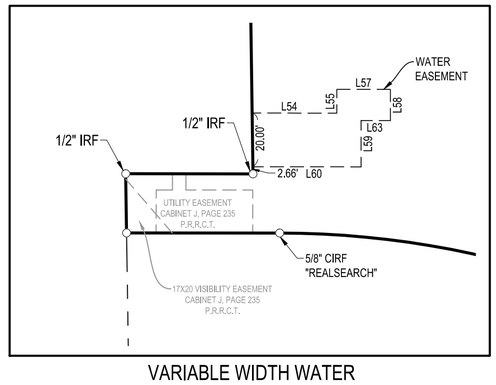
EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L22	N38°50'27"W	8.74'
L23	N13°15'39"W	28.47'
L24	N11°56'17"W	31.57'
L25	N03°26'17"W	21.35'
L26	N45°18'27"W	17.90'
L27	N44°41'46"E	18.00'
L28	N45°18'31"W	21.89'
L29	N61°15'12"E	5.92'
L30	N28°44'48"W	18.90'
L31	N45°18'31"W	42.30'
L32	N09°12'47"W	37.19'
L33	S09°12'47"E	8.72'
L34	S44°41'29"W	16.32'
L35	S45°18'31"E	26.07'
L36	N44°41'29"E	4.56'
L37	S45°18'31"E	38.89'
L38	S28°44'48"E	18.90'
L39	S59°26'13"W	16.83'
L40	S21°57'34"E	23.96'
L41	S16°40'16"E	18.44'
L42	S27°26'27"W	3.92'

EASEMENT LINE TABLE		
LINE #	BEARING	LENGTH
L43	S13°14'07"E	28.25'
L44	S09°10'02"E	17.73'
L45	S07°10'35"E	10.55'
L46	S05°37'22"E	13.60'
L47	N45°16'37"W	10.03'
L48	S44°41'29"W	38.19'
L49	S45°18'31"E	20.00'
L50	S44°41'29"W	20.00'
L51	N45°18'31"W	20.00'
L52	N44°41'29"E	5.00'
L53	N45°18'31"W	10.00'
L54	S45°16'09"E	31.53'
L55	N44°41'29"E	8.83'
L56	N44°42'04"E	64.07'
L57	S45°17'34"E	20.00'
L58	S44°43'23"W	11.62'
L59	S44°43'51"W	17.21'
L60	N45°16'09"W	40.32'
L61	N44°41'29"E	1.00'
L62	S44°41'29"W	11.00'
L63	N45°18'31"W	10.93'

EASEMENT CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.06'	34°19'52"	12.02'	S 78°17'29" W	11.84'
C2	15.00'	106°23'16"	27.85'	S 07°53'40" W	24.02'
C3	20.00'	90°00'00"	31.42'	S 89°41'29" W	28.28'
C4	44.00'	90°00'00"	69.12'	S 89°41'29" W	62.23'
C5	20.00'	90°00'00"	31.42'	N 00°18'31" W	28.28'
C6	39.00'	90°00'00"	61.26'	N 89°41'29" E	55.15'
C7	20.00'	89°59'45"	31.41'	N 89°41'36" E	28.28'
C8	20.00'	90°00'15"	31.42'	S 00°18'24" E	28.29'
C9	20.00'	73°36'11"	25.69'	S 82°06'36" E	23.96'
C10	19.85'	30°45'46"	10.66'	N 45°46'22" E	10.53'
C11	20.00'	90°00'00"	31.42'	N 89°41'29" E	28.28'
C12	15.00'	90°00'00"	23.56'	S 00°18'31" E	21.21'
C13	15.00'	90°00'00"	23.56'	S 89°41'29" W	21.21'
C14	20.00'	90°00'00"	31.42'	N 00°18'31" W	28.28'
C15	210.00'	16°33'43"	60.70'	N 37°01'39" W	60.49'
C16	190.00'	16°33'43"	54.92'	S 37°01'39" E	54.73'
C17	349.00'	3°53'27"	23.70'	N 43°19'53" W	23.70'
C18	339.00'	5°41'55"	33.72'	S 42°25'30" E	33.70'



ONCOR ELECTRIC DELIVERY
COMPANY EASEMENT DETAIL
SCALE: 1"=40'



VARIABLE WIDTH WATER
EASEMENT DETAIL
SCALE: 1"=40'

FINAL PLAT OF
HARBOR VILLAGE ADDITION
LOT 3, BLOCK A

92,367 SQUARE FEET
2.120 ACRES

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF LOT 3, BLOCK A,
HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL,
TEXAS AS RECORDED IN INSTRUMENT NUMBER 20190000005278, OF
THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

OWNER
MHC ROCKWALL, LLC
1468 Kimbrough Rd. Suite 103
Germantown, TN. 38138

ENGINEER
F.C. CUNY CORPORATION
#2 Horizon Court
Heath, Texas 75032
Ph. 469.402.7700
T.R.E.F.F.-7449

CASE NO. _____

PROJECT INFORMATION
Project No.: FCU 18193
Date: May 6, 2019
Drawn By: GS9
Scale: 1"=40'

SHEET 1 of 2

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

Drawing: L:\Projects\FCU 18193 Tru Hilton Rockwall\Acad\Deliverables\Final_Plat\2019 05 08_FCU 18193 Tru Hilton Rockwall - Final Plat.dwg at May 09, 2019-7:59am by jmaddox

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as HARBOR VILLAGE ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

MHC ROCKWALL, LLC.

_____
Representative:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, 2019.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, MHC Rockwall, LLC., is the owner of a tract of land out of the Edward Teal Survey, Abstract No. 207, in the City of Rockwall, Rockwall County, Texas, Being all of Lot 3 Block A of Harbor Village Addition, an addition to The City of Rockwall, as recorded in Instrument Number 20190000005278 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the west corner of said Lot 3, lying at the intersection of the southeast right-of-way line of Summer Lee Drive (a variable width right-of-way) and the northeast right-of-way line of Glen Hill Way (a 50' right-of-way);

THENCE North 43 degrees 50 minutes 20 seconds East along the southeast right-of-way line of said Summer Lee Drive, a distance of 22.06 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE South 45 degrees 14 minutes 00 seconds East continuing along the southeast right-of-way line of said Summer Lee Drive, a distance of 47.43 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

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THENCE South 45 degrees 18 minutes 31 seconds East departing the southeast right-of-way line of said Summer Lee Drive along the northeast line of said Lot 3, a distance of 588.16 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for east corner of same and the northeast corner of Lot 4, Block A of said Harbor Village Addition;

THENCE along the common line of said Lot 3 and said Lot 4 the following courses and distances;

South 44 degrees 38 minutes 39 seconds West, a distance of 119.84 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 45 degrees 18 minutes 32 seconds West, a distance of 87.52 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 75 degrees 18 minutes 32 seconds West, a distance of 60.39 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 45 degrees 18 minutes 32 seconds West, a distance of 141.01 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

South 89 degrees 41 minutes 39 seconds West, a distance of 105.19 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the southwest corner of said Lot 3 lying on the northeast right-of-way line of the aforementioned Glen Hill Way at the beginning of a curve to the left;

THENCE with said curve to the left along the northeast right-of-way line of the said Glen Hill Way having a radius of 339.00 feet, a central angle of 40 degrees 47 minutes 45 seconds, an arc length of 241.37 feet, a chord bearing of North 24 degrees 52 minutes 44 seconds West, a distance of 236.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE North 45 degrees 16 minutes 37 seconds West continuing along the northeast right-of-way line of the said Glen Hill Way, a distance of 57.05 feet to the POINT OF BEGINNING containing 92,367 square Feet, or 2.120 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2019

_____
BRIAN J. MADDOX, R.P.L.S. NO. 5430

LIEN HOLDER'S CERTIFICATE

Lender to MHC Rockwall, LLC

BancorpSouth Bank,
a Mississippi Banking Corporation

By:_____

Name: Jeff Billions
Title: Sr. Vice President

STATE OF TENNESSEE}
COUNTY OF SHELBY}

Before me, the undersigned authority, on this day personally appeared Jeff Billions, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of _____, 2019.

_____
Notary Public in and for the State of Tenessee

_____
My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED
I hereby certify that the above and foregoing plat of HARBOR VILLAGE ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2019.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2019.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

CASE NO. _____

FINAL PLAT OF
HARBOR VILLAGE ADDITION
LOT 3, BLOCK A
92,367 SQUARE FEET
2.120 ACRES

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF LOT 3, BLOCK A,
HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL,
TEXAS AS RECORDED IN INSTRUMENT NUMBER 20190000005278, OF
THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

OWNER
MHC ROCKWALL, LLC
1468 Kimbrough Rd. Suite 103
Germantown, TN. 38138

ENGINEER
F.C. CUNY CORPORATION
#2 Horizon Court
Heath, Texas 75032
Ph. 469.402.7700
T.R.E.F.F.-7449

PROJECT INFORMATION
Project No.: FCU 18193
Date: May 6, 2019
Drawn By: GS9
Scale: 1"=40'

SHEET 2 of 2

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

Drawing: L:\Projects\FCU 18193 Tru Hilton Rockwall\Acad\Deliverables\Final_Plat\2019 05 08_FCU 18193 Tru Hilton Rockwall - Final Plat.dwg at May 09, 2019-7:59am by jmaddox

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

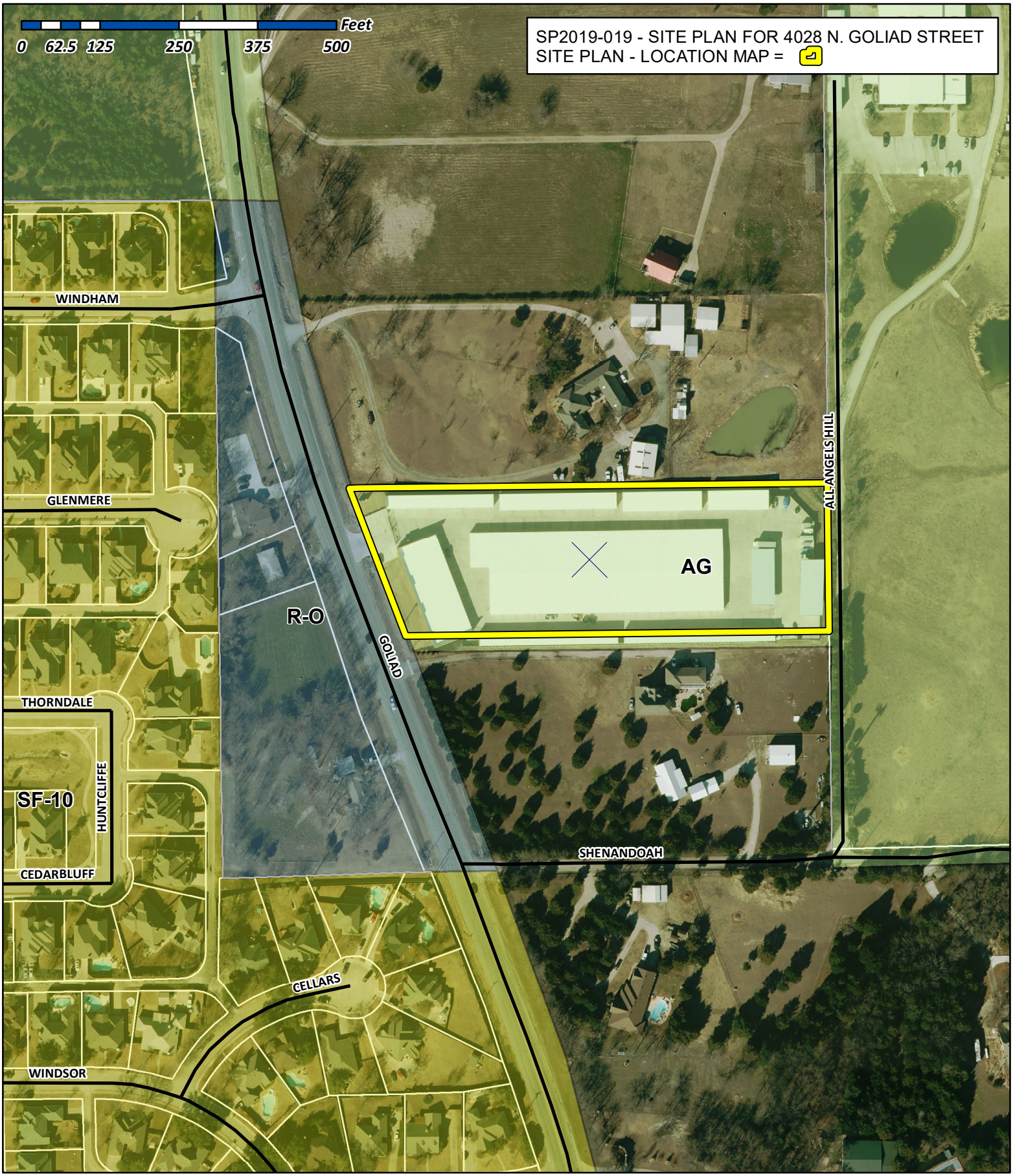
PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Korey Brooks, *Senior Planner*
CC:	Ryan Miller, Director of Planning and Zoning
DATE:	May 28, 2019
SUBJECT:	SP2019-019; *Photometric Plan for Public Storage*

The applicant, Jerry Crouse of PS LPT Properties Investors on behalf of Public Storage, is requesting approval of an amended site plan for an existing mini-warehouse facility. On December 9, 2013, the City entered into a 212 Development Agreement [*Case No. A2013-002*] with the then owner of the subject property Ronald C. Valk. On March 19, 2018, the City Council annexed the subject property by *Ordinance No. 18-17.* At the time of annexation, the subject property became subject to the requirements of the City's Municipal Code of Ordinances and the Unified Development Code (UDC).

In March 2019, staff was made aware that some of the exterior lighting on the storage facility had been changed without the approval of a photometric plan. In response to this violation, Neighborhood Improvement Services contacted the owner of the property to inform them about the violation. Based on staff's examination of the site, the new light fixtures did not meet the requirements of the UDC. Specifically, the light fixtures were not fully shielded and directed downward causing ambient light to be shed onto the adjacent residential properties. Upon being contacted by the Neighborhood Improvement Services Department, the property owner submitted a photometric plan and lighting cutsheets proposing new light fixtures be installed that meet the requirements of the UDC. The submitted photometric plan shows that the new maximum light intensity at the property line will not exceed 0.2 FC (*i.e. the maximum allowable light intensity stipulated by the UDC*). In addition, the submitted plan does meet all of the requirements of the Unified Development Code (UDC). Since the mini-warehouse facility was constructed prior to being annexed, the City does not have a site plan for this facility and felt it necessary to bring this to the Planning and Zoning Commission for review and approval.

Should the Planning and Zoning Commission have any questions concerning this case, staff and the applicant will be available at the ***May 28, 2019*** Planning and Zoning Commission meeting.



City of Rockwall

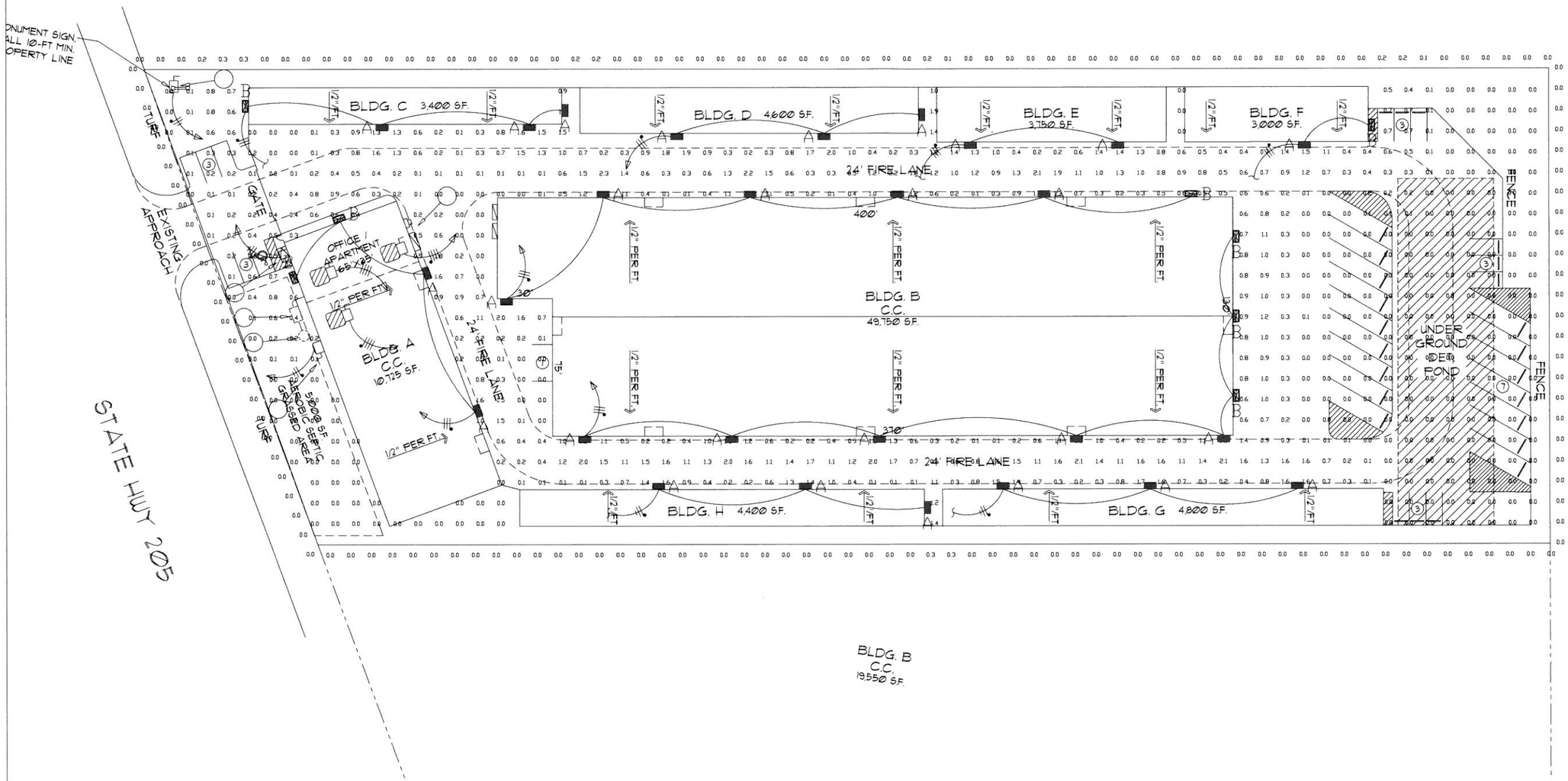
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.

2. DISTANCE BETWEEN READINGS 10'



SUMMARY
713 points at z=0, sp 10ft by 10Ft
HORIZONTAL FOOTCANDLES
Average 0.4
Maximum 2.3
Minimum 0.0
AvgMin N/A
MaxMin N/A
Coef Var 1.25
Uniformity N/A

PROPERTY LINE READINGS
179 points
HORIZONTAL FOOTCANDLES
Average 0.0
Maximum 0.3
Minimum 0.0
AvgMin N/A
MaxMin N/A
Coef Var 3.93

A: LNC-SLU-SK-3
candela file 'LNC-SLU-SK-3ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 13
mounting height= 9 ft
number locations= 27, number luminaires= 27
kw all locations= 0.3

B: LNC-SLU-SK-3
candela file 'LNC-SLU-SK-3ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 13
mounting height= 14 ft
number locations= 8, number luminaires= 8
kw all locations= 0.1

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO E COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

SECURITY LIGHTING™

WHITEWAY

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE 1" = 25' 0"

DRAWN BY MW

POINT-BY-POINT FOOTCANDLE PLOT FOR
PLATINUM SELF STORAGE
4028 N HIGHWAY 205
ROCKWALL, TX

DATE 5/17/19

DRAWING NUMBER 42432A

LNC SERIES

Cat.#	
Job	Type

HUBBELL Outdoor Lighting

Approvals

SPECIFICATIONS

Intended Use:
The compact LED LNC is designed for entry/perimeter illumination for safety, security and identity. Typical mounting height is up to 12 feet with 40ft fixture spacing (without acrylic diffuser) and 30ft spacing with acrylic diffuser installed. Photocontrol option is available to provide dusk-to-dawn control for additional energy savings.

Construction:
Decorative die-cast aluminum housing and door. Rugged design protects internal components and provides excellent thermal management for long life – 60,000 hours minimum LED life at L96 rating per IESNA TM-21-11. Powder paint finishes provide lasting appearance in outdoor environments.

Optics/Electrical
LED:
Drivers are 120-277V, 50/60Hz Type II, III and Type IV lenses provide wide lateral spread.
0-10V dimming 120-277V only.

- LNC5L – 5 LEDs, Types II, III or IV available, see page 2 for electrical details
- LNC7L – 7 LEDs, Type II, III or IV available, see page 2 for electrical details
- LNC9L – 9 LEDs, Types II, III or IV available, see page 2 for electrical details
- 3000K - 80 CRI, 4000K - 70 CRI, and 5000K - 70 CRI, CCT nominal
- Minimum operating temperature is -40°C/-40°F
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion

Lenses:
Full cut-off distribution; Ambient diffuser included, use for applications near enterances or locations where reduced brightness is desired.

Installation:
Quick mount adapter provides quick installation, designed for recessed box 4" square junction box.

Listings:
Listed and labeled to UL 1598 for wet locations, 25° C ambient environments. DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at: http://www.designlights.org/

- IES Progress Award Winner - 2012

Warranty:
Five year limited warranty. For more information visit: http://www.hubbelloutdoor.com/resources/warranty/

CERTIFICATIONS/LISTINGS

*3000K and warmer CCTs only

PRODUCT IMAGE(S)

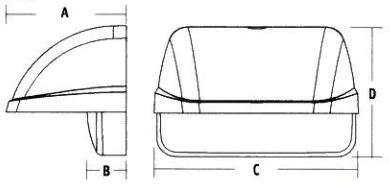

LNC-5L


LNC-7L


LNC-9L


With diffuser

DIMENSIONS



A	B	C	D
4.81" (122 mm)	1.55" (39 mm)	8.22" (209 mm)	5.25" (133 mm)

SHIPPING INFORMATION

Catalog Number	G.W(kg)/ CTN	Carton Dimensions			Carton Qty. per Master Pack
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	
LNC-5LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)	2
LNC-7LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)	2
LNC-9LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)	2

ORDERING INFORMATION

ORDERING EXAMPLE: LNC-9LU-5K-3-1-PCU

LNC - [ ] - [ ] - [ ] - [ ] - [ ] - [ ]

SERIES	NUMBER OF LEDS	VOLTAGE	CCT	IES DISTRIBUTION	FINISH	OPTIONS
LNC LNC zero uplight	**5L** 5 LEDs	**U** 120V-277V	**3K** 3000K nominal, 70 CRI	**2** Type II	**1** Bronze	**PCU** Universal Button Photocell
	7L 7 LEDs	**1** 120V	**4K** 4000K nominal, 70 CRI	**3** Type III	**2** Black	
	9L 9 LEDs	**2** 208V	**5K** 5000K nominal	**4** Type IV	**3** Gray	
		3 240V	**AM**[1] Amber (590 µm available for "Turtle Friendly"/ observatory applications, 350 mA (consult factory)		**4** White	
		4 277V			**5** Platinum	

1 Amber LEDs only available on 7LU and 9LU configurations, 350 mA only

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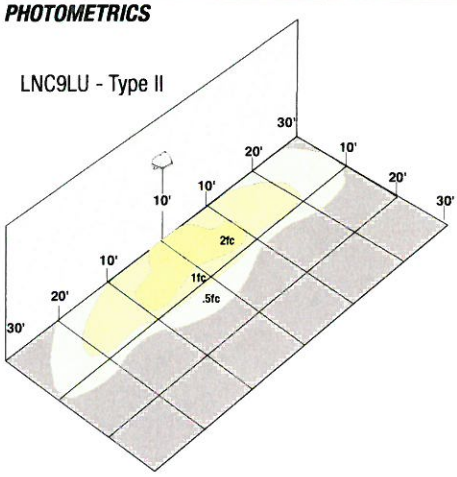
REPLACEMENT PART

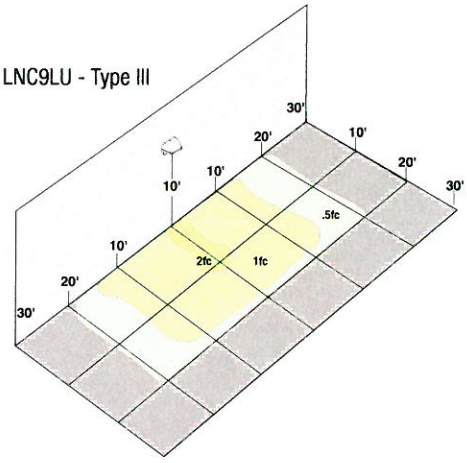
CATALOG NUMBER	DESCRIPTION
93039574	Frosted comfort shield, improved uniformity with only 5% reduction

PHOTOMETRICS

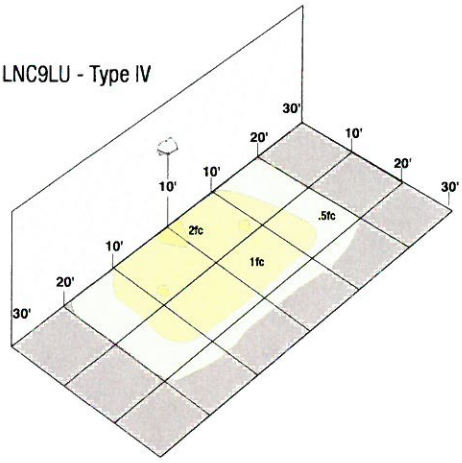
LNC9LU - Type II



LNC9LU - Type III



LNC9LU - Type IV



PERFORMANCE DATA

				5K (5000K nominal, 70 CRI)		4K (4000K nominal, 70 CRI)		3K (3000K nominal, 80 CRI)		AM (<580 nm wave-length)		
# OF LEDS	DRIVE CURRENT	SYSTEM WATTS	DIST. TYPE	LUMENS	LPW[1]	LUMENS	LPW[1]	LUMENS	LPW[1]	LUMENS	SYSTEM WATTS	LPW[1]
5	STD. (700mA) AM (350mA)	13W	2	1,150	88.5	1,052	81	883	68			
			3	1,132	87	1,077	83	833	64			
			4	1,146	88	1,053	81	849	65			
7		17W	2	1,515	89	1,369	80.5	1,272	75			
			3	1,500	88	1,539	90.5	1,392	82	268	6.6	59
			4	1,557	91.5	1,535	90	1,425	84			
9		22W	2	2,069	94	2,033	92	1,588	72			
			3	2,024	92	1,989	90	1,623	74			
			4	2,095	95	2,059	93.5	1,680	76	382	8.3	46

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application. Please consult IES files for BUG ratings.

PROJECTED LUMEN MAINTENANCE

	OPERATING HOURS					
Ambient Temp.	0	25,000	50,000	TM-21-11[1] L96 60,000	100,000	L70 (hours)
25°C / 77°F	1.00	0.98	0.97	0.96	0.95	>791,000
40°C / 104°F	0.99	0.98	0.96	0.96	0.94	>635,000

1. Projected per IESNA TM-21-11 * (Nichia 219B, 700mA, 85°C Ts, 10,000hrs)
Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99
50° C	122° F	0.98

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

ELECTRICAL DATA

# OF LEDS	DRIVE CURRENT (mA)	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	CURRENT (Amps)	SYSTEM POWER (w)
5	1	STD. (700mA)	120	0.11	13
			277	0.05	13
7	1	STD. (700mA)	120	0.14	17
			277	0.07	17
9	1	STD. (700mA)	120	0.17	22
			277	0.09	22

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	May 28, 2019
SUBJECT:	SP2017-019; *Best Western Executive Residency Hotel*

The subject property is a 1.74-acre parcel of land located at 700 E. IH-30. The property is zoned Commercial (C) District and is located within the Scenic Overlay (SOV) District. On March 6, 2017, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 17-12; S-163; Case No. Z2016-033*] allowing a hotel exceeding 36-feet in height on the subject property within the Scenic Overlay (SOV) District. With this approval the applicant was permitted to build a four (4) story, 80-room hotel that incorporated 33 residence suites. A site plan for a four (4) story, 72-room hotel was approved on July 25, 2019 by the Planning and Zoning Commission. Between these two (2) actions, the City Council approved *Ordinance No. 17-17*, which established an expiration clause for all future and existing SUP's. This ordinance states, "(a) Specific Use Permit (SUP) shall automatically expire due to inactivity if: … (b) A building permit or Certificate of Occupancy (CO) expires, is terminated or revoked under the requirements of the Codes of the City of Rockwall." On May 9, 2019, the building permit and SUP expired in accordance to *Ordinance No. 17-17* and the International Building Code due to inactivity. A complete timeline has been provided to the Planning and Zoning Commission in *Exhibit 'A'* attached to this memorandum.

Upon expiration of the SUP, the applicant (*i.e. Himmat Chauhan of JAGH Hospitality*) contacted staff to discuss options for renewing the SUP and to extend the site plan. Currently, the site plan is considered to be active and is not set to expire until July 25, 2019. Based on this conversation the applicant indicated to staff an intent to resubmit the SUP -- *consenting to the operational constraints in the previously approved ordinance* -- in six (6) months, and has sent a request to extend the site plan (*see Exhibit 'B'*). According to Section 2.5(C), *Extension of Site Plan*, of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC), "(e)xtension of an approved site plan may be granted by the Planning and Zoning Commission and City Council upon submission of a request for such extension … The Planning and Zoning Commission … shall take into consideration any changes that have occurred in this [Unified Development Code] subsequent to original approval of the plan and the property owner may be required to bring such plan into compliance with the current requirements." In addition, this section allows the Planning and Zoning Commission to approve an extension of up to three (3) years. In this case, no material changes have been made to the property or the codes that regulate development of the property. Based on this rationale, staff would suggest that the Planning and Zoning Commission consider extending the site plan for a subsequent two (2) year period to allow the applicant the ability to request reinstatement of the expired SUP ordinance. Approval of this extension request does not obligate the Planning and Zoning Commission or City Council with regard to any future request concerning the expired SUP ordinance.

Should the Planning and Zoning Commission have any questions concerning this item, staff and the applicant will be available at the meeting to discuss.

Exhibit 'A':
Development Timeline

Timeline for 700 E. IH-30 (Best Western Plus)

- *March 6, 2017*: The City Council approved *Ordinance No. 17-12* [*S-163*] (*Case No. Z2016-033*) allowing a hotel on the subject property.
- *March 20, 2017*: The City Council approved *Ordinance No. 17-17* (*Case No. Z2017-004*) which established an expiration clause for all future and existing SUP's.
- *July 18, 2017*: The applicant submitted engineering plans.
- *July 25, 2017*: The Planning and Zoning Commission approved the site plan (*Case No. SP2017-019*) for a hotel on the subject property.
- *August 16, 2017*: The applicant applied for a building permit (*BLD2017-2414*).
- *August 18, 2017:* The applicant submitted a replat of the subject property.
- *September 5, 2017:* The replat (*Case No. P2017-042*) was conditionally approved by the City Council.
- *September 19, 2017*: The applicant was approved for a pre-construction meeting.
- *October 20, 2017*: The replat was filed with Rockwall County as *Cabinet No. J; Slide No. 233-234*.

---------- *262 Days of In-Activity* ----------

- *July 9, 2018*: A pre-construction meeting was held, and site civil plans were released. Permission for on-site work was approved.
- *July 13, 2018*: A building permit was issued for the hotel on the subject property.
- *October 29, 2018*: Work commenced on-site.
- *November 8, 2018*: Based on the Engineering Departments Weekly Reports, the last construction activity observed on the site was on November 8, 2019.
- *November 9, 2018*: No activity was observed on the site.
- *December 3, 2018*: All equipment was removed from the site and a "For Sale" sign was posted on the property.
- *February 8, 2019*: The day that the applicant was required to submit a request to extend the SUP per the requirements of the Unified Development Code (*i.e. the code requires the applicant to submit a letter requesting an extension 90-days prior to the expiration*). No paperwork was received.

---------- *90 Days of In-Activity* ----------

- *May 9, 2019*: The building permit and SUP expired due to in-activity on the property. The SUP expires due to the clause, "(a) building permit or Certificate of Occupancy expires, is terminated or revoked under the requirements of the Codes of the City of Rockwall."

---------- Upcoming Dates ----------

- *July 9, 2019*: The Engineering Plans expire per the Standards of Design and Construction Manual (*i.e. plans expire one year from approval*).
- *July 25, 2019*: The Site Plan expires per the Unified Development Code (*i.e. the site plan expires two years from approval*).

From: H.V. Chauhan
To: Miller, Ryan
Subject: Re: 700 E. I-30 (Vigor way) Rockwall, TX . Project BW Plus Executive Residency Hotel Project
Date: Thursday, May 16, 2019 3:12:59 PM
Attachments: image003.png
image004.png
image005.png
image.png

Dear Mr. Ryan Miller, As per our discussion today in your office, you mentioned that the SUP and Building permit for the above mentioned project has expired. I hereby request you extend the
"Site Plan" for the above mention project. There is no change is site plans or ordinance. Please let me know what is the next step and what you need from us in order to extend my SUP.

According to you, I have to go through the process once again for extending SUP. My building permit has also expired. Please note I have paid $85,302.92 towards building permit No. BLD2017-2414. Please attached permit payment receipt. I hereby request you to refund building permit fees. Please do the needful.

Kind Regards

On Wed, May 15, 2019 at 5:12 PM Miller, Ryan <RMiller@rockwall.com> wrote:

> Mr. Himmat Chauhan,
>
> Please provide me the same letter as below but requesting to extend the site plan and not the SUP. You should also probably note that you will be seeking to reinstate the SUP in six (6) months time due to your market strategy that we talked about today. If you have any questions please feel free to call me anytime at the number in the signature below. Thanks.
>
> RYAN C. MILLER, AICP
> DIRECTOR OF PLANNING & ZONING ▪ PLANNING & ZONING DIVISION ▪ CITY OF ROCKWALL
> 972.772.6441 OFFICE
> RMILLER@ROCKWALL.COM
> 385 S. GOLIAD STREET ▪ ROCKWALL, TX 75087
>
> HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
> GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

From: H.V. Chauhan <oklahomahotels@gmail.com>
Sent: Wednesday, May 15, 2019 5:06 PM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: Widmer, Jeffrey <JWidmer@rockwall.com>
Subject: 700 E. I-30 (Vigor way) Rockwall, TX . Project BW Plus Executive Residency Hotel Project

Dear Mr. Ryan Miller, As per our discussion today in your office, you mentioned that the SUP and Building permit for the above mentioned project has expired. I hereby request you extend my SUP for the above mention project. There is no change is site plans or ordinance. Please let me know what is the next step and what you need from us in order to extend my SUP.

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Kind Regards

--

Himmat Chauhan, CHA, GM

Best Western Plus, Rockwall Inn & Suites (44665)
996 East, I-30, Rockwall, TX 75087.

Tel: 972-722-3265 Fax: 972-722-3285

5 -years in a row Awarded Certificate of Excellence 2012 to 2016!!!!!

"Stay with people who care"

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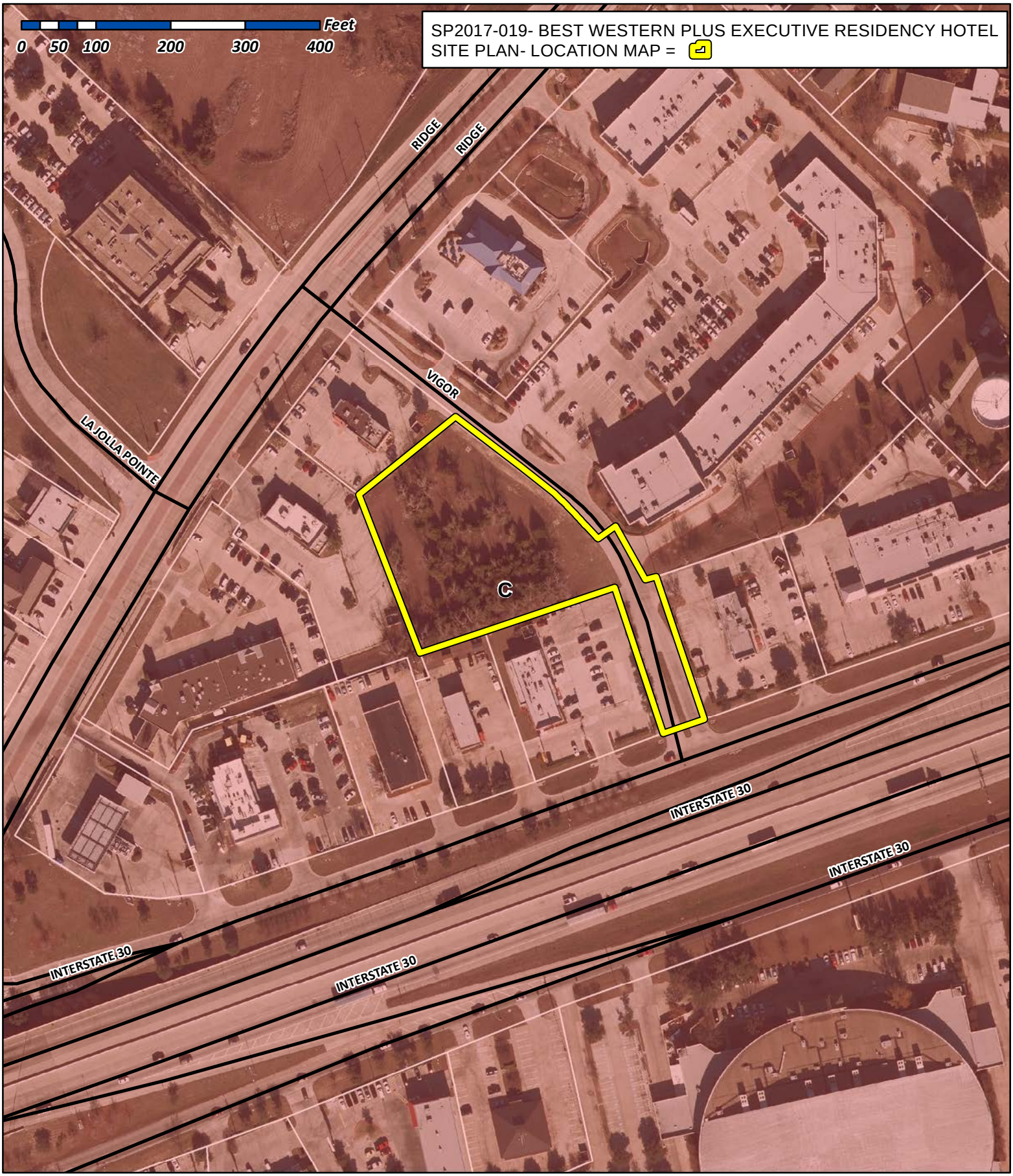


City of Rockwall

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.

August 14, 2017

ATTN: HMMAT CHAUHAN
BEST WESTERN PLUS
996 E. IH-30
ROCKWALL, TX 75087

RE: SITE PLAN (SP2017-019), Best Western Plus Executive Residency

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the City Council on 08/25/2017. The following is a record of all recommendations, voting records and conditions of approval:

ARCHITECTURAL REVIEW BOARD:

On June 27, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations and asked the applicant to provide a rendering of the building, material samples of the stucco, and to utilize natural stone and thin brick instead of the proposed cultured stone and manufactured brick panels. The applicant has indicated he will meet all of the ARB's recommendations. Once the ARB reviews the revised renderings and materials, the Board will forward a recommendation to the Planning and Zoning Commission.

On July 11, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations and material samples. Since the Board had additional questions, a recommendation of postponing the case was forwarded to the Planning and Zoning Commission. On July 11, 2017, the Planning and Zoning Commission's motion to postpone the case passed by a vote of 6-0 with Commissioner Lyons absent.

On July 25, 2017, the Architectural Review Board (ARB) reviewed the revised buiding elevations and materials samples. The ARB's motion to recommend approval of the revised building elevations and materials passed by a vote of 6-0 with one vacant position.

STAFF RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the 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.

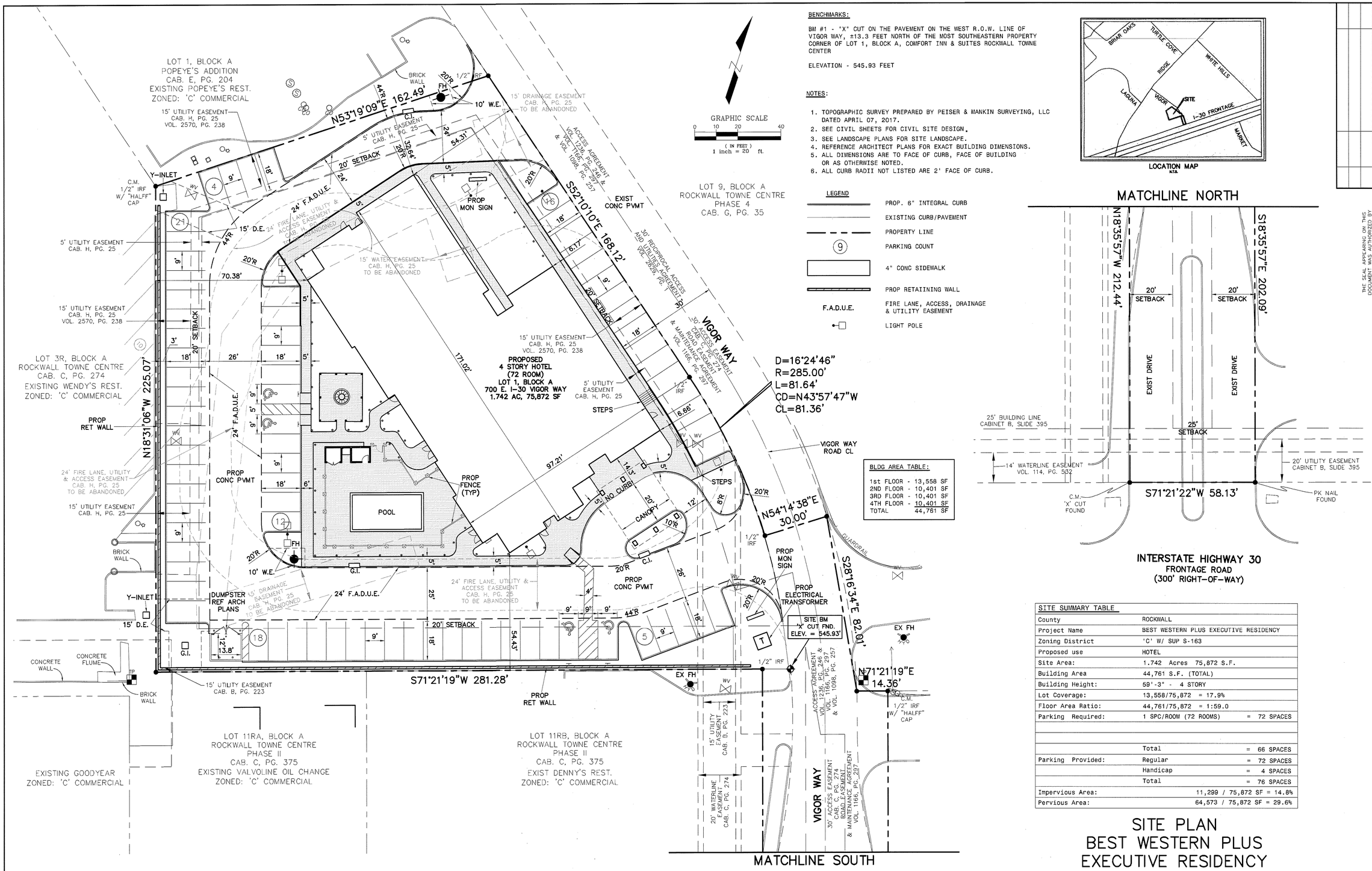
PLANNING AND ZONING COMMISSION:

On July 25, 2017 the Planning and Zoning Commission's motion to approve the site plan with staff recommendations passed by a vote of 5-0 with Commissioners Logan and Moeller absent.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

Korey Brooks
Planner
Planning & Zoning Department
City of Rockwall, TX



BENCHMARKS:

BM #1 - "X" CUT ON THE PAVEMENT ON THE WEST R.O.W. LINE OF VIGOR WAY, ±13.3 FEET NORTH OF THE MOST SOUTHEASTERN PROPERTY CORNER OF LOT 1, BLOCK A, COMFORT INN & SUITES ROCKWALL TOWNE CENTER

ELEVATION - 545.93 FEET

NOTES:

1. TOPOGRAPHIC SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC DATED APRIL 07, 2017.
2. SEE CIVIL SHEETS FOR CIVIL SITE DESIGN.
3. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
6. ALL CURB RADII NOT LISTED ARE 2' FACE OF CURB.

LEGEND

	PROP. 6" INTEGRAL CURB
	EXISTING CURB/PAVEMENT
	PROPERTY LINE
(9)	PARKING COUNT
	4" CONC SIDEWALK
	PROP RETAINING WALL
F.A.D.U.E.	FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT
	LIGHT POLE

LOCATION MAP
N.T.S.

BLDG AREA TABLE:

1st FLOOR	13,558 SF
2ND FLOOR	10,401 SF
3RD FLOOR	10,401 SF
4TH FLOOR	10,401 SF
TOTAL	44,761 SF

MATCHLINE NORTH

INTERSTATE HIGHWAY 30
FRONTAGE ROAD
(300' RIGHT-OF-WAY)

SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	BEST WESTERN PLUS EXECUTIVE RESIDENCY	
Zoning District	'C' W/ SUP S-163	
Proposed use	HOTEL	
Site Area:	1.742 Acres 75,872 S.F.	
Building Area	44,761 S.F. (TOTAL)	
Building Height:	59'-3" - 4 STORY	
Lot Coverage:	13,558/75,872 = 17.9%	
Floor Area Ratio:	44,761/75,872 = 1:59.0	
Parking Required:	1 SPC/ROOM (72 ROOMS)	= 72 SPACES
	Total	= 66 SPACES
Parking Provided:	Regular	= 72 SPACES
	Handicap	= 4 SPACES
	Total	= 76 SPACES
Impervious Area:	11,299 / 75,872 SF = 14.8%	
Pervious Area:	64,573 / 75,872 SF = 29.6%	

SITE PLAN
BEST WESTERN PLUS EXECUTIVE RESIDENCY
LOT 1, BLOCK A
COMFORT INN & SUITES
1.742 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE 16, 2017
CASE #SP2017-XXX

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
JAGH HOSPITALITY
996 EAST I-30
ROCKWALL, TEXAS 75087
TELE 972-722-3265
CONTACT: HIMMAT CHAUHAN

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. ON 06/16/2017

STATE OF TEXAS
JUAN J. VASQUEZ
85852
LICENSED
PROFESSIONAL ENGINEER

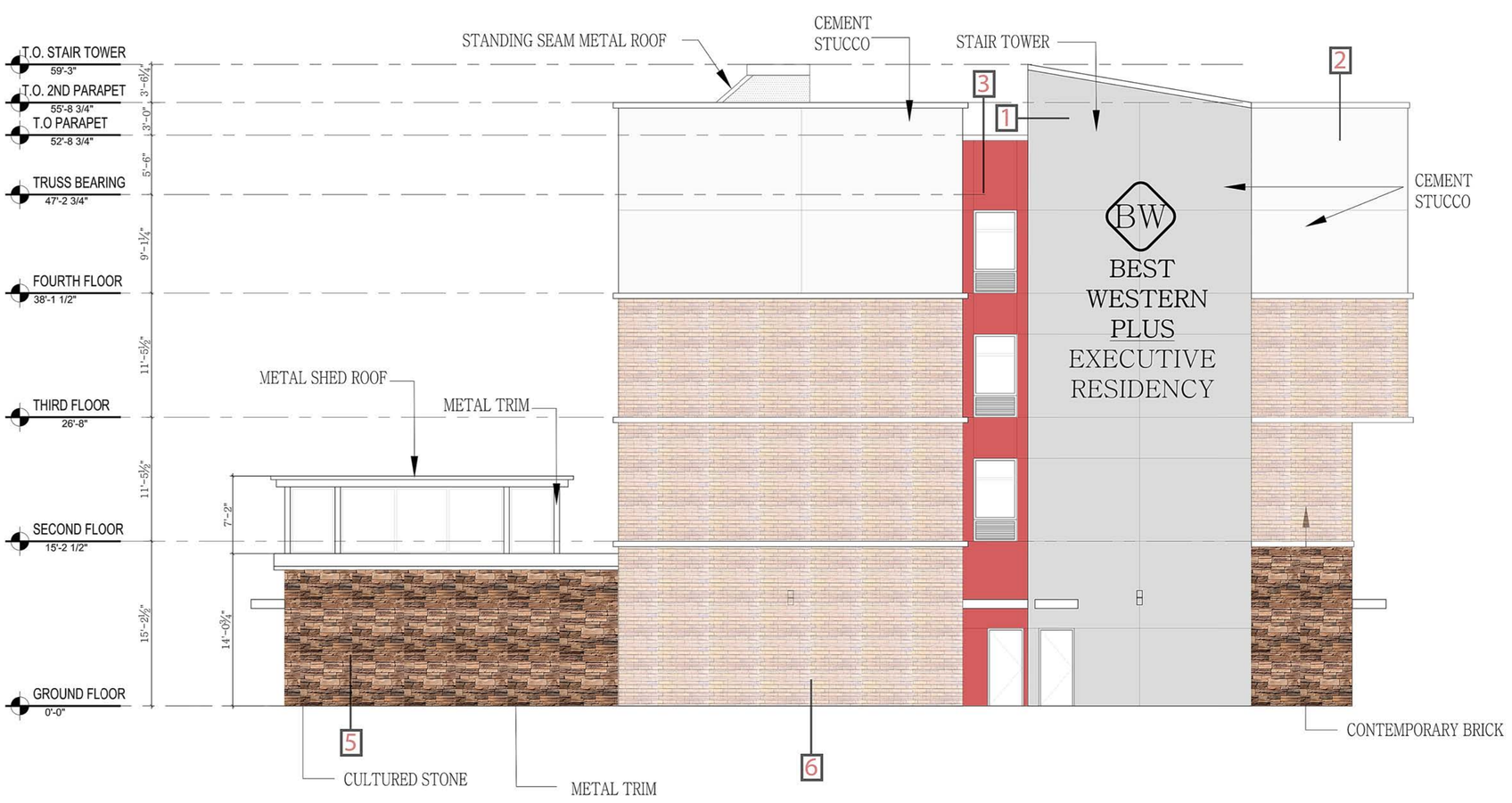
DEVELOPER:
JAGH HOSPITALITY
996 East I-30
Rockwall, TX 75087

SITE PLAN PLAN

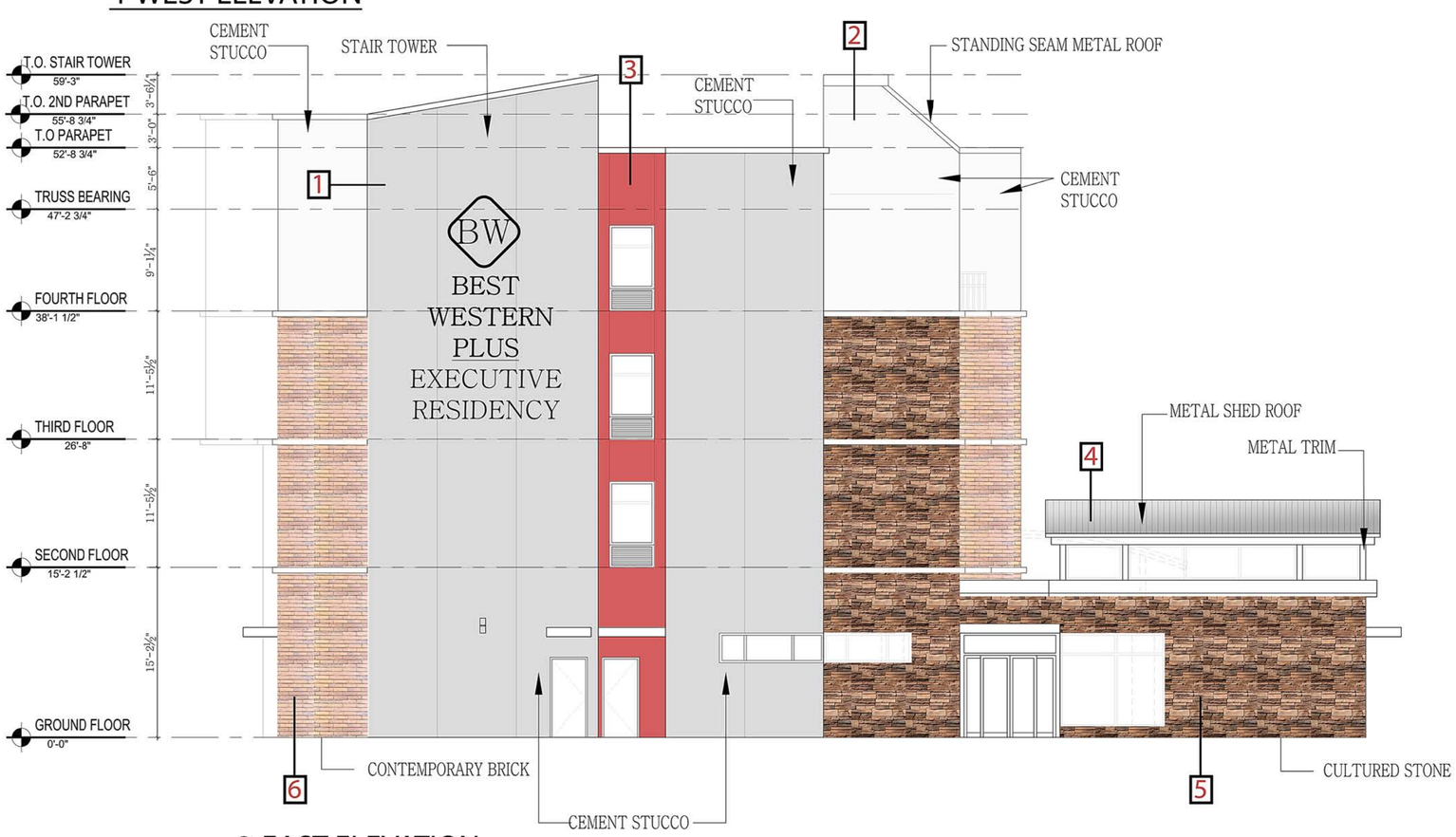
LOT 1, BLOCK A
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
ROCKWALL, TEXAS

Scale: 1" = 20'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
631-01\dwg\SP1-SITE PLAN.dwg
Date: 06/16/2017

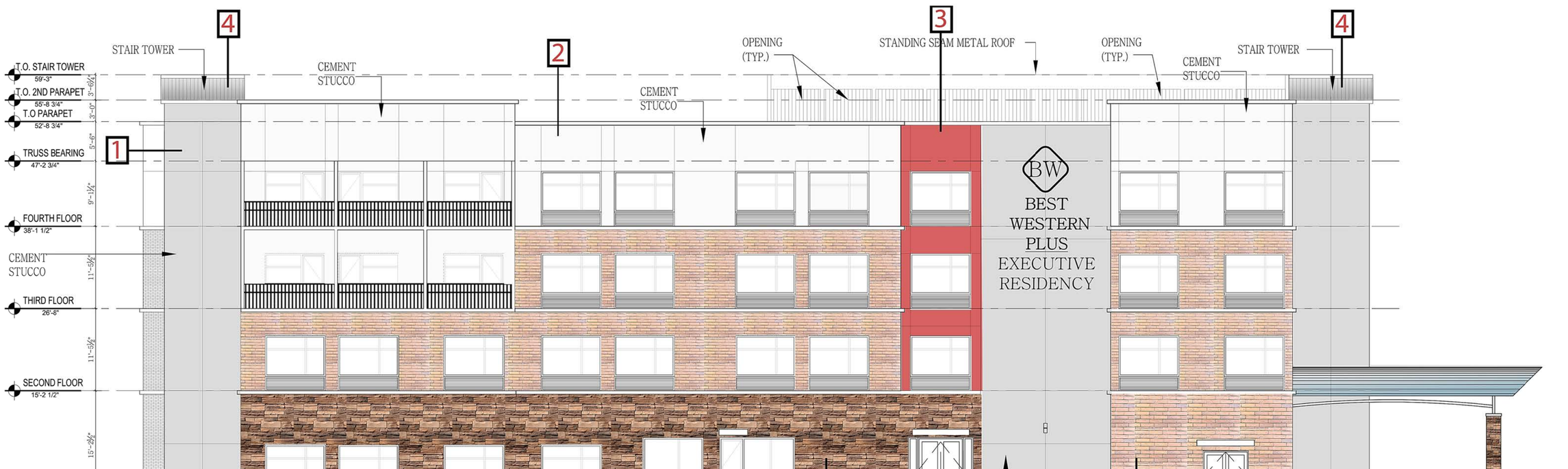
SHEET
SP1



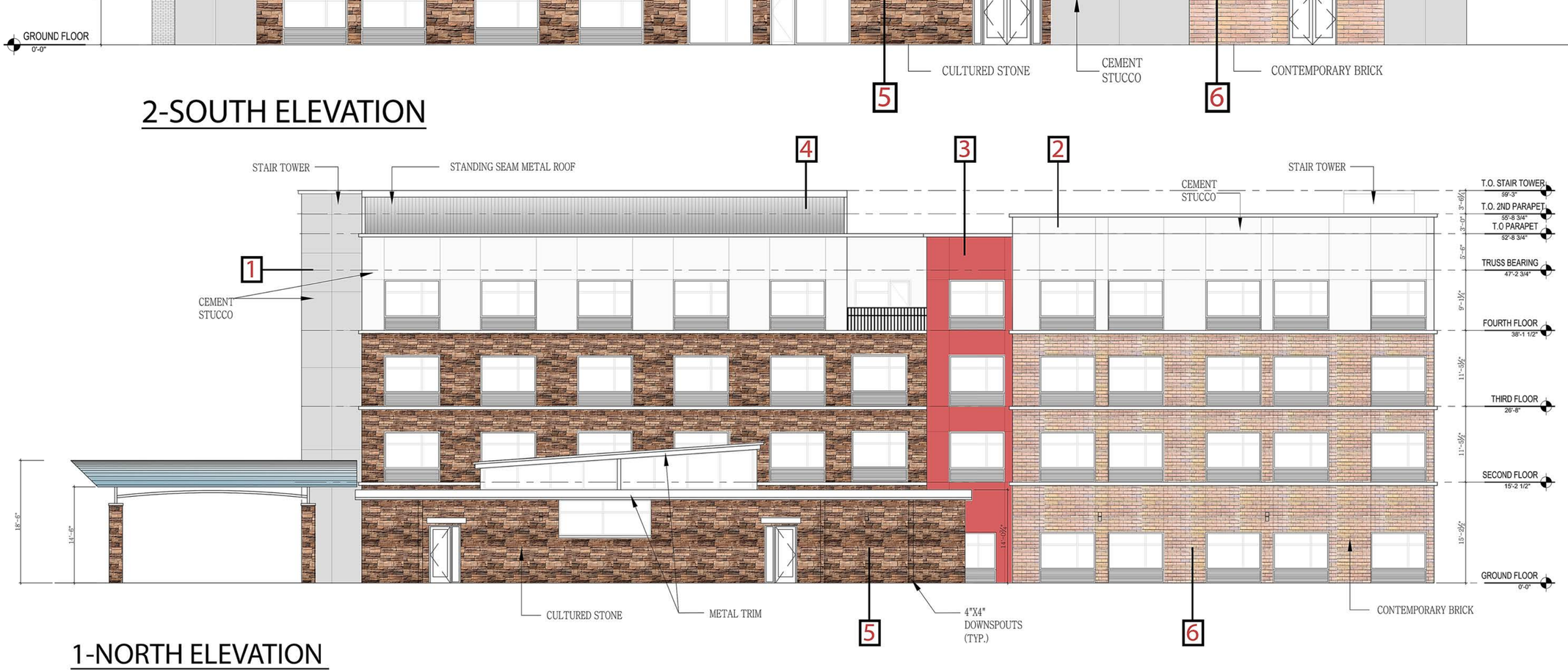
4-WEST ELEVATION



3-EAST ELEVATION



2-SOUTH ELEVATION



1-NORTH ELEVATION
(ADJUSTANT TO PLUBLIC RIGHT OF WAY)

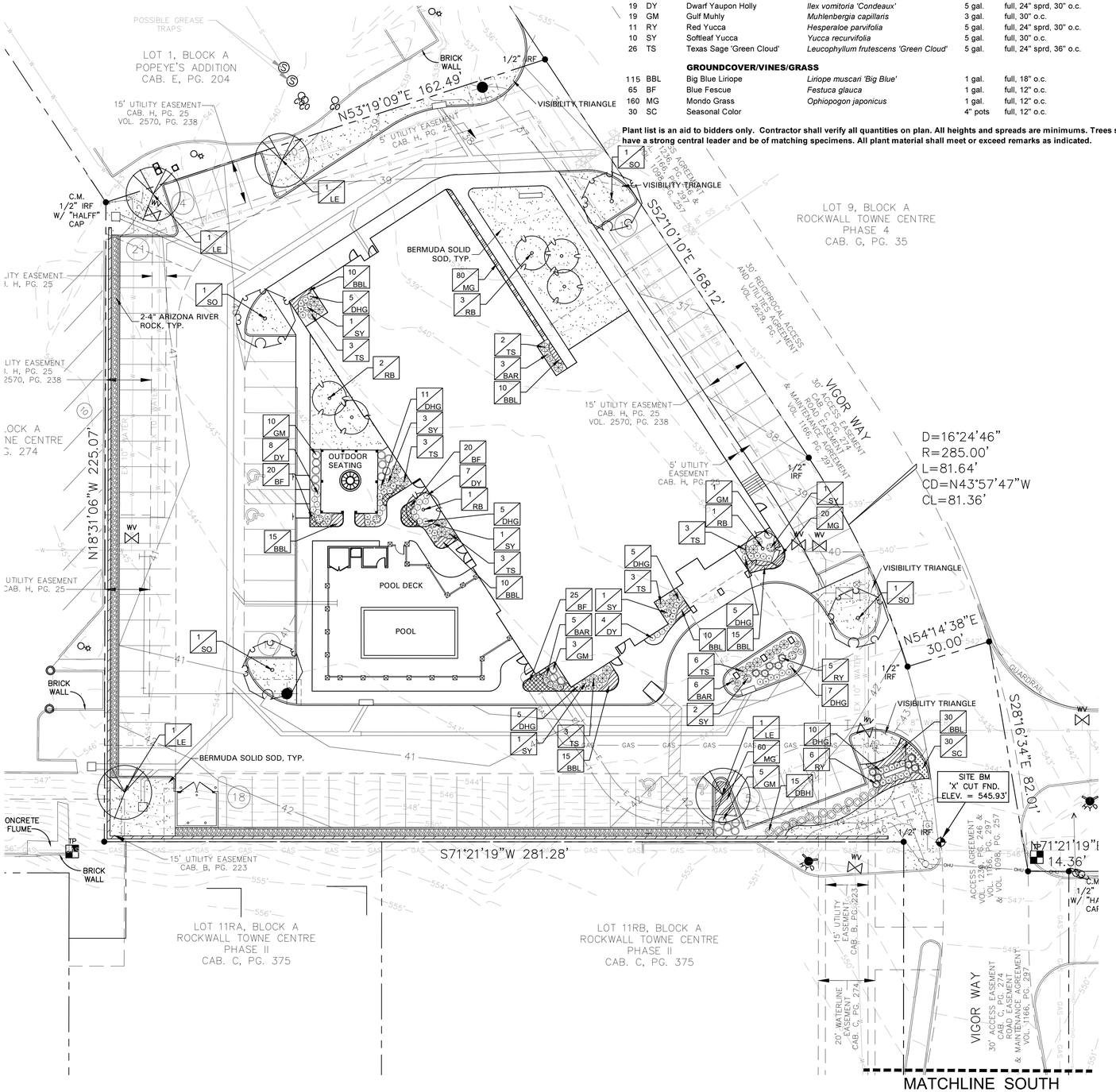
TOTAL AREA : 6844 SQ.FT.
STONE & MANUFACTURED BRICK AREA : 3123 SQ.FT.
PERCENTAGE: %49

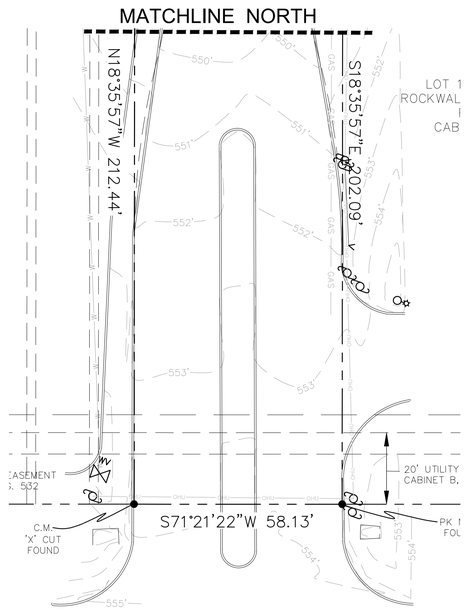
1. SW 9161 DUSTBLU OR SIMILAR
2. SW 7566 WESTHIGHLAND WHITE OR SIMILAR
3. SW 6593 CORLA BELLS OR SIMILAR
4. LIGHT GREY (OR SIMILAR COLOR) METAL ROOFING PANELS
5. SANTAFE ELDORADO STACKED STONE OR SIMILAR
6. BRICK IT INDIAN COPPER 615 OR SIMILAR

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
4	LE	Lacebark Elm	*Ulmus parvifolia 'Sempervirens'*	4" cal.	12' ht., 4' spread
4	SO	Shumard Oak	*Quercus shumardii*	4" cal.	12' ht., 5' spread
		ORNAMENTAL TREES			
6	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
14	BAR	Crimson Pygmy Barberry	*Berberis thunbergii 'Crimson Pygmy'*	5 gal.	full, 20" sprd, 24" o.c.
15	DBH	Dwarf Burford Holly	*Ilex comuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
53	DHG	Dwarf Hamlin Grass	*Pennisetum alopecuroides 'Hameln'*	5 gal.	full, 18" sprd, 20" ht., 24" o.c.
19	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 30" o.c.
19	GM	Gulf Muhly	*Muhlenbergia capillaris*	3 gal.	full, 30" o.c.
11	RY	Red Yucca	*Hesperaloe parvifolia*	5 gal.	full, 24" sprd, 30" o.c.
10	SY	Softleaf Yucca	*Yucca recurvifolia*	5 gal.	full, 30" o.c.
26	TS	Texas Sage 'Green Cloud'	*Leucophyllum frutescens 'Green Cloud'*	5 gal.	full, 24" sprd, 36" o.c.
		GROUNDCOVER/VINES/GRASS			
115	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
65	BF	Blue Fescue	*Festuca glauca*	1 gal.	full, 12" o.c.
160	MG	Mondo Grass	*Ophiopogon japonicus*	1 gal.	full, 12" o.c.
30	SC	Seasonal Color		4" pots	full, 12" o.c.

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.





GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH □UALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADE□UATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH □UALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND S□UARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND S□UARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO E□UIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100□ COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT 'WEED BARRIER' OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE RE□UIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

SITE LANDSCAPE REQUIREMENTS

1. A minimum of 15% of the site shall be landscaped.
2. No more than 50% of the total requirement shall be located in the front of and along side buildings with street frontage.

Site: 75,856 s.f.

REQUIRED	PROVIDED
11,378 s.f. (15%)	11,373 s.f. (14.86%)

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. No parking space shall be located more than 80' from the trunk of a large canopy tree

REQUIRED	PROVIDED
36" screen	36" screen
8 canopy trees, 4" cal.	8 canopy trees, 4" cal.

SITE SUMMARY TABLE		
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	Total	= 66 SPACES
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	Handicap	= 4 SPACES
	Total	= 76 SPACES
Impervious Area:		11,299 / 75,872 SF = 14.8%
Pervious Area:		64,573 / 75,872 SF = 29.6%

GRAPHIC SCALE
0 20 40 FEET
Scale 1"□20' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
awr.designs@mail.com
c. 512.517.5589

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration □F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
6.2.17

DEVELOPER:
JAGH HOSPITALITY
996 East I-30
Roc□wall, TX 75087

LANDSCAPE PLAN

LOT 1, BLOCK A
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
ROCKWALL, TEXAS

Scale: 1"□20'
Designed by: AWR
Drawn by: AWR
Chec□ed by: AWR
Date: 05/04/2017

SHEET
L1.1

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

D. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK, COMPLETE IN PLACE AS SHOWN AND SPECIFIED. WORK SHALL INCLUDE:

E. PLANTING OF TREES, SHRUBS AND GRASSES

A. SEEDING

B. BED PREPARATION AND FERTILIZATION

C. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE

D. WORK GUARANTEE

1.4 REFERENCES

A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1 - NURSERY STOCK

B. TEXAS STATE DEPARTMENT OF AGRICULTURE

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS, ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.

B. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETERIORATION IN TRANSIT AND WHILE STORED ON SITE.

C. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. PLANT MATERIALS SHOULD BE INSTALLED ON THE SAME DAY AS DELIVERED. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN A HEALTHY, VIGOROUS CONDITION.

D. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND DRYING.

E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM DAMAGE TO ROOT BALLS, TRUNKS AND BRANCHES.

F. PROTECT ROOT BALLS BY HEELING WITH SAWDUST OR OTHER MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

G. NOTIFY OWNER'S REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE.

H. FOR BALLED AND BURLAPPED PLANTS - DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT.

I. CONTAINER GROWN PLANTS - DELIVER PLANTS IN CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 WARRANTIES PERIOD, PLANT GUARANTEE, REPLACEMENTS

A. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

B. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.

C. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIAL WITHIN WARRANTY PERIOD UPON NOTIFICATION BY OWNER OR OWNER'S REPRESENTATIVE. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.

D. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

A. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS

B. REMOVE GUYING AND STAKING MATERIALS.

1.9 MAINTENANCE

A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 30 DAYS AFTER FINAL ACCEPTANCE.

B. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER.

C. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED.

D. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

E. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

F. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

G. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER. WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

H. RESET SETTLED PLANTS

I. REAPPLY MULCH TO BARE AND THIN AREAS.

J. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

K. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

1.10 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

D. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE THE AMERICAN STANDARD FOR NURSERY STOCK.

B. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.

C. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

D. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

E. PLANT SCHEDULE ON DRAWING IS FOR CONTRACTOR'S INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID.

F. SHALL BE FREE OF DISEASE, INSECT INFESTATION, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, OBJECTIONABLE DISFIGUREMENT, INSECT EGGS AND LARVAE.

G. ALL PLANTS SHALL EXHIBIT NORMAL GROWTH HABITS, VIGOROUS, HEALTHY, FULL, WELL BRANCHES, WELL ROOTED, PROPORTIONATE AND SYMMETRICAL.

H. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

I. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, ORINSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 ACCESSORIES/MISCELLANEOUS MATERIALS

A. MULCH - DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED BY LIVING EARTH TECHNOLOGIES OR APPROVED SUBSTITUTE. MULCH SHOULD BE FREE OF STICKS, STONES, CLAY, GROWTH AND GERMINATION INHIBITING INGREDIENTS.

B. FERTILIZER - COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS.

C. SOIL PREPARATION - SHALL BE FERTILE, LOAMY SOIL. ORGANIC MATTER SHALL ENCOMPASS BETWEEN 3% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 1", NOXIOUS WEEDS, STICKS, BRUSH, LITTER AND OTHER SUBSTANCES. IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 4 AND 7.

APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL

CLAY	BETWEEN 15% AND 25%
SILT	BETWEEN 15% AND 25%
SAND	LESS THAN 50%
GRAVEL	LESS THAN 10%

D. EXISTING TOPSOIL - MAY BE USED IF IT MEETS THE REQUIREMENTS FOR THE IMPORTED TOPSOIL OR IF APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. TOPSOIL SHALL NOT BE STRIPPED, TRANSPORTED OR GRADED IF MOISTURE CONTENT EXCEEDS FIELD CAPACITY. TOPSOIL STOCKPILES SHALL BE PROTECTED FROM EROSION OR CONTAMINATION.

E. ALL NEW TURF AREAS SHALL BE DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR GLAZED. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.

B. SOIL TESTING:

A. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.

B. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.

C. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

C. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT

D. IF WEEDS ARE GROWING IN PLANTING AREAS, APPLY HERBICIDE RECOMMENDED BY MANUFACTURER AND APPLIED BY AN APPROVED LICENSED APPLICATOR. ALLOW WEEDS TO DIE, AND THEN DRUG OUT ROOTS TO A MINIMUM OF 1/2 INCH DEPTH.

E. PREPARE NEW PLANTING BEDS BY TILLING EXISTING SOIL TO A DEPTH OF SIX INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. ADD SIX INCHES OF COMPOSE AND TILL INTO A DEPTH OF SIX INCHES OF THE TOPSOIL.

F. POSITION TREES AND SHRUBS AS DESIGNED ON PLAN. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO PROCEEDING.

G. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2 INCH LAYER OF MULCH (SETTLED THICKNESS).

3.2 EXCAVATING

A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH.

B. TREE PITS PERCOLATION TEST- FILL PIT WITH WATER AND ALLOW TO STAND FOR 24 HOURS. IF PIT DOES NOT DRAIN, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED.

C. SHRUB AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT BALL AND 6" DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR GLAZED.

3.3 PLANTING

A. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

B. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.

C. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

D. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

E. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

F. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GRADE AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILLING.

G. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING BACKFILL MIX. BACKFILL TO ONE HALF DEPTH, FILL HOLE WITH WATER AND LIGHTLY TAMP SOIL TO REMOVE VOIDS AND AIR POCKETS.

H. TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. BRACE PLANTS OVER 65 GALLONS IN SIZE.

I. MULCH TO THE TOP OF THE ROOT BALL. DO NOT PLANT GRASS ALL THE WAY TO TRUNK OF THE TREE. MULCH WITH AT LEAST 2" OF SPECIFIED MULCH.

J. DO NOT WRAP TREES.

K. DO NOT OVER PRUNE.

L. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN BLOCKS SHOULD BE FILLED WITH TOPSOIL AND THEN WATERED THOROUGHLY.

3.4 STEEL EDGING

A. STEEL EDGING SHALL BE INSTALLED AND ALIGNED AS INDICATED ON PLANS. OWNER'S REPRESENTATIVE TO APPROVE THE STAKED OR PAINTED LOCATION OF STEEL EDGE PRIOR TO INSTALLATION

B. ALL STEEL EDGING SHALL BE FREE OF BENDS OR KINKS.

C. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.

D. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE EDGING, NOT THE GRASS SIDE.

E. STEEL EDGING SHALL NOT BE INSTALLED ALONG SIDEWALKS OR CURBS.

F. EDGING SHOULD BE CUT AT A 45 DEGREE ANGLE WHERE IT MEETS SIDEWALKS OR CURBS.

3.5 CLEANUP

A. REMOVE CONTAINERS, TRASH, RUBBISH AND EXCESS SOILS FROM SITE AS WORK PROGRESSES.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

C. PREMISES SHALL BE KEPT NEAT AT ALL TIMES AND ORGANIZED.

D. ALL PAVED AREAS SHOULD BE CLEANED AT THE END OF EACH WORK DAY.

3.6 ACCEPTANCE

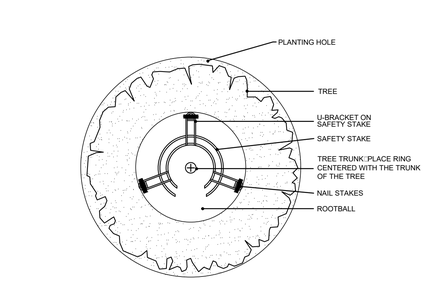
A. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

B. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

C. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

D. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION



1 TREE PLANTING
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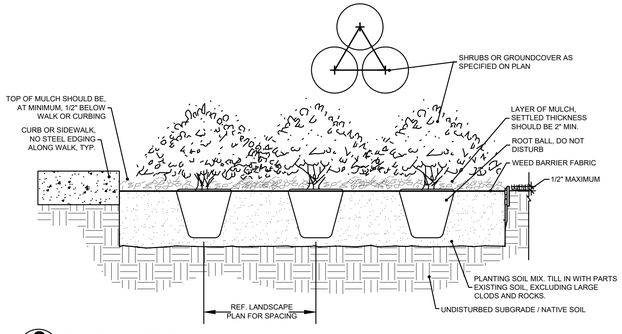

2 SHRUB PLANTING
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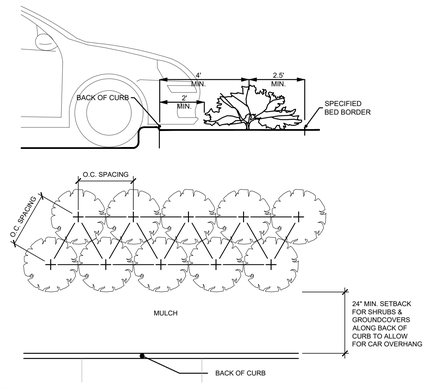

3 SHRUB SPACING AND PLANTING AT B.O.C.
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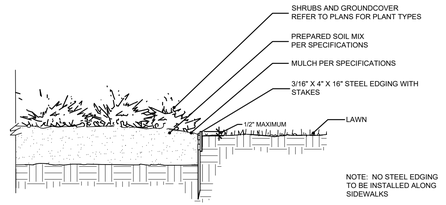

4 STEEL EDGING DETAIL
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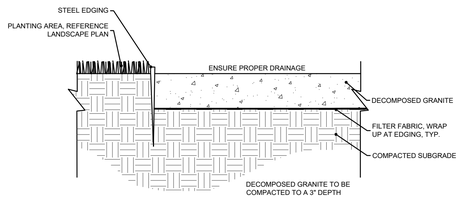


5 DECOMPOSED GRANITE
N.T.S.

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
awr.designs@mail.com
c. 512.517.5589

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration □ F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
6.2.17

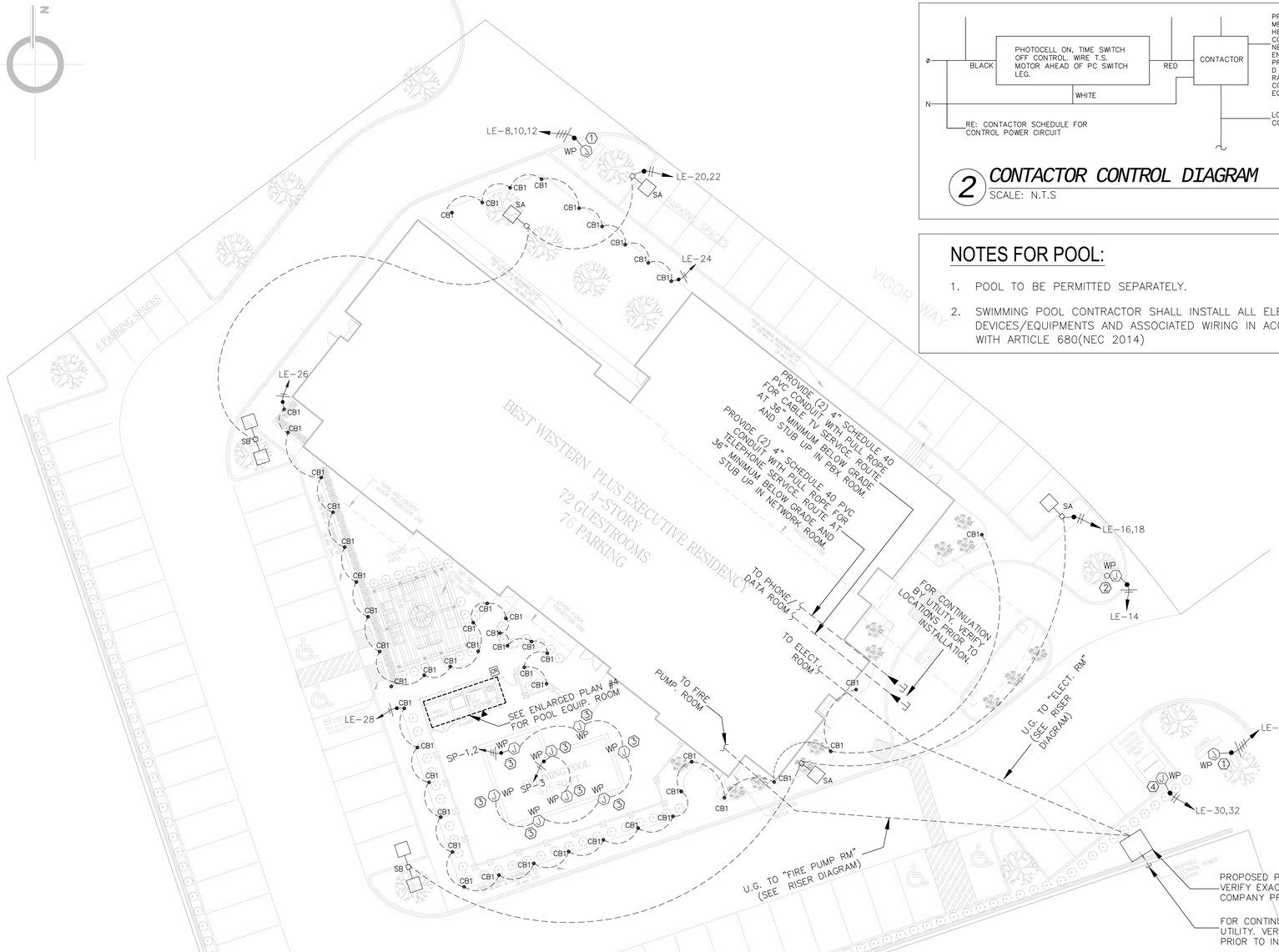
DEVELOPER:
JAGH HOSPITALITY
996 East I-30
Rockwall, TX 75087

LANDSCAPE SPECIFICATIONS AND DETAILS

LOT 1, BLOCK A
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
ROCKWALL, TEXAS

Scale: 1" □ 20'
Designed by: AWR
Drawn by: AWR
Checked by: AWR
Date: 05/04/2017

SHEET
L1.2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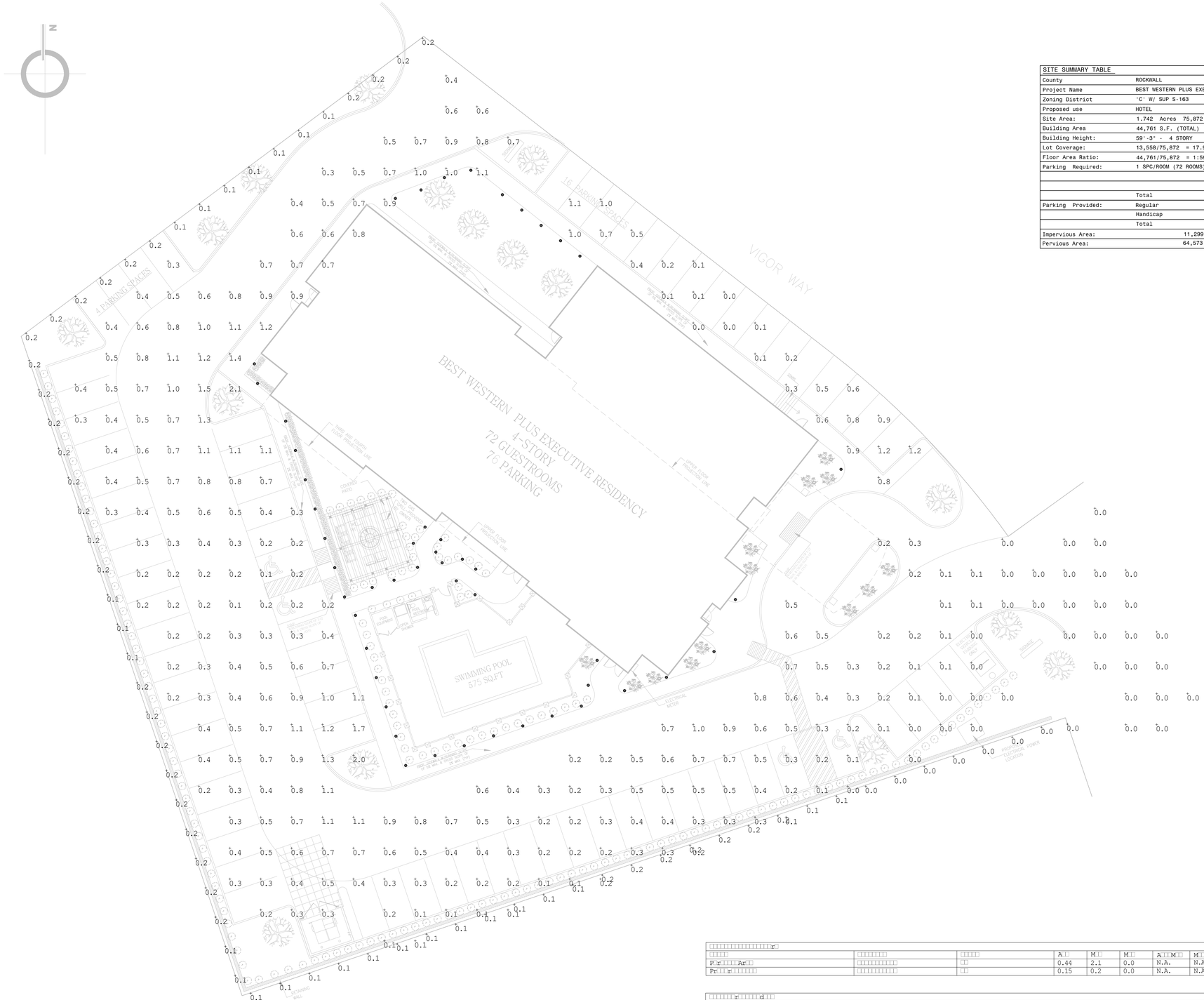
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BEST WESTERN PLUS EXECUTIVE RESIDENCY
4-STORY
72 GUESTROOMS
76 PARKING
VIGOR WAY
16 PARKING SPACES
4 PARKING SPACES
SWIMMING POOL
575 SQ.FT
LANDSCAPE AREA
LANDSCAPE AREA
LANDSCAPE AREA

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	David Gonzales, *Planning and Zoning Manager*
DATE:	May 28, 2019
SUBJECT:	MIS2019-005; *Alternative Tree Mitigation Settlement Agreement*

The applicant, John Delin of R. W. Ladera, LLC, is requesting an *Alternative Tree Mitigation Settlement Agreement* in conjunction with the Ladera of Rockwall Addition for the purpose of offsetting a portion of the required tree mitigation. Specifically, the applicant is requesting relief associated with the trees (*i.e. 699.5-caliper inches of trees*) that will be removed to construct an off-site, 12-inch sanitary sewer line that will serve the development. On June 26, 2018, the Planning and Zoning Commission approved an amended treescape plan allowing for the removal of an additional 977.75-caliper inches that were associated with the construction of this sanitary sewer line. This approval brought the total mitigation balance due to 1,443.25 caliper-inches. On March 12, 2019, a revised treescape plan was submitted with the final plat application [*Case No. P2019-010*] indicating the need for the removal of an additional 283.5-caliper inches of tree to allow the installation of the 12-inch sanitary sewer line. This increased the total mitigation balance due to 1,726.75-caliper inches. Currently, the applicant's approved mitigation plan calls for providing all 1,726.75-caliper inches on-site.

The applicant's proposal requests that the City Council consider one (1) of the two (2) following alternatives:

1. The City Council waive the 699.5-caliper inches associated with the offsite installation of the 12-inch sanitary sewer line; or,
2. The City Council consider reducing the tree mitigation balance associated with the off-site improvements by ½ the amount (*i.e. 349.75-caliper inches*). This balance would then be donated to the Parks Department to save the applicant the expense of planting and caring for the trees on-site.

If the City Council does not approve one (1) of the two (2) alternatives, the applicant has stated that they intend to provide the full balance to the Parks Department to be used in other areas of the City. According to *Section 7*, *Alternative Tree Mitigation Settlement Agreement*, of *Article X*, of the *Unified Development Code* (UDC), the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an *Alternative Tree Mitigation Settlement Agreement* where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant.

Attached to this memo is the applicant's letter requesting the alternatives and an exhibit indicating the tree's that will be required to be removed with the 12-inch sanitary sewer line. Should the Planning and Zoning Commission have any questions staff will be available at the *May 28, 2019* meeting.

City of Rockwall

Project Plan Review History

				Applied	4/16/2019	LM
Project Number	P2019-019	**Owner**	RACK, PARTNERS LTD	**Approved**		
Project Name	Lot 11, Block A, 205 Business Park	**Applicant**	MIKE SAMPLES	**Closed**		
Type	PLAT			**Expired**		
Subtype	FINAL			**Status**	4/25/2019	DG
Status	P&Z HEARING					

Site Address	**City, State Zip**	**Zoning**
125 NATIONAL DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	2-16		2-16	0128-0000-0002-16-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/16/2019	4/23/2019	4/18/2019	2	APPROVED	
ENGINEERING	Sarah Hager	4/16/2019	4/23/2019	4/18/2019	2	COMMENTS	
(4/18/2019 11:36 AM SH) Note 4 should read, "Property owner shall be responsible for all maintenance, repair, and reconstruction of all drainage and detention systems in easements."							
FIRE	Ariana Hargrove	4/16/2019	4/23/2019	4/22/2019	6	APPROVED	
GIS	Lance Singleton	4/16/2019	4/23/2019	4/18/2019	2	APPROVED	
PLANNING	David Gonzales	4/16/2019	4/23/2019	4/25/2019	9	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Consider a request by Mike Samples for the approval of a final plat for Lot11, Block A, 205 Business Park Addition being a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday May 7, 2019. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:

** Planning Department General Comments to be addressed:

The following staff comments are to be addressed and resubmitted no later than Tuesday May 7, 2019. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:

** Planning Department General Comments to be addressed:

1. The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.
2. Provide a label indicating "Case No. P2019-019" on the lower right corner on all pages of the revised final plat.
3. Correct Title Block to read as follows:
Final Plat
Lot 11, Block A, 205 Business Park Addition
being 1-Lot containg 1.50-acres or 65,338 SF
Identifed as Tract 2-15 of the J.R. Johnson Survey, Abstract 128
An Addition to the City of Rockwall, Rockwall County, Texas

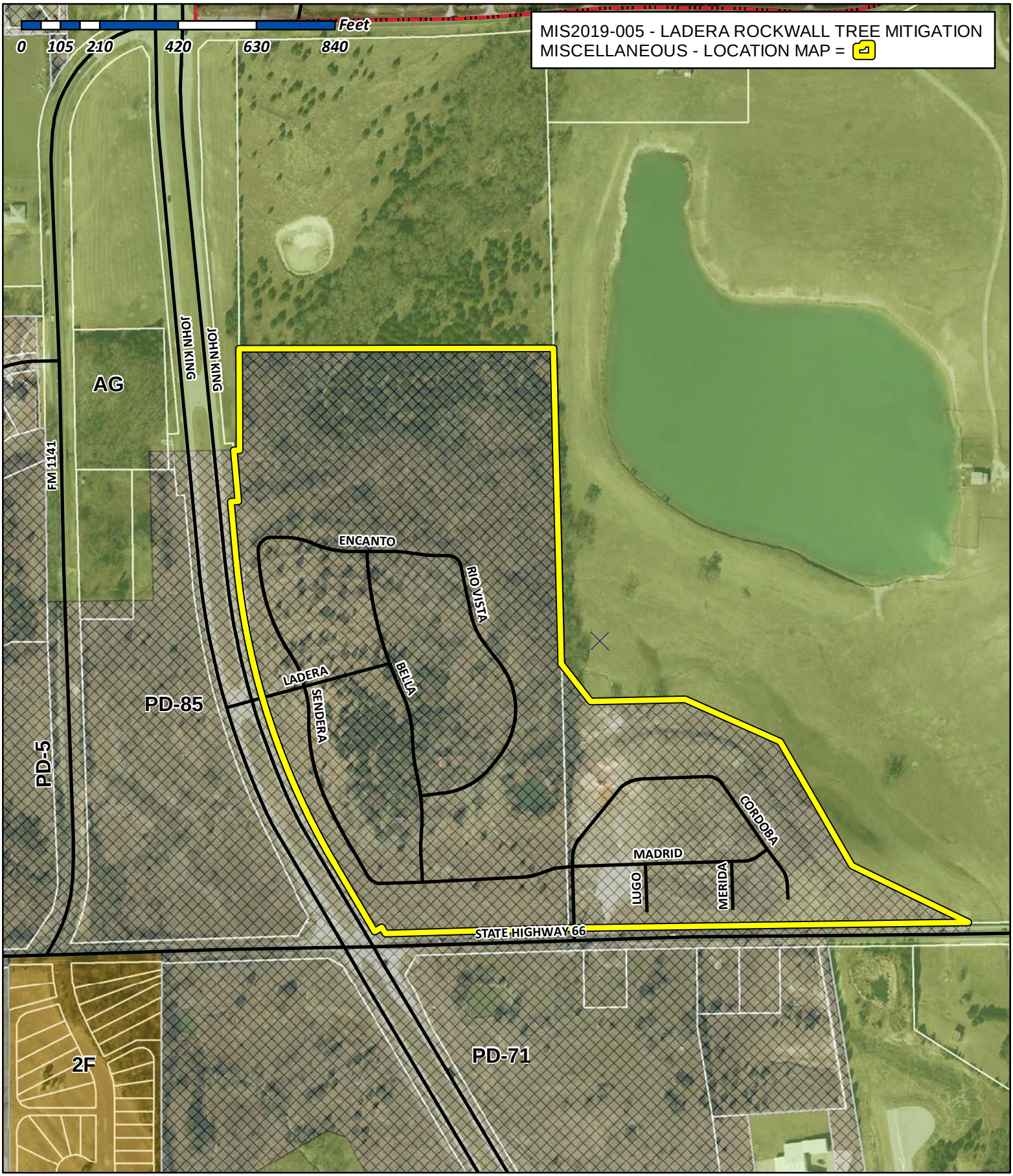
** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing. **

** Although on this case is on the Consent Agenda, staff would recommend that you and/or your representative(s) are in attendance for this request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Consent Agenda: April 30, 2019 (Tuesday at 6:00 p.m.)

City Council - Consent Agenda: May 6, 2019 (Monday at 6:00 p.m.)



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.

Gonzales, David

From: Miller, Ryan
Sent: Wednesday, April 17, 2019 11:51 AM
To: Gonzales, David
Subject: Fwd: Request for Hearing on Tree Mitigation

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Attached is John Delin's request. I will prepare a caption this afternoon. Thanks.

Ryan C. Miller, AICP
Director of Planning and Zoning
Planning and Zoning Department
City of Rockwall, Texas

Please excuse any errors, this was sent from my mobile device.

-------- Original message --------
From: John Delin <john@integritygroups.com>
Date: 4/17/19 10:16 AM (GMT-06:00)
To: "Miller, Ryan" <RMiller@rockwall.com>
Subject: Request for Hearing on Tree Mitigation

Ryan,

Per our phone call earlier, we are submitting a request to have a hearing on the Tree Mitigation associated with our Ladera Rockwall project, *only* in reference to the Offsite Utilities portion of the project.

As you know we are installing $500,000 for water & sewer expansion for the City which will feed future growth and unfortunately receive no Pro-rata return for this work. Additionally we are faced with almost 500 inches of tree mitigation for areas which there is considerable tree growth anyway. We would propose;

1. A waiver of the Mitigation in Total for the Offsite Utility portion of the project or,
2. Reduce by ½ the amount to be Mitigated and provide the balance as a donation to the City for its use, without us expensing the cost for labor for planting and care.
3. Provide the appropriate number of inches in a donation to the City for use in other areas, without us expensing the cost for labor for planting and care.

Let me know if we can get this on the agenda.

Best,

John Delin

817.252.4281 **D**
817.919.8111 **C**
john@integritygroups.com

IntegrityGroups.com | LaderaTexas.com
361 W Byron Nelson Blvd Ste. 104, Roanoke, TX 76262
Main Office (817) 430-3318



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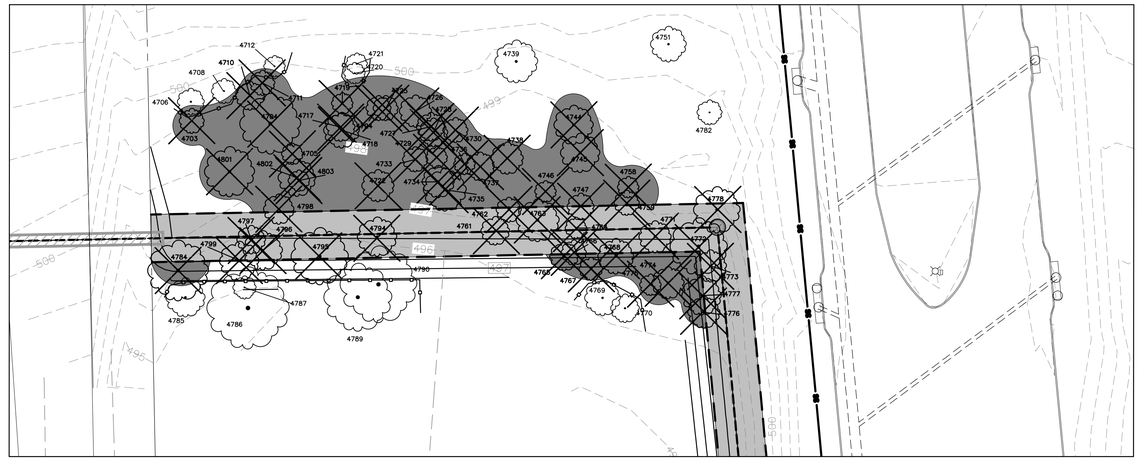
LEGEND

- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED
- TREE PROTECTION FENCING (TPF)
- OFF-SITE SEWER EASEMENT AREA
- AREAS DIRECTLY AFFECTED BY OFF-SITE SEWER LINE

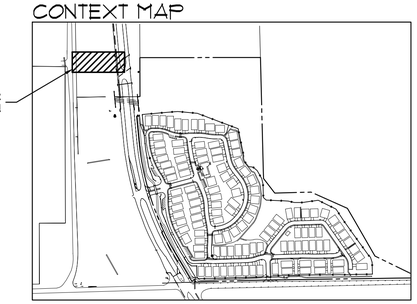
NOTE: 301 PROTECTED INCHES ARE PROPOSED FOR REMOVAL OUTSIDE OF THE OFF-SITE SEWER EASEMENT DUE TO GRADING SPECIFICALLY REQUIRED FOR PROPOSED SEWER LINE.



NORTHWEST OFF-SITE SEWER CONNECTION

30 0 30 60 90 Feet
SCALE: 1"=30'

CONTEXT MAP



500 0 500 1000 1500 Feet
SCALE: 1"=500'

OFF-SITE SEWER MITIGATION TOTALS:

WITHIN SEWER EASEMENT: 398.5 inches removed

OUTSIDE SEWER EASEMENT: 301 inches removed



MAIN SITE OF DEVELOPMENT

80 0 80 160 240 Feet
SCALE: 1"=80'

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roano`e, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

Off- Site Sewer Tree Removal
Ladera Rockwall

Town of Rockwall
Rockwall County, Texas

G&A Job No. 17191 Date: April 24, 2019 By: vc
Z:\2017\17191\Drawings\FP & Const Plans\Sheets\17191 TS.dwg

This concept plan is intended for conceptual developmental use and shall not be interpreted as an official or submitted document. All aerial and map images were attained from best available information. This plan is subject to change.

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	David Gonzales, *Planning and Zoning Manager*
DATE:	May 28, 2019
SUBJECT:	MIS2019-006; *Masonry Exception for 608 Christian Court*

The applicant, Glenn Goodrich, is requesting an exception to the minimum masonry requirements stipulated by Section 3.01.A(1), *Materials and Masonry Composition*, of Article V, *District Development Standards*, of the Unified Development Code (UDC). The purpose of this request is to accommodate the construction of a 360 SF raised deck on the subject property at 608 Christian Court. The subject property is zoned Single Family 10 (SF-10) District, and is located adjacent to the entryway into the Northshore Subdivision. The proposed raised deck will be two (2) stories or 13-feet in total height, and be constructed of metal and *Trex Composite Board*. It will be situated 3½-feet from the rear property line and 3½-feet from the side yard property line, and will be partially screened by a six (6) foot vinyl fence. The second story of the proposed structure will be visible from both N. Lakeshore Drive and Stoneybrook Drive. On May 28, 2019, the Board of Adjustments approved the following variances to the proposed structure [*Case No. BOA-2019-5-V*]:

(1) Reduce the side yard setback from 15-feet to 3½-feet.
(2) Reduce the rear yard setback from 20-feet to 3½-feet.
(3) Reduce the distance between buildings from six (6) feet to zero (0) feet to allow an existing accessory building to be contiguous to the proposed accessory building.
(4) Increase the maximum size permitted for an accessory building from 225 SF to 360 SF.

Once the applicant received these variances from the Board of Adjustments, it was necessary to bring the case before the Planning and Zoning Commission for a masonry exception. According to Section 3.01, *General Residential District Standards*, of Article V, *District Development Standards*, "(a)ll buildings with a building footprint of 120 SF or greater that are over 10-feet in height shall consist of a minimum of 80% Primary Materials and/or a maximum of 20% Secondary Materials." A *Primary Material* is defined as stone, brick and/or cementitous materials, and a *Secondary Material* is defined as any material that is not a *Primary Material*. In this case, the applicant is requesting an exception to use 100% secondary materials. The UDC grants the Planning and Zoning Commission the discretion to approve exceptions to the material requirements on a case-by-case basis upon the submission of material samples and building elevations. In approving an exception, the Planning and Zoning Commission is asked to review the applicant's justification for the request, and the "…unique or extraordinary condition that exist and/or the undue hardship created by strict adherence to the technical requirements." In this case, there does not appear to be a hardship preventing the applicant from meeting the requirements; however, this request is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions staff will be available at the *May 28, 2019* meeting.

City of Rockwall

Project Plan Review History

Project Number	MIS2019-006	**Owner**	GOODRICH, GLENN W JR & KELLYE JAYE	**Applied**	5/14/2019 LM
Project Name	608 Christan Court	**Applicant**	GLENN GOODRICH	**Approved**	
Type	MISCELLANEOUS			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
608 CHRISTAN CT	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
NORTHSHORE PH 2A	1	I	1	4576-000I-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/21/2019	5/28/2019	5/21/2019		COMMENTS	
ENGINEERING	Amy Williams	5/21/2019	5/28/2019	5/21/2019		COMMENTS	See Comment
(5/21/2019 7:52 AM AW) Need a site plan to see where this is going to be built before we can review							
PLANNING	David Gonzales	5/23/2019	5/30/2019	5/23/2019		COMMENTS	See comments

Discuss and consider a request by Glen Goodrich for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, General Residential District Standards, of Article V, District Development Standards, of the Unified Development Code for an accessory structure on a 0.2296-acre parcel of land identified as Lot 1, Block I, Northshore, Phase 2B Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 608 Christian Court, and take any action necessary.

1. Request requires approval by the Planning and Zoning Commission for an exception to the material requirements of the UDC as outlined in staff's report.

Scheduled Meeting Dates to Attend:

Planning - Action Item: May 28, 2019 (Tuesday at 6:00p.m.)



City of Rockwall

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

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ORDER OF THE BOARD OF ADJUSTMENT
OF THE CITY OF ROCKWALL, TEXAS

ORDER NO. BOA 2019-6-V

WHEREAS, the Board of Adjustment held a public hearing on the 9th day of May, 2019. To consider the application of Glenn Goodrich for the approval of a variance from the Residential Single Family 10 (SF10) zoning to reduce the required side set back from 15ft. to 3ft., to reduce the rear set back from 20 ft. to 3.5ft., to allow the accessory structure to exceed maximum square footage from 225 ft. to 360 ft., and reduce the minimum required separation between accessory structures from 6ft. to zero. The legal description known as Northshore PH 2B, Block1, Lot 1, addressed as 608 Christan Ct., in order to construct a 360 sq. ft. mezzanine.

WHEREAS, the applicant requested a variance from the said zoning which requires zoning to reduce the required side set back from 15ft. to 3ft., to reduce the rear set back from 20 ft. to 3.5ft., to allow the accessory structure to exceed maximum square footage from 225 ft. to 360 ft., and reduce the minimum required separation between accessory structures from 6ft. to zero

WHEREAS, after due consideration and discussion it appears that the granting of such a variance would not cause an adverse effect on the surrounding properties and would not be contrary to the public interest.

NOW, THEREFORE BE IT ORDERED BY THE BOARD OF ADJUSTMENT OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this order as if copied in their entirety.

Section 2. That the request from the applicant for this Board to grant a variance from the zoning, be and in the same is hereby granted so as to reduce the required side set back from 15ft. to 3ft., to reduce the rear set back from 20 ft. to 3.5ft., to allow the accessory structure to exceed maximum square footage from 225 ft. to 360 ft., and reduce the minimum required separation between accessory structures from 6ft. to zero. The legal description known as Northshore PH 2B, Block1, Lot 1, addressed as 608 Christan Ct., in order to construct a 360sq. ft. mezzanine.

Section 3. That the Building Official of the City is hereby authorized and directed to issue the appropriate permits, if any, for the above described property under the terms and conditions of this Order.

Section 4. That this Order was passed by the concurring vote of at least four (4) members of the Board of Adjustment and is effective as of the 9th day of May, 2019.

ATTEST:

Secretary

APPROVED:

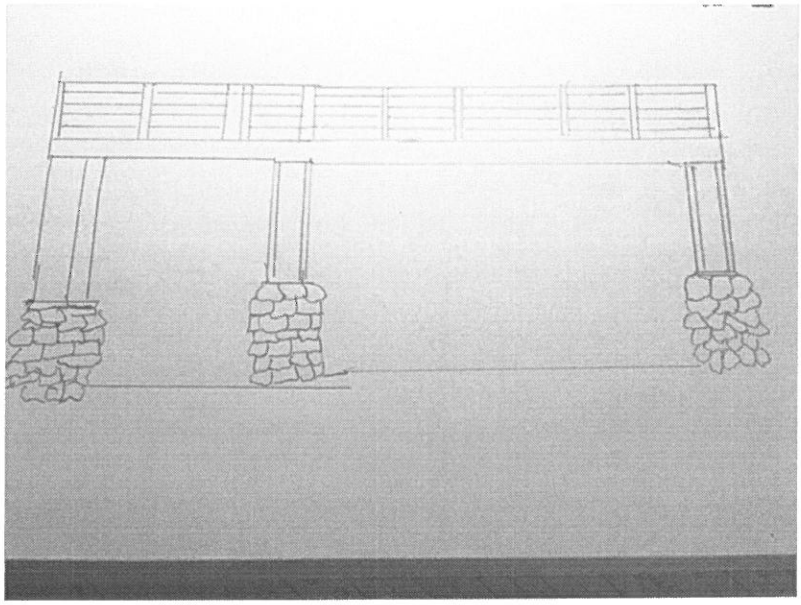
Chairman

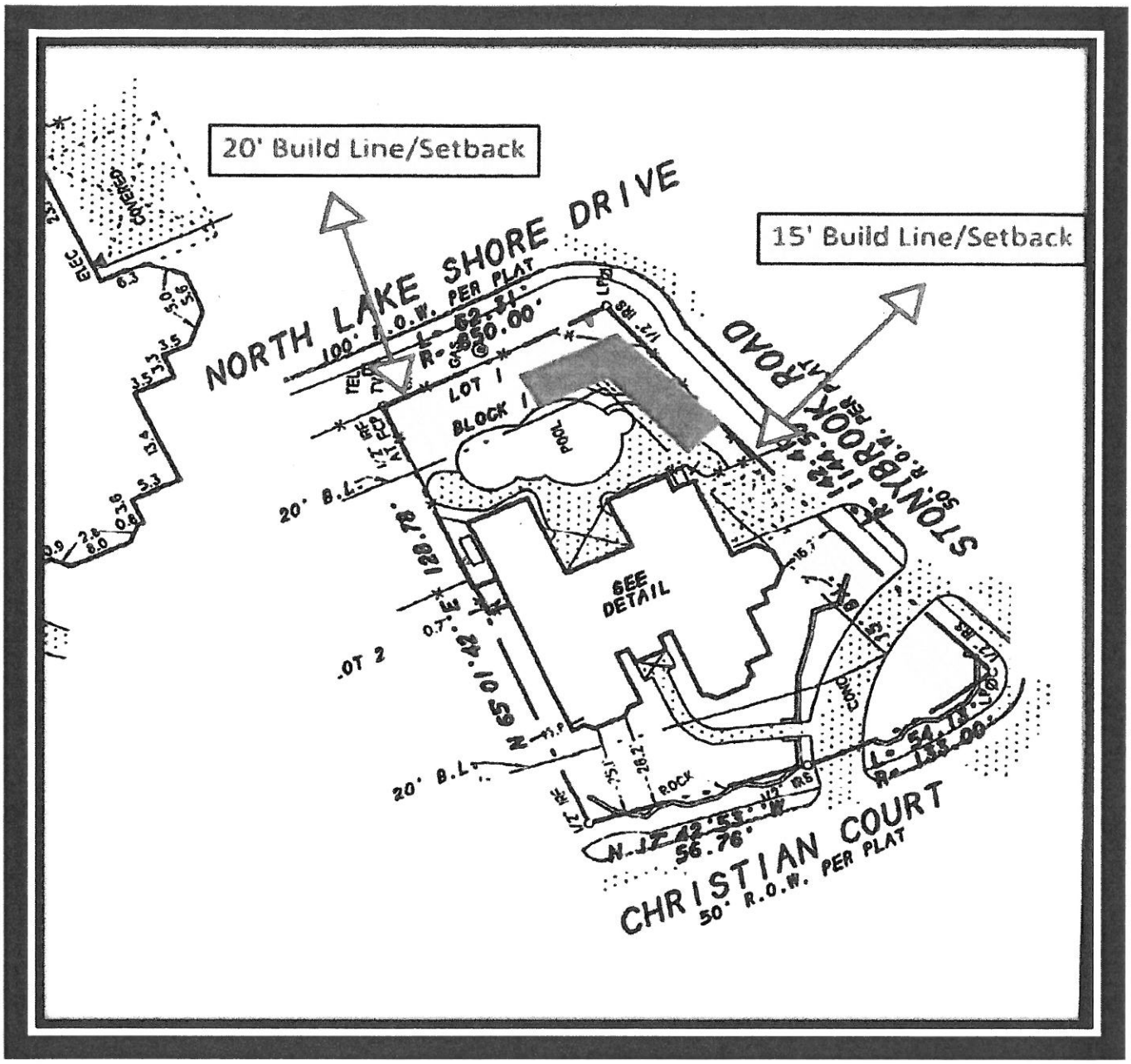
I am building a mezzanine, as pictured in the attached pics. It will be similarly clad to the red stone in my backyard with Trex decking and railing. My property has an extreme elevation change from my front yard to my back yard. The elevation changes almost 14 ft, this deck is going to be built into the hill. The metal beam work is to support this.

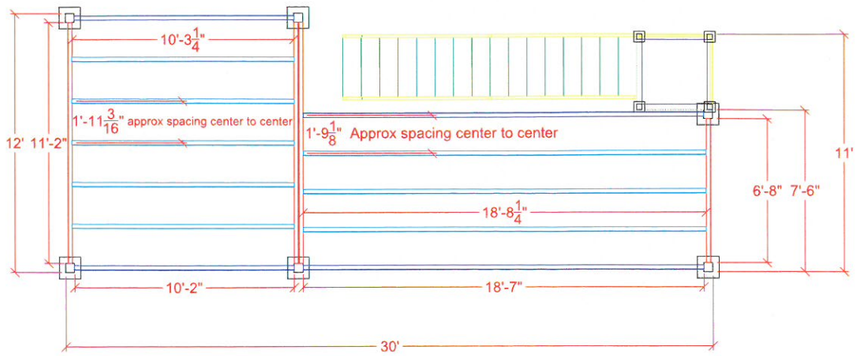
It will be clad in rock and stone to match the yard / house. The metal structure is to ensure safety. All steps are OSHA compliant, per attached engineered drawings.

Railing is representative – It will be minimal sight reduction, our current thinking is just like the railing at the 66 bridge.

All exposed wood / metal would be painted white. Rock will be similar to the existing stone in my back yard.
Height of the stone in the picture is representative.



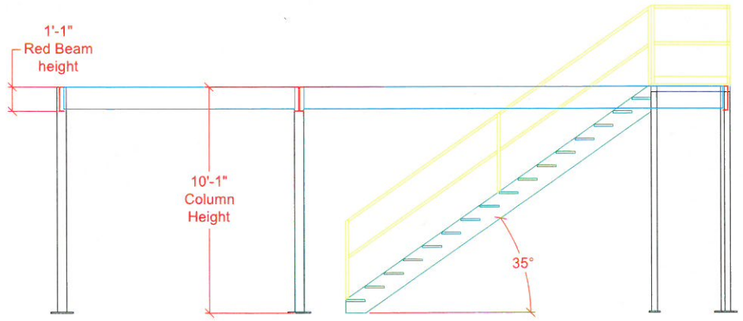

20' Build Line/Setback
15' Build Line/Setback
NORTH LAKE SHORE DRIVE
100' R.O.W. PER PLAT
STONYBROOK ROAD
50' R.O.W. PER PLAT
CHRISTIAN COURT
50' R.O.W. PER PLAT
LOT 1
BLOCK 1
POOL
SEE DETAIL
20' B.L.
LOT 2
N 65°01'42" E 128.78'
N 17°42'53" W 56.76'
L= 54.13'
R= 133.00'
ROCK
COVERED
ELEC



Top View

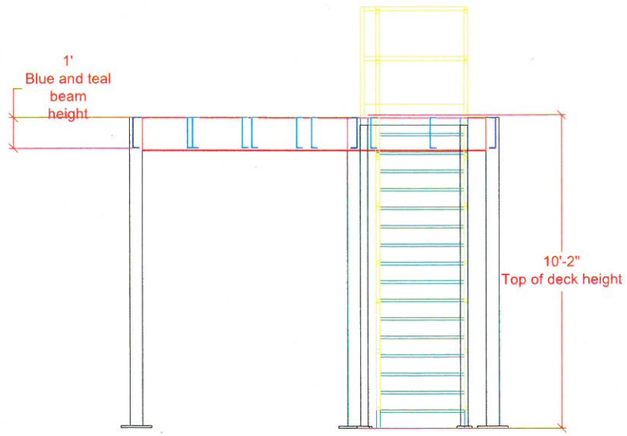


3D View



Columns - 5"x5"
Baseplates - 12"x12"

Front Elevation



Customer will be supplying his own deck of 1"H

Detail View

Revision Details

moved stairs

ASI Team Sign Off

Date:

Production Manger:

Salesperson:

Sales Manager:

N
NW NE
W E
SW SE
S

CONCEPTIONAL DRAWING ONLY
SIZES BASED ON PRODUCT AVAILABLE
AT TIME OF ORDER.

AMERICAN SURPLUS inc.

THE BEST IN MATERIAL HANDLING
AND STORAGE EQUIPMENT

PROJECT: 136603

PROVIDED BY:
AMERICAN SURPLUS INC
1 NOYES AVENUE
EAST PROVIDENCE, RI 02916
PHONE 800-989-7176 EXT: 220
FAX 401-434-7414
SALES REP: Russ Surette

SIZE	SCALE
D	Not to Scale
DATE	12/04/2018
REVISIONS	2

DRAWN BY: American Surplus

PROVIDED TO: Glenn Goodrich
608 Christan Court
Rockwall, TX 75087

Glenn Goodrich
(972) 975-0324
gwgosu@yahoo.com

AMERICANSURPLUS.COM

City of Rockwall

Project Plan Review History

Project Number	Z2019-012	**Owner**	ROBERSON, COREY WAYNE	**Applied**	5/17/2019 LM
Project Name	961 Clem Road (AG to SF-1)	**Applicant**	MICHAEL JOYCE PROPERTIES	**Approved**	
Type	ZONING			**Closed**	
Subtype	REZONE			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
961 CLEM RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	8		8	0072-0000-0008-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/21/2019	5/28/2019	5/21/2019		APPROVED	
ENGINEERING	Sarah Hager	5/17/2019	5/24/2019	5/24/2019	7	APPROVED	Comments

(5/24/2019 11:19 AM SH)
- 4% Engineering Fees.
- Impact fees.
- Must be on septic systems. (will require council approval)
- Check if on Mt. Zion Water service list.
- Must complete 2nd hydrostatic test, and 1st bacteria tests.
- Must loop water on site.
- Clem Road must have 61' ROW, 41' back to back, and this project must construct 24'.
- FM 3549/ Stodgehill is to be 120' ROW, must dedicate 60' form the centerline.
- Wetlands / WOTUS study for the pond to be removed.
- May need detention if the culvert under Clem does note have capacity for the storms. Unit hydrograph method will be needed for detention more than 20 acres.
- Must show all existing and proposed utilities.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- Must meet all City Standards of Design and Construction

- Also update bullet 13 in the design standards to use the October 2014 standards of design.

FIRE	Ariana Hargrove	5/17/2019	5/24/2019	5/23/2019	6	APPROVED	
PLANNING	Korey Brooks	5/17/2019	5/24/2019	5/23/2019	6	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Z2019-012 Zoning Change (AG to PD)

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family-1 (SF-1) District land uses on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the west side of Stodgehill Road [FM-3549] north of the intersection of Stodgehill Road [FM-3549] and Cornelius Road.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2019-012) in the lower right hand corner of all pages on future submittals.

M.4 Please review the draft ordinance prior to meeting on May 28, 2019.

M.5 Please provide staff with the new survey and legal description once it is completed. In addition, the Clem Road will need to adjusted to show dedication and fill width of road.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by June 4. The Planning and Zoning Worksession for this case is May 28, 2019. The Planning and Zoning Meeting for this case is June 11, 2019.

I.7 The projected City Council meeting dates are June 17, 2019 and July 1, 2019. A representative is required to attend all meetings.



- 4% Engineering Fees.
- Impact fees.
- Must be on septic systems. (will require council approval)
- Check if on Mt. Zion Water service list.
- Must complete 2nd hydrostatic test, and 1st bacteria tests.
- Must loop water on site.
- Clem Road must have 61' ROW, 41' back to back, and this project must construct 24'.
- FM 3549/ Stodgehill is to be 120' ROW, must dedicate 60' form the centerline.
- Wetlands / WOTUS study for the pond to be removed.
- May need detention if the culvert under Clem does note have capacity for the storms. Unit hydrograph method will be needed for detention more than 20 acres.
- Must show all existing and proposed utilities.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- Must meet all City Standards of Design and Construction

62.455 ACRES
40 LOTS
1.0 ACRE MINIMUM

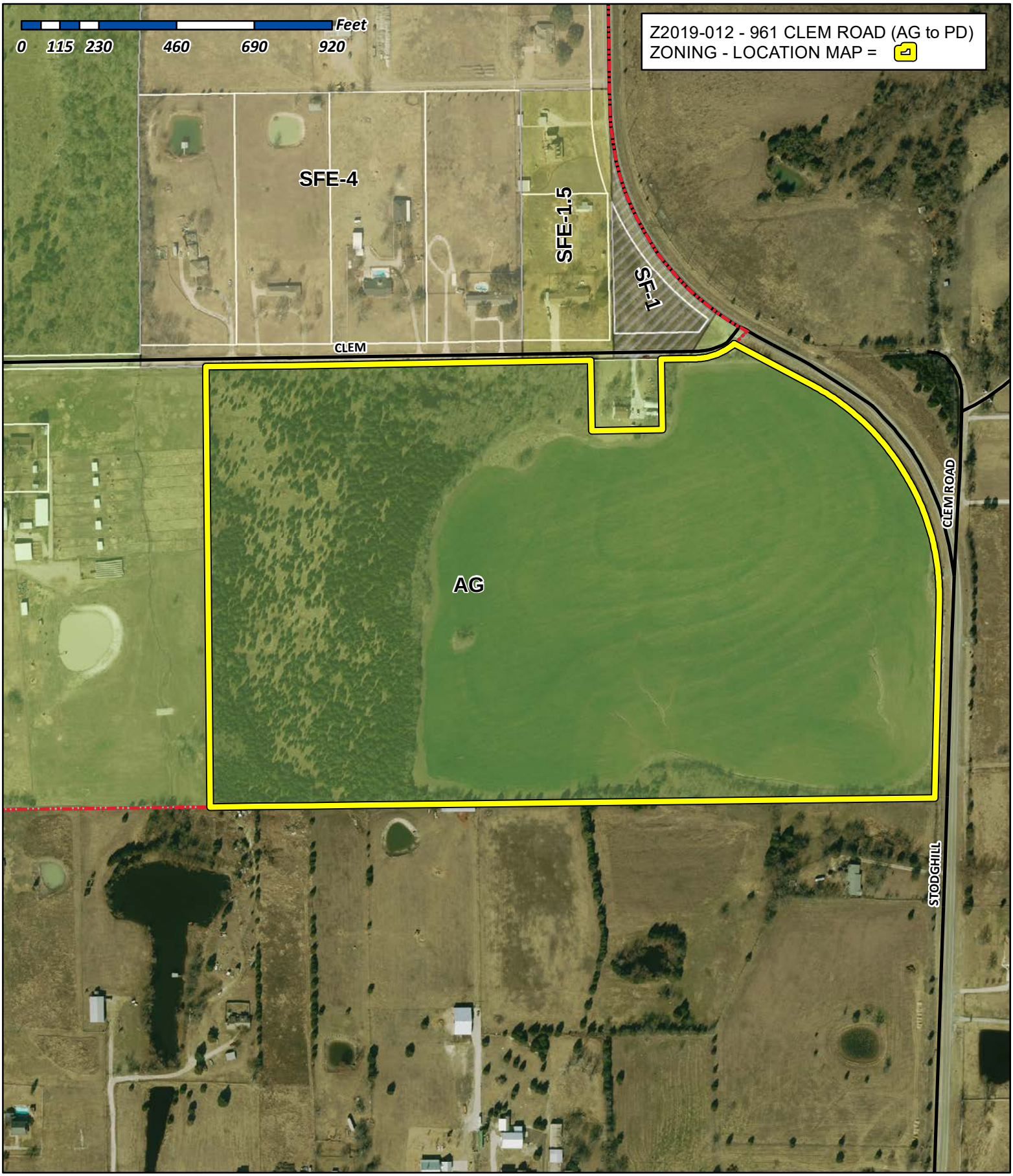
CONC
NOR
ROCK

Engineer:
ENGINEERING CONCEPTS & DESIGN, L.P.

February 28, 2019

SHEET NO. 1 OF 1

PROJECT #00000



City of Rockwall

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

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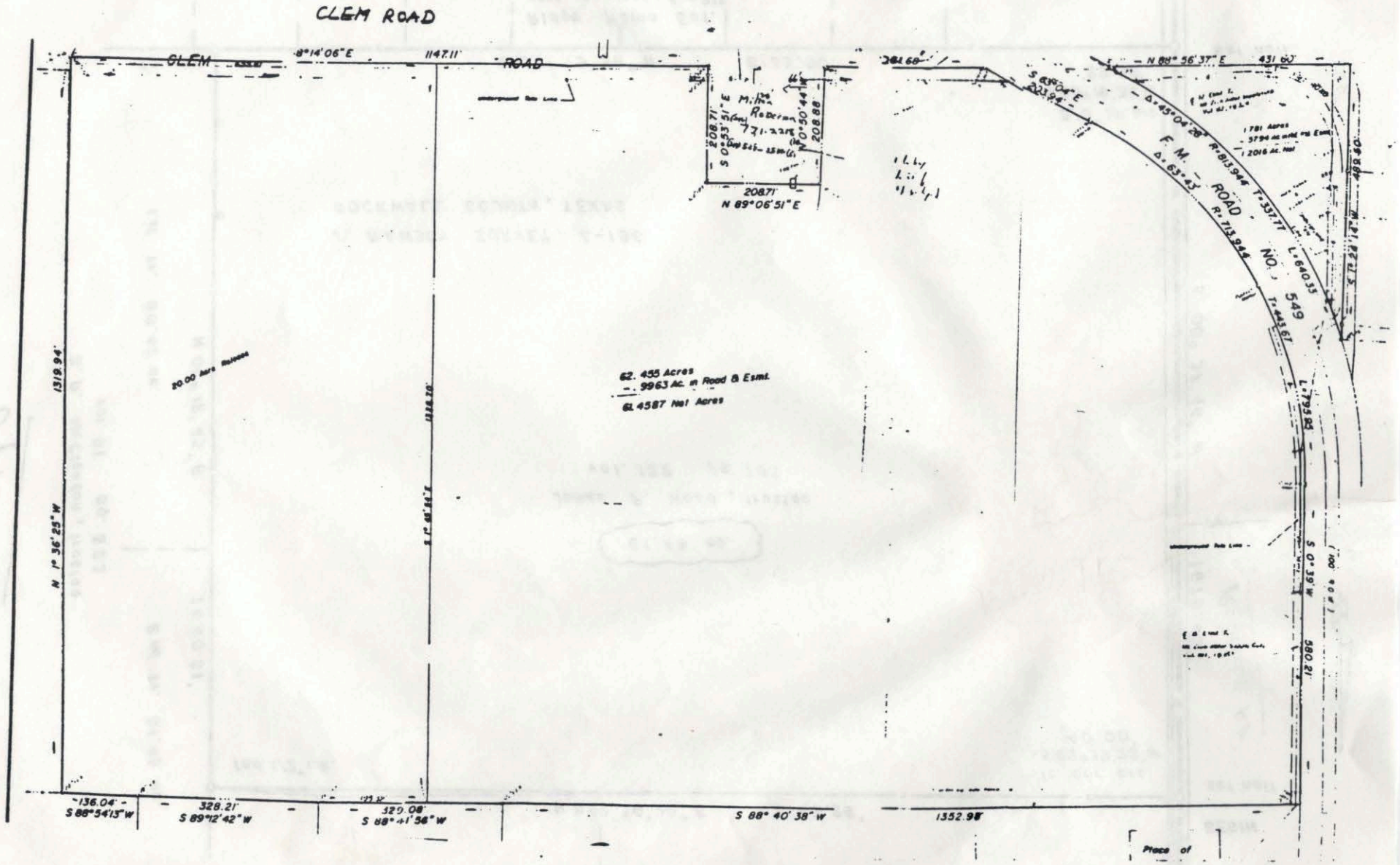
CLEM ROAD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N 88° 56' 37" E
431.60'
S 63°04'E
203.94'
Δ=45°04'28"
R=813.944
T=337.77
L=640.33
F.M. ROAD NO. 549
Δ=63°43'
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T=443.67
L=795.95
S 0°39'W
580.21'
489.60'
S 1°24'14"W
208.71'
S 0°53'51"E
N 0°50'44"W
208.88'
208.71'
N 89°06'51"E
Milton Roberson
771-2215
1781 Acres
5794 Ac. in Rd. & Esmt.
2016 Ac. Net
62.455 Acres
9963 Ac. in Road & Esmt.
61.4587 Net Acres
20.00 Acre Release
1319.94'
N 1° 36' 25" W
136.04'
S 88°54'13"W
328.21'
S 89°12'42"W
329.08'
S 88°41'56"W
S 88° 40' 38" W
1352.98'
Place of



62.455 ACRES
40 LOTS
1.0 ACRE MINIMUM

N

100 0 50 100

Scale: 1" = 100'

CONCEPT PLAN F
NORTHGATE
ROCKWALL, TEXAS

Engineer:

ENGINEERING CONCEPTS & DESIGN, L.P.
CIVIL ENGINEERING / PROJECT MANAGEMENT
CONSTRUCTION SERVICES
FIRM REGISTRATION #F-001145
201 WHOO CIRCLE, SUITE 200, WYLIE, TX 75098
972.941.9600 WWW.ECDFW.COM FAX 972.941.9601

February 28, 2019

SHEET NO. 1 OF 1

PROJECT #00000



NORTH

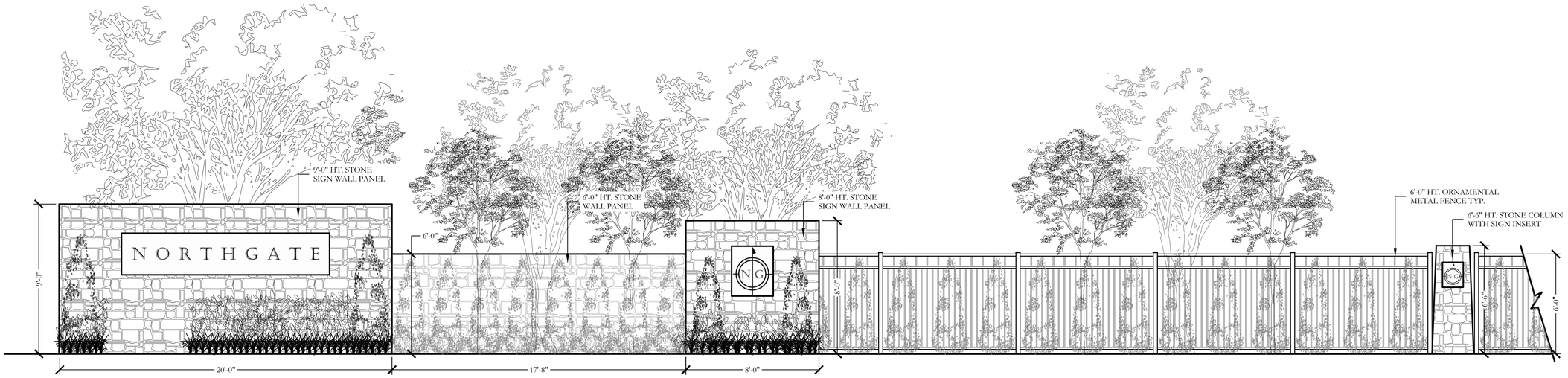
100 50 0 100

Scale: 1" = 100'-0"

NORTHGATE CONCEPT PLAN

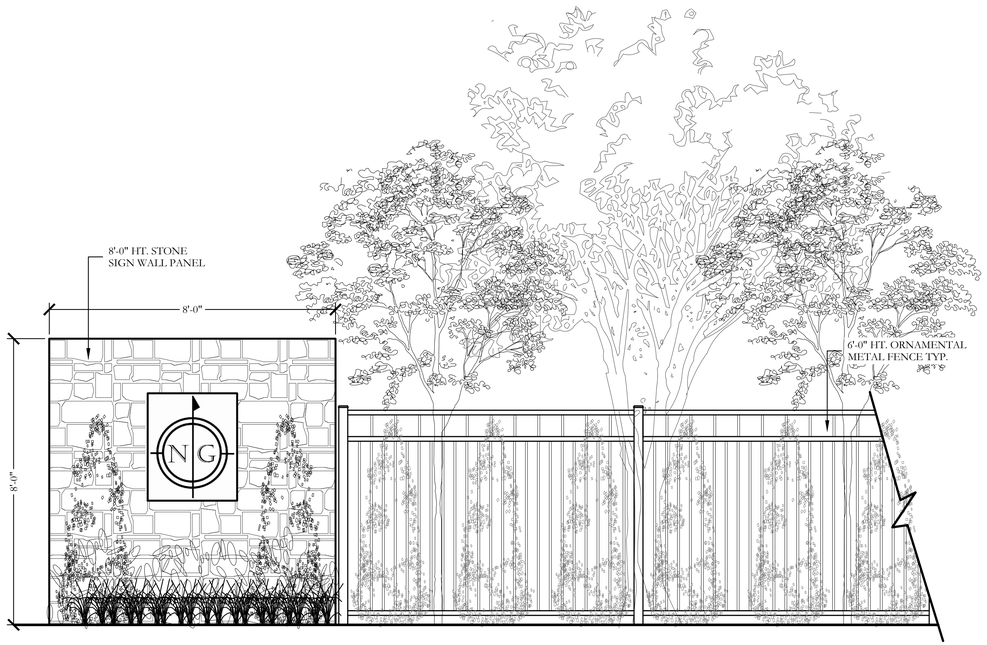
City of Rockwall, Texas

CODY JOHNSON s·t·u·d·i·o



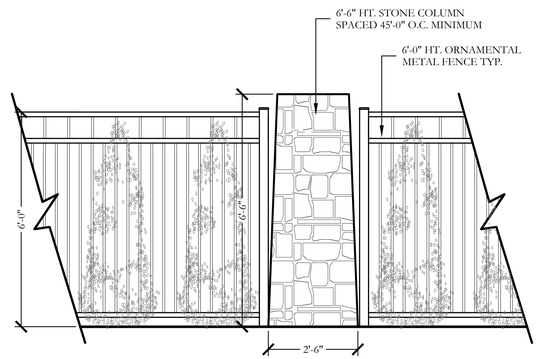
MAIN ENTRY MONUMENT ELEVATION

NOT TO SCALE



MINOR ENTRY MONUMENT ELEVATION

NOT TO SCALE



COLUMN AND FENCE ELEVATION

NOT TO SCALE

NORTHGATE CONCEPT PLAN

City of Rockwall, Texas

CODY JOHNSON
s·t·u·d·i·o

Development Standards.

1. Permitted Uses. Unless specially provided by the Planned Development ordinance, only those uses permitted within the Single Family Rural Estate 1.5 and Single Family 1 (SF-1) District, as stipulated by the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code (UDC), are allowed on the Subject Property.

2. Lot Composition and Layout. The lot layout and composition shall generally conform to the Concept Plan depicted in the Exhibit "B" and the stated in Table 1, which is as follows:

Table 1: Lot Composition:

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	120' x 200'	43,560	17	43%
B	130' x 400'	65,340	22	56%

3. Density and Dimension Requirements. Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the SF – RE 1.5 and SF – 1, as speciated by Article V, District Development Standards, of the Unified Development Code are applicable to all development on the Subject Property. The maximum permissible density for the Subject Property shall not exceed .75 dwelling units per gross acre of land; however, in no case should the proposed development exceed 41 units. All lots shall conform to the standards depicted in Table 2, which is as follows:

Table 2: Lot Dimensional Requirements:

Minimum Lot Width [(1)]	120'
Minimum Lot Depth	200'
Minimum Front Yard Setback [(2) & (5)]	70'
Minimum Side Yard Setback	25'
Minimum Side yard Setback (Adjacent to a Street) [(2) & (5)]	30'
Minimum Length of Driveway Pavement	70'
Maximum Height [(3)]	38'
Minimum Rear Yard Setback	50'
Minimum Area / Dwelling unit (SF)	2500 SF
Maximum Lot Coverage	20%
Permitted Encroachment into Required Setbacks [(5)]	Allowed

General Notes:

1. The minimum lot width shall be measured at the Front Yard Building Set Back.
2. The location of the Front Yard Building Setback as measured from the front property line
3. The Maximum Height shall be measured to the eave or top plate (which ever is grater) of the single-family home
4. As measured from the rear yard property line
5. Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimney, eaves, and similar architectural features may encroach beyond the Front Yard Building Setback by up to ten (10) feet for an property; however, the encroachment shall not exceed five (5) feet on side yard setbacks (Adjacent to a street) and shall not encroach into public right-of-way [a Sunroom is an enclosed room no more than 15 feet in width that has glass on at least 50% of each of the encroaching faces].

4. Building Standards. All development shall adhere to the following building standards:

   (a) Masonry Requirement. The minimum masonry requirement for the exterior facades of all buildings shall be 75%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiber board horizontal lap-siding (e.g. HardiBoard or Hardy Plank) and stucco may be used for up to 50% of the masonry requirement.

   (b) Roof Pitch. A minimum of an 4:12 roof pitch is required on all structures.

   (c) Garage Orientation. Garages may be orientated in a traditional swing (or j-swing) configuration, side entry or front facing configuration with a minimum setback of 70’ (i.e. allowing the garage to be flush with the front façade of the primary structure). All garage configurations that are not front entry shall meet the requirements of Article VI, Parking and Loading, of the Unified Development Code.

5. Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, material and color of the primary structure on the same lot and meet the following standards:
   a. Wrought Iron / Tubular Steel / Pipe Rail. All lots shall utilize fencing materials that shall be open in nature and not exceed 6 feet in height. Fences that extend beyond the front building line of any structure shall be required to be pipe rail or similar. No chain link or wooden fencing shall be allowed.

6. Landscape and Hardscape Standards.
   (1) Landscape. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy / Shade trees planed within this development shall be a minimum of Four (4) caliper inches in size and all Accent / Ornamental / Under-Story trees shall be a

minimum of four (4) feet in total height. The following tree species are approved for planting with this subdivision:

a. Canopy / Shade Trees. Bald Cyprus, Cedar elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, Pecan, Live Oak, and Burr Oak.
b. Accent / Ornamental / Under-Story Trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow

(2) Landscape Buffers. All landscape buffers and planting located within the buffers shall be maintained by the Homeowner's Association (HOA)

a. Landscape Buffer and Sidewalks (FM 3549). A minimum of 30-foot landscape buffer shall be provided along the frontage of FM 3549 and shall incorporate ground cover, a built-up Berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30 inches and a maximum height of 48 inches. In addition, three (3) canopy tree and four (4) accent trees shall be planted per 100 feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 30-foot landscape buffer adjacent to FM 3549.

(3) Street Scape Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), all residential single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by section 6(1) of this ordinance in the following sizes and proportions:

(i) Three (3), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of the required lots.
(ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the rear yards of the required lots.
(iii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the side yards facing the street.

Note: For the purposes of this section only [i.e. Section 6(3) the term "front yard" includes the area within the front yard setback immediately adjoining the front yard of the lot. The Term "required lot" includes the lots 8-17 Along the southern edge of Street B and Lots 1-16 on the Northern edge of Street "B".

(4) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space, Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.
(5) Hardscape. Hardscape plans indicating the location of all sidewalks and tails shall be reviewed and approved with the PD Site Plan.

7. Streets. All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards.

8. Lighting. Light poles shall not exceed 20-feet in total height (i.e. base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.

9. Sidewalks. At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way and be five (5) feet in overall width.

10. Buried Utilities. New distribution powerlines required to serve the Subject Property shall be placed underground, whether such lines are located internally or along the perimeter of the Subject Property, unless otherwise authorized by the City Council. New transmission powerline, or distribution lines, of a size not typically or cost effectively placed underground (3-phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Subject Property. The Developer shall not be required to re-locate existing overhead powerlines along the perimeter of the Subject Property. Temporary powerlines constructed across undeveloped portions of the Subject Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the homes and the property line.

11. Open Space. The development will not be required to have open space. A landscape buffer provided along FM 3549 with 5' trail shall satisfy any open space requirements. Additionally, the developer shall construct a pro-rated section of roadway improvements along Clem Road. A 30' landscape buffer shall be provided for any lots that back up to Clem Road and developer shall be required to construct city sidewalk in the buffer. Planting requirements shall be the same as section (2)a. There shall be no berm requirement along Clem Road.

12. Neighborhood Signage. Permanent subdivisions identification signage shall be permitted at all major entry points for the proposed subdivision. Final Design and location of any entry features shall be reviewed and approved with the PD Site Plan.

13. Drainage Standards. The development shall comply with existing drainage standards including the permissible spread of water in the streets and permissible gutter low through intersection as outlined in the City of Rockwall's Standards of Design and Construction (approved in August 2003 and updated in October 2007). The proposed drainage areas, flow patterns and storm drain system that will be constructed shall be based on the City's drainage criteria and be identified on a Conceptual Drainage Plan, which shall be submitted with the Civil Plans at the time of Engineering submittal. The conceptual Drainage plan shall be reviewed and approved by the Engineering Department in compliance with engineering standards.

14. Onsite Waste Water Facilities. All lots shall be serviced by Onsite Waste Water Facilities and shall be permitted through the Texas Commission on Environmental Quality (TCEQ) and in accordance with the requirements set forth by the TCEQ.

15. Homeowner's Association (HOA). A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City fo Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.

City of Rockwall

Project Plan Review History

Project Number	Z2019-013	**Owner**	101 HUBBARD DR LLC	**Applied**	5/17/2019 LM
Project Name	PD Development Plan for PD-32	**Applicant**	STROHMEYER ARCHITECTS INC	**Approved**	
Type	ZONING			**Closed**	
Subtype	PD			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
SUNSET RIDGE DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
SHORELINE PLAZA ADDITION	1	B	1	3812-000B-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/21/2019	5/28/2019	5/21/2019		APPROVED	
ENGINEERING	Sarah Hager	5/17/2019	5/24/2019	5/23/2019	6	APPROVED	

(5/23/2019 4:27 PM SH)
- The following is for your information for the site plan and engineering review.

- 4% Engineering Fees.
- Impact fees.
- All parking to be 20'x9' and parallel spaces to be 22'x9'.
- Must show all existing and proposed utilities.
- If building height exceeds 30' tall, the fire lane radii must be 30' or radius of 20'. Minimum width is 24'.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- May lose some ROW with IH 30 project.
- Storm Pro-rata = $7226.59/acre.
- Infrastructure study may be required.
- Must meet all City Standards of Design and Construction.

FIRE	Ariana Hargrove	5/17/2019	5/24/2019	5/23/2019	6	APPROVED	
PLANNING	Ryan Miller	5/17/2019	5/24/2019	5/24/2019	7	APPROVED	See Comments

Z2019-013; PD Development Plan for PD-32 (Harbor Heights Retail/Restaurants Pad Sites)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a PD Development Plan within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, and located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2019-013) in the lower right-hand corner of all pages on future submittals.
M.4 Please dimension the site plan and show conformance to the following requirements for building placement:

1) Build-to-Line from ROW:
a. Sunset Ridge Drive: 8-Feet
b. Sunset Ridge Drive (South of Proposed Entryway): 8-Feet (45% of Façade)
c. Harbor Heights Drive: 4-Feet (45% of Façade)

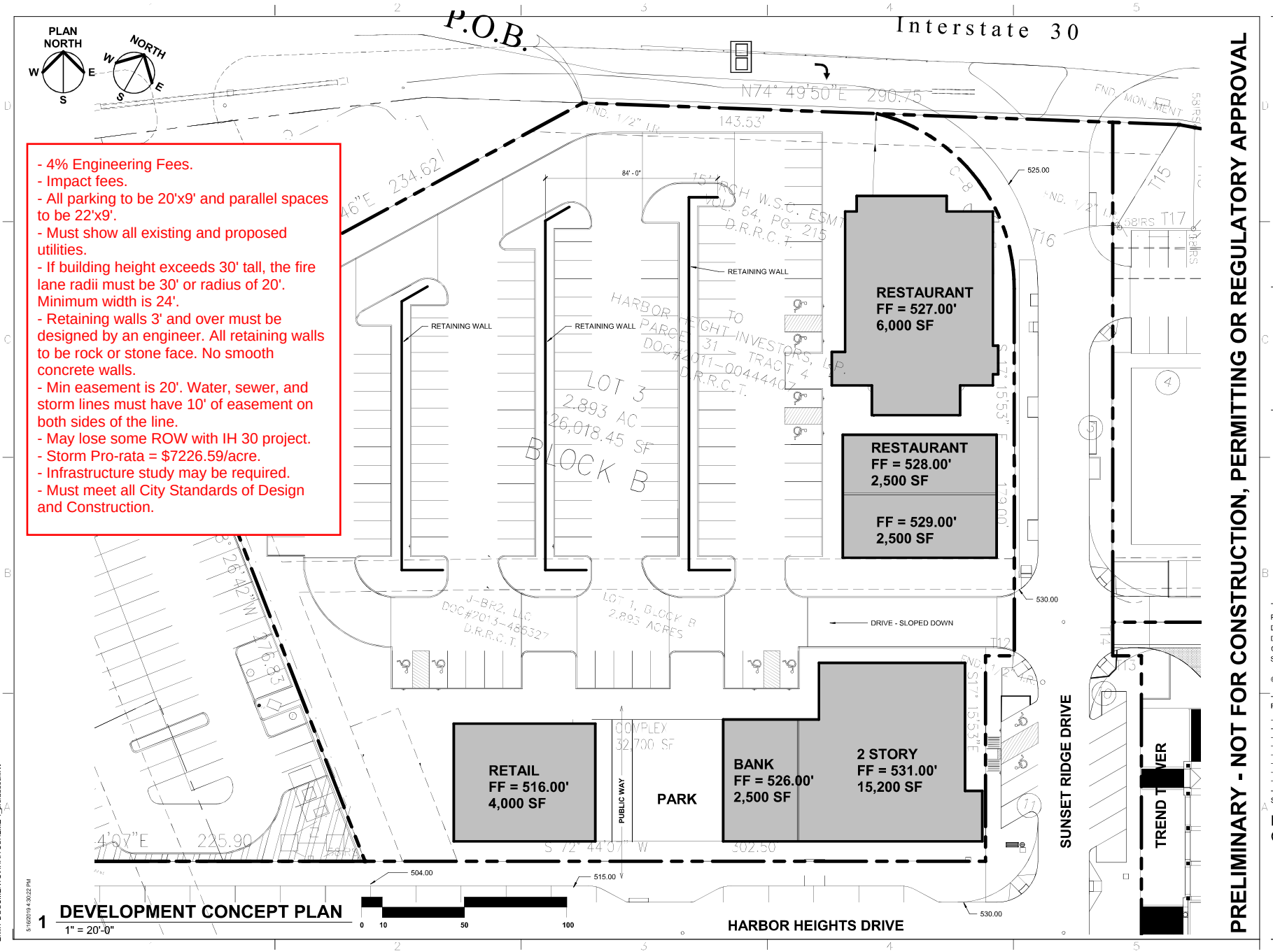
NOTE: The remaining façade must be no less than two (2) feet and no more than 12-feet from the build-to-line.

2) Setback from ROW:
a. IH-30: 250-Feet
b. Sunset Ridge Drive: 5-Feet
c. Harbor Heights Drive: 5-Feet

M.5 Please indicate the percentage of building frontage along Harbor Heights Drive. The minimum required is 85%.
M.6 Please indicate the distance between the surface parking lots from the right-of-way line. The minimums are as follows:

1) IH-30: 20-Feet
2) Sunset Ridge Drive: 10-Feet
3) Harbor Heights Drive: 10-Feet

M.7 Please indicate the two (2) required pedestrian ways along Harbor Heights Drive.
I.8 The are adjacent to the park could incorporate a seat wall along Harbor Heights Drive which would help off-set any deviations from the build-to-line requirements and continuous façade requirements.
M.9 Based on the site plan approval for the original case and the requirements of Planned Development District 32 (PD-32), irrigated pots with landscaping should be incorporated adjacent to the buildings along Harbor Heights Drive.
M10 All buildings will need to incorporate dual entryways facing both IH-30, Harbor Heights Drive and Sunset Ridge Drive,
M.11 Please review the attached draft ordinance prior to the May 28, 2019 Planning & Zoning Commission meeting, and provide staff with your markups by May 7, 2019.
I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 7, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 11, 2019 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on May 28, 2019.
I.13 The projected City Council meeting dates for this case will be June 17, 2019 [1st Reading] & July 1, 2019 [2nd Reading].



- 4% Engineering Fees.
- Impact fees.
- All parking to be 20'x9' and parallel spaces to be 22'x9'.
- Must show all existing and proposed utilities.
- If building height exceeds 30' tall, the fire lane radii must be 30' or radius of 20'. Minimum width is 24'.
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- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
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- Infrastructure study may be required.
- Must meet all City Standards of Design and Construction.

1 **DEVELOPMENT CONCEPT PLAN**
1" = 20'-0"

PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL

STROHMEYER ARCHITECTS INC.

CIVIL
FC CUNY CORPORATION
#2 HORIZON COURT
SUITE 500
HEATH, TEXAS 75032

Project Number:
Drawing Date: 5.16.2019
Drawn: PC
Checked: JS
Scale: 1" = 20'-0"

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Revisions:

#	Revision Date	Revision Description

Sheet Title:
DEVELOPMENT CONCEPT PLAN

A100

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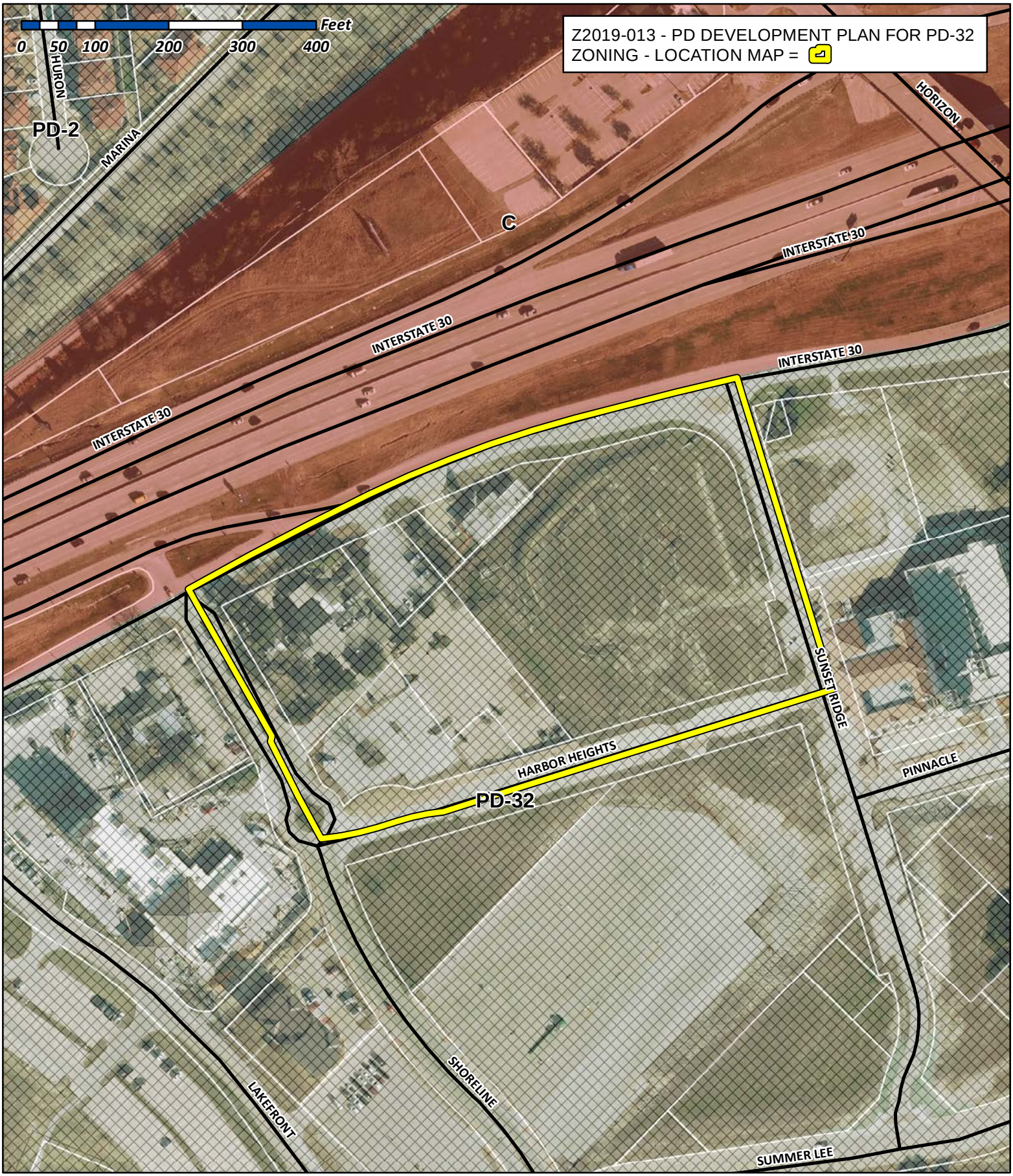

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
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(W): www.rockwall.com

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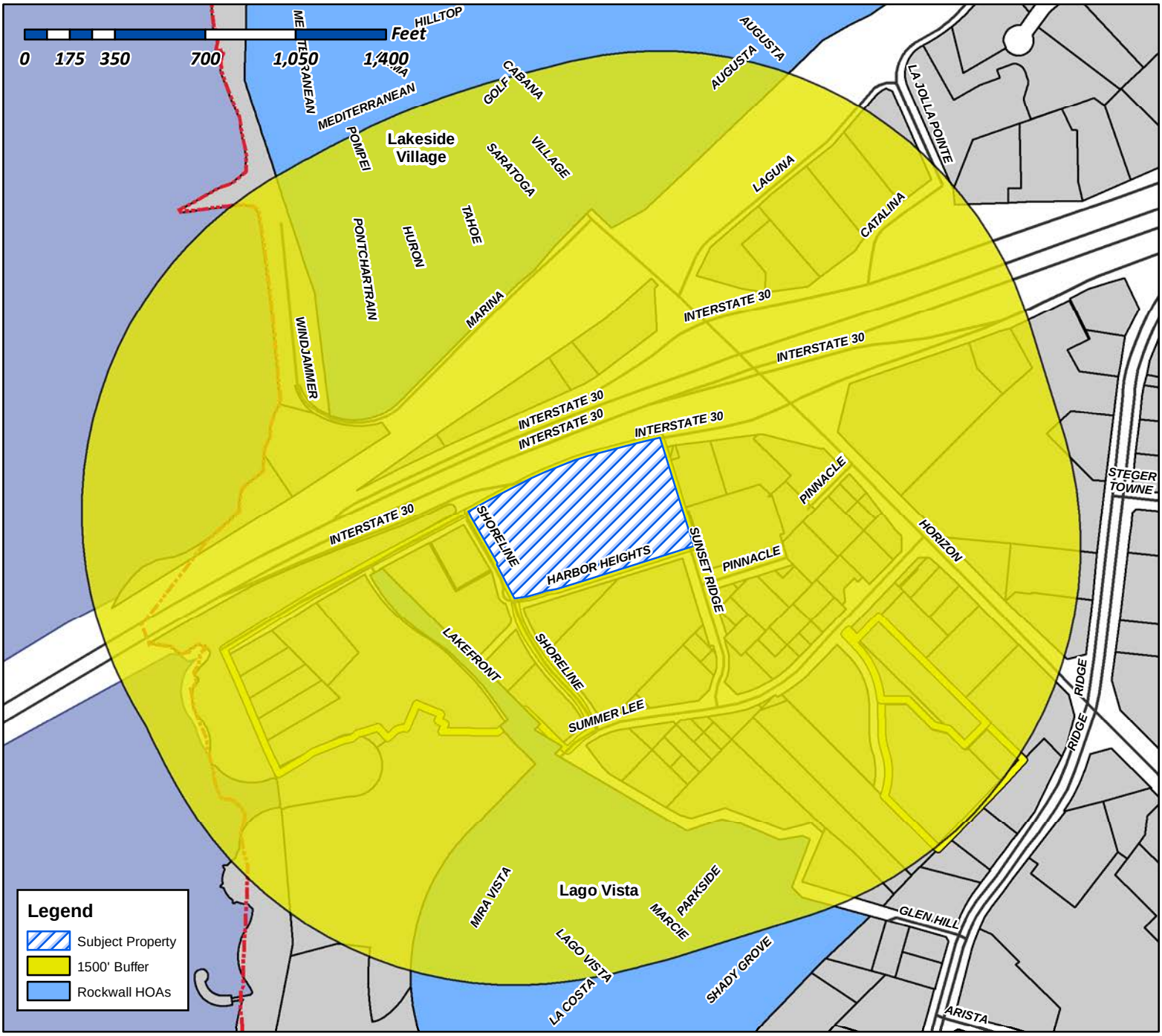
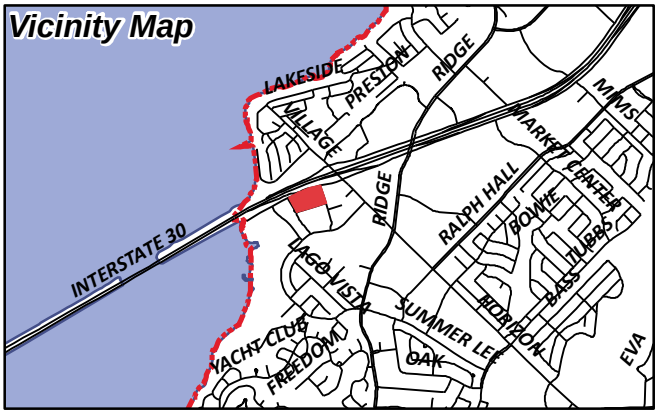


Case Number: Z2019-013
Case Name: PD Development Plan for PD-32
Case Type: Zoning
Zoning: PD-32
Case Address: Sunset Ridge Dr

Date Created: *5/21/2019*
For Questions on this Case Call (972) 771-7745



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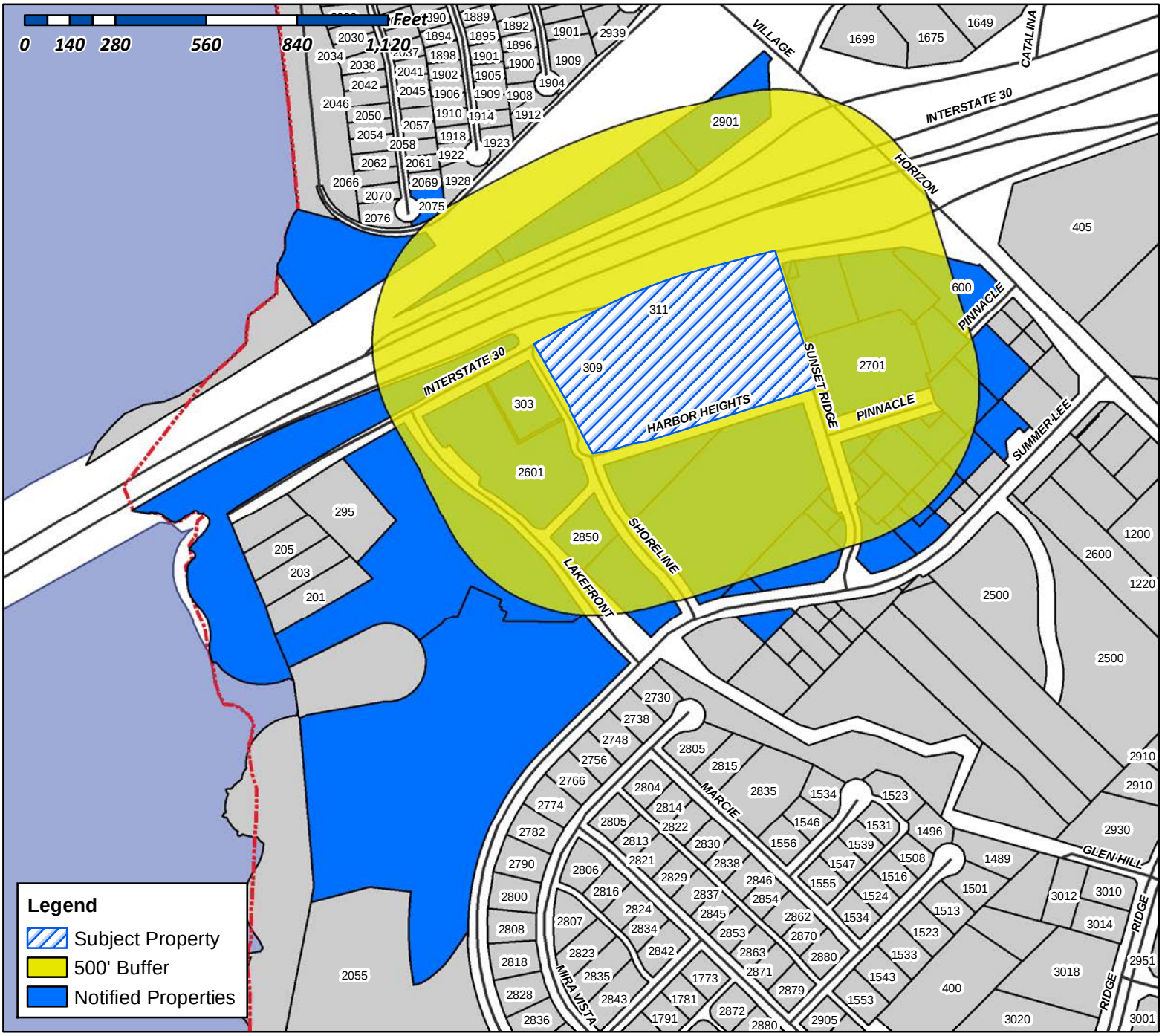

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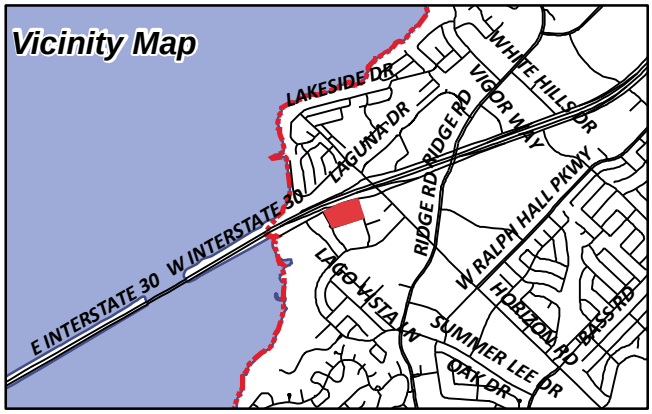


Date Created: ***5/20/2019***

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

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

CN ROCKWALL INVESTORS LLC
12720 HILLCREST ROAD SUITE 650
DALLAS, TX 75230

TRITON I-30 ROCKWALL LLC
1845 WOODALL ROGERS FREEWAY, SUITE 1100
DALLAS, TX 75201

MANDARI JEMA
2075 PONTCHARTRAIN DR
ROCKWALL, TX 75087

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL
ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS, TX 75232

CURRENT RESIDENT
2601 LAKEFRONT TR SUITE 401
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

LAKEFRONT TRAIL ROCKWALL HOTEL LP
c/o OLDHJAM GOODWIN GROUP LLC
2800 S. TEXAS AVE. SUITE 401
BRYAN, TX 77802

LAKE FRONT TRAIL LP
2850 SHORELINE TR SUITE 200
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 VILLAGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
303 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
309 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
311 E I30
ROCKWALL, TX 75087

FAULKNER INVESTMENT CO. LTD
3401 MAIN ST
ROWLETT, TX 75088

LAKESIDE VILLAGE HOMEOWNERS
4100 VILLAGE DR
ROCKWALL, TX 75087

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE SUITE 2001
DALLAS, TX 75206

CURRENT RESIDENT
600 HORIZON DR SUITE 650
ROCKWALL, TX 75032

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE SUITE 390
DALLAS, TX 75201

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

CULPEPPER/SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

CITY OF ROCKWALL

ORDINANCE NO. 14-51

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 10-21* OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN FOR RETAIL/RESTAURANT PAD SITES ON A 2.893-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, HARBOR DISTRICT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *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, the City has received a request from Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of D. W. Bobst of J-BR2, LLC for an amendment to *Ordinance No. 10-21* of Planned Development District 32 (PD-32) and the Unified Development Code [*Ordinance No. 04-38*] for the purpose of establishing a PD Development Plan for retail/restaurant pad sites within the *Hillside Subdistrict*, on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas and more fully described 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, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by adopting this PD Development Plan and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the Concept Building Elevations, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

1) Development of this property shall generally conform to the *PD Development Plan* depicted in *Exhibit 'B'* of this ordinance;

2) Development of this property shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;

3) All buildings shall be developed with consideration to the pedestrian access adjacent to Harbor Heights Drive. Additionally, the design of the buildings shall include four (4) sided architecture that creates a dual entry appearance, with buildings fronting on to IH-30 and Harbor Heights Drive;

4) Building façades must be situated no greater than 27-feet from the build-to-line adjacent to Harbor Heights Drive;

5) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32);

6) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;

7) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*;

8) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a replat that indicates all necessary easements; and,

9) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development itself to support the use.

SECTION 5. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That 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, 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 7. The standards in this ordinance shall control in the event of a conflict between this

ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. 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 17TH DAY OF NOVEMBER, 2014.

David Sweet, Mayor

ATTEST:

Kristy Ashberry, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: 11/03/2014

2nd Reading: 11/17/2014

Exhibit 'A':

Legal Description

(Lot 1, Block B, Harbor District Addition)

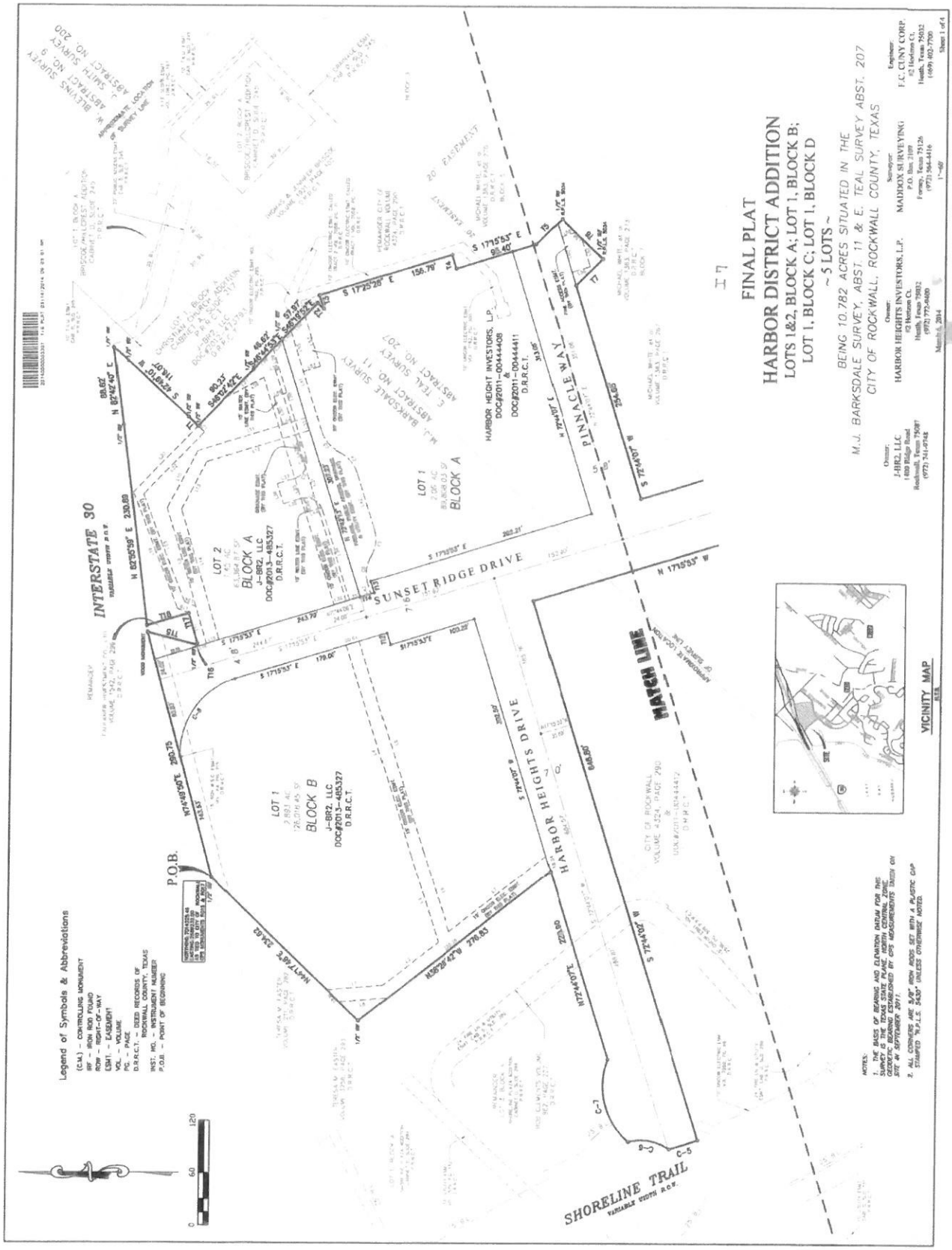


Exhibit 'B':
PD Development Plan

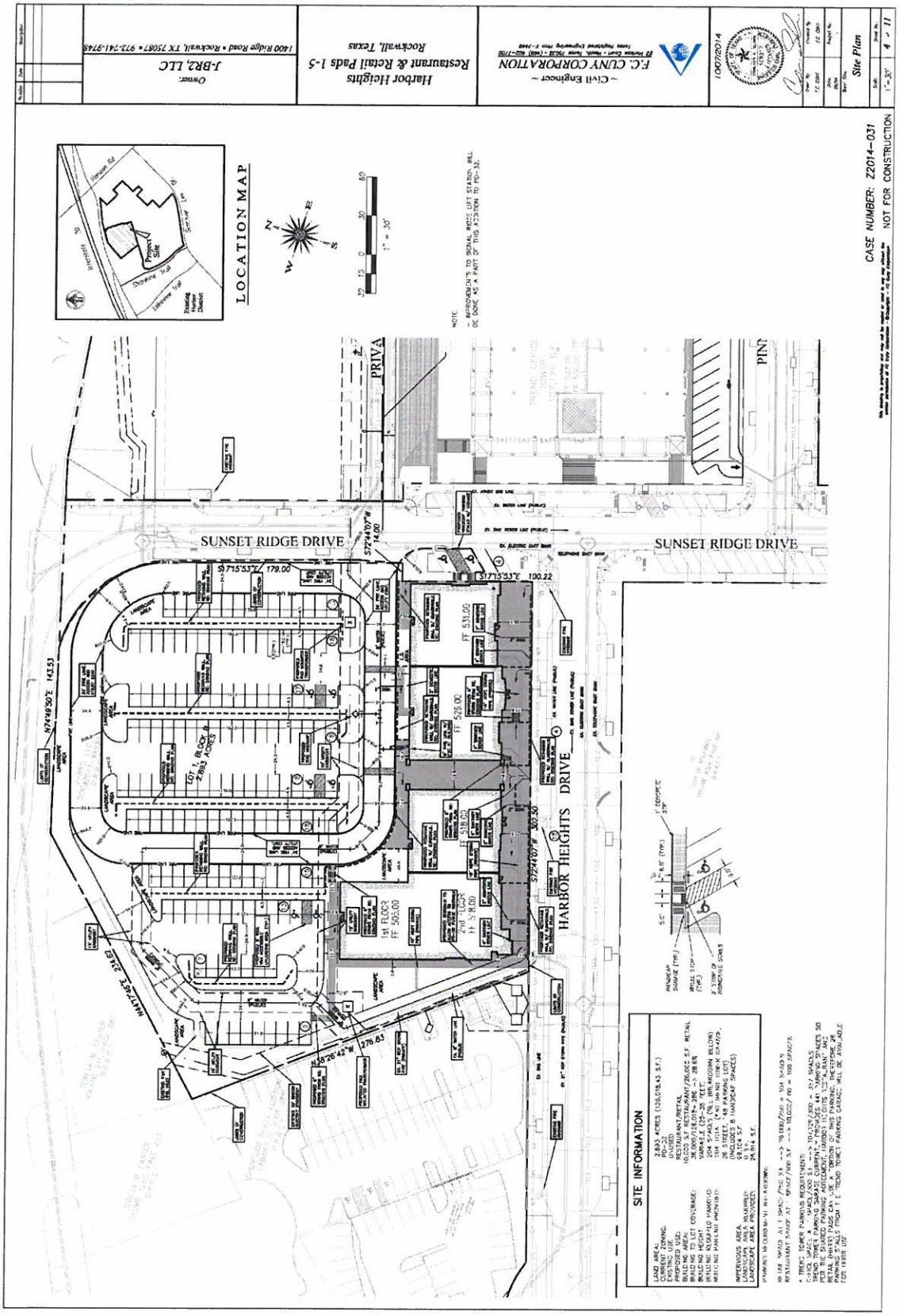
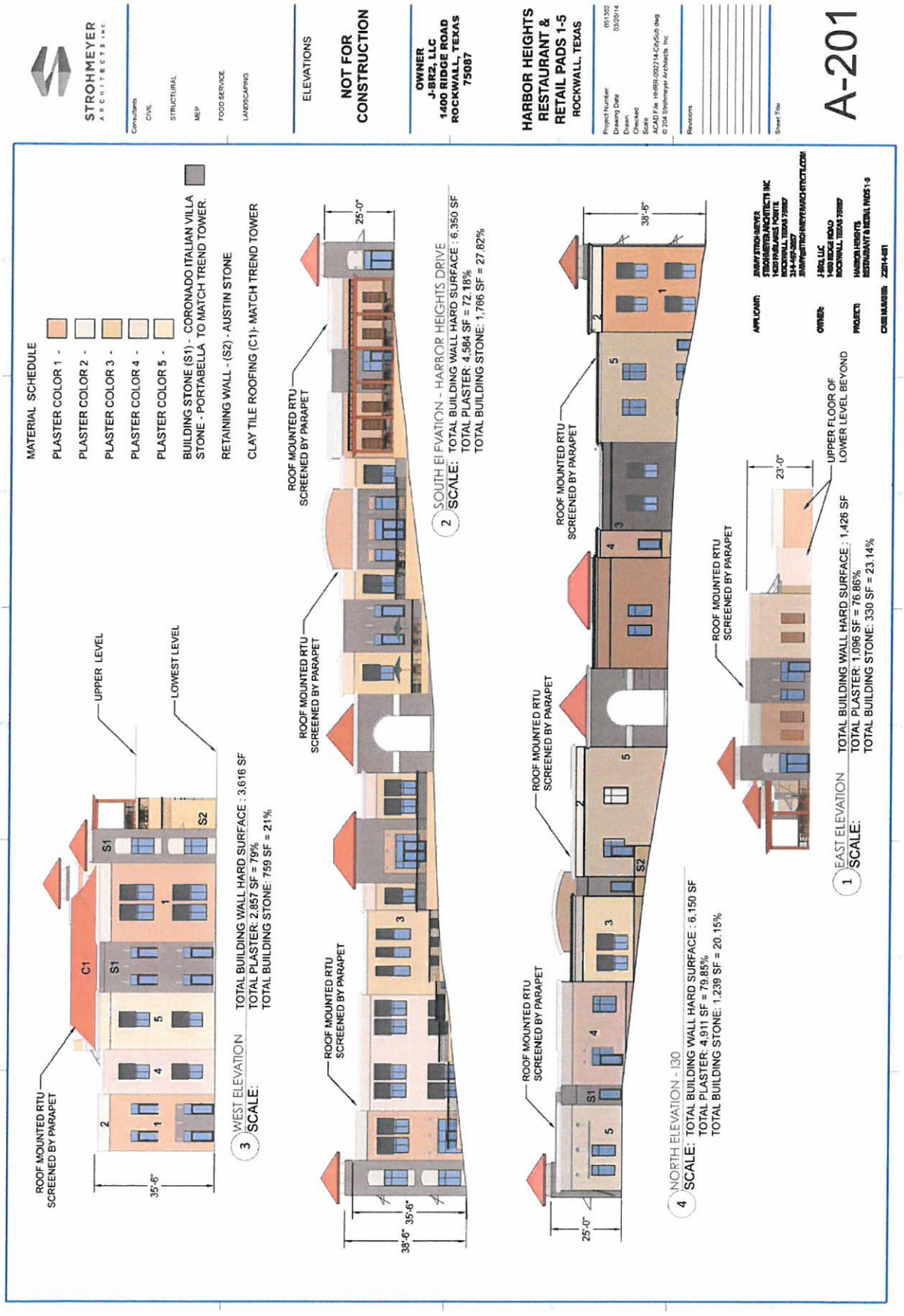
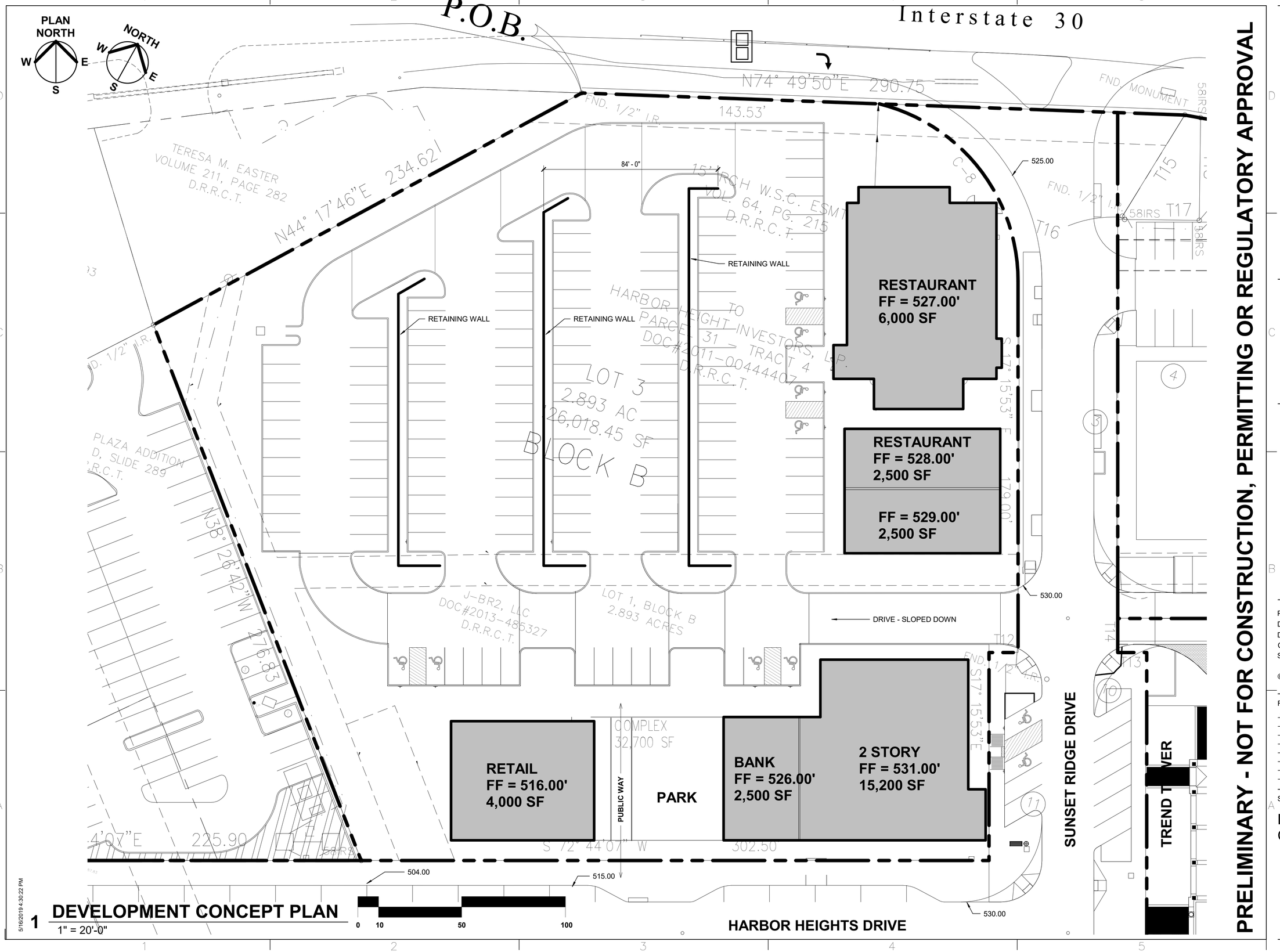


Exhibit 'C':
Building Elevations





1 **DEVELOPMENT CONCEPT PLAN**
1" = 20'-0"

PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL

STROHMEYER ARCHITECTS INC.

CIVIL
FC CUNY CORPORATION
#2 HORIZON COURT
SUITE 500
HEATH, TEXAS 75032

Project Number:
Drawing Date: 5.16.2019
Drawn: PC
Checked: JS
Scale: 1" = 20'-0"

© 2018 Strohmeyer Architects, Inc.

Revisions:

#	Revision Date	Revision Description

Sheet Title:
DEVELOPMENT CONCEPT PLAN

A100

E:\MY DOCUMENTS\HHRR SCHEME 1_prcraddock.rvt
5/16/2019 4:30:22 PM

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 14-51 & 17-22* OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR RETAIL/RESTAURANT PAD SITES ON A 2.893-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, HARBOR DISTRICT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *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, the City has received a request from Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of D. W. Bobst of J-BR2, LLC for an amendment to *Ordinance No. 14-51* of Planned Development District 32 (PD-32) [*Ordinance No. 14-51*] and the Unified Development Code [*Ordinance No. 04-38*] for the purpose of establishing a PD Development Plan for retail/restaurant pad sites within the *Hillside Subdistrict*, on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas and more fully described 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, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No.'s 14-51 & 17-22*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 14-51*;

SECTION 2. That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by adopting this PD Development Plan and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

DRAFT 05.28.19

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

1) Development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;

2) All buildings shall be developed with consideration to the pedestrian access easements/pedestrian ways perpendicular to Harbor Heights Drive, and a seat wall shall be incorporated into the area identified as *Park* in the *Concept Plan* depicted in *Exhibit 'B'*. The pedestrian access easements/pedestrian ways shall be consistent with the design guidelines contained in *Resolution No. 10-40*;

3) All pedestrian access easements/pedestrian ways shall be required to be dedicated as easements at the time the property is replatted;

4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*];

5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;

6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates a dual entry appearance, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*;

7) Prior to the issuance of a building permit the applicant shall submit and seek approval for a replat that indicates all necessary easements; and,

8) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development itself to support the use.

SECTION 5. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That 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, 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;

DRAFT ORDINANCE 08.26.19

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. 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 JULY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

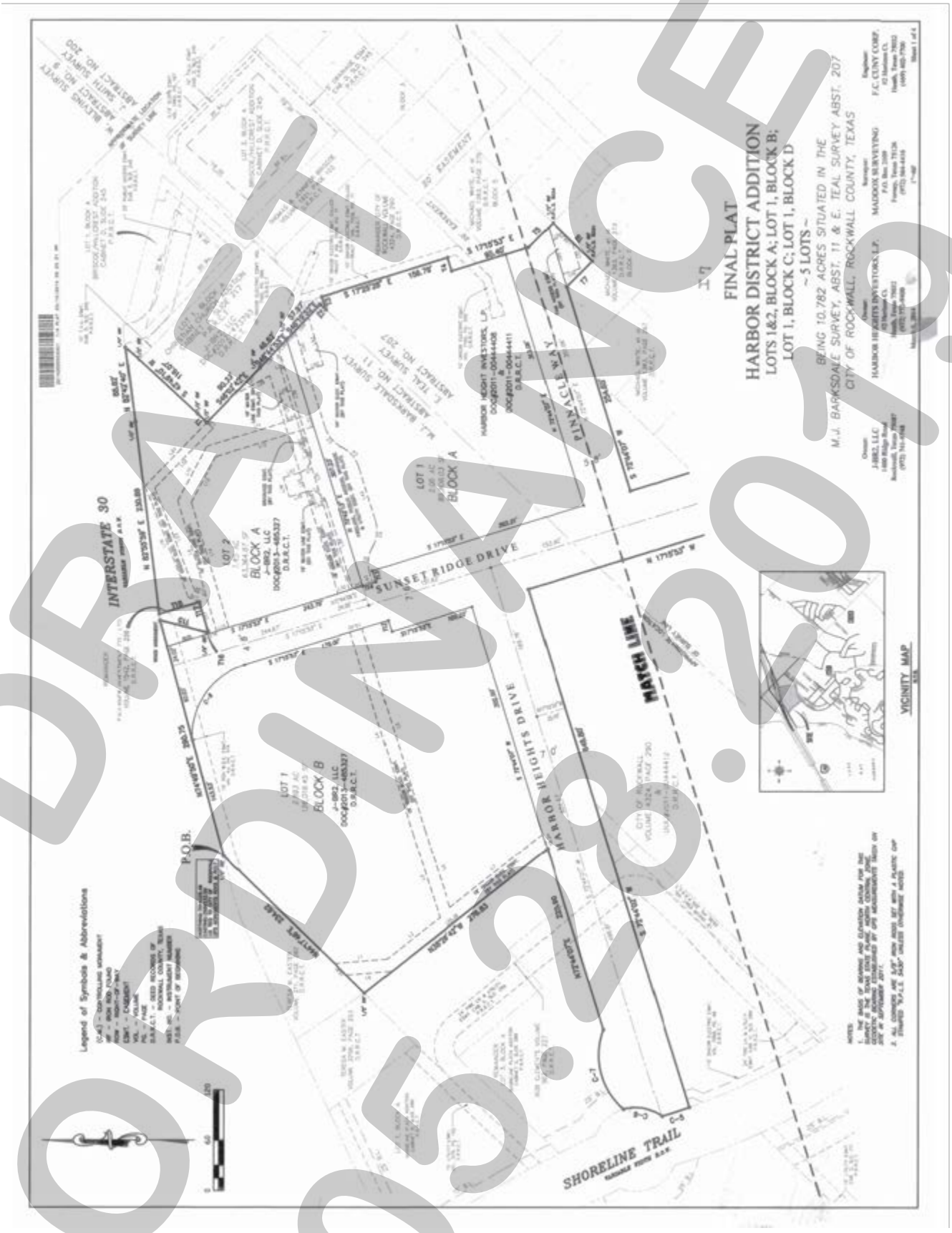
_____
Frank J. Garza, *City Attorney*

1st Reading: *June 17, 2019*

2nd Reading: *July 1, 2019*

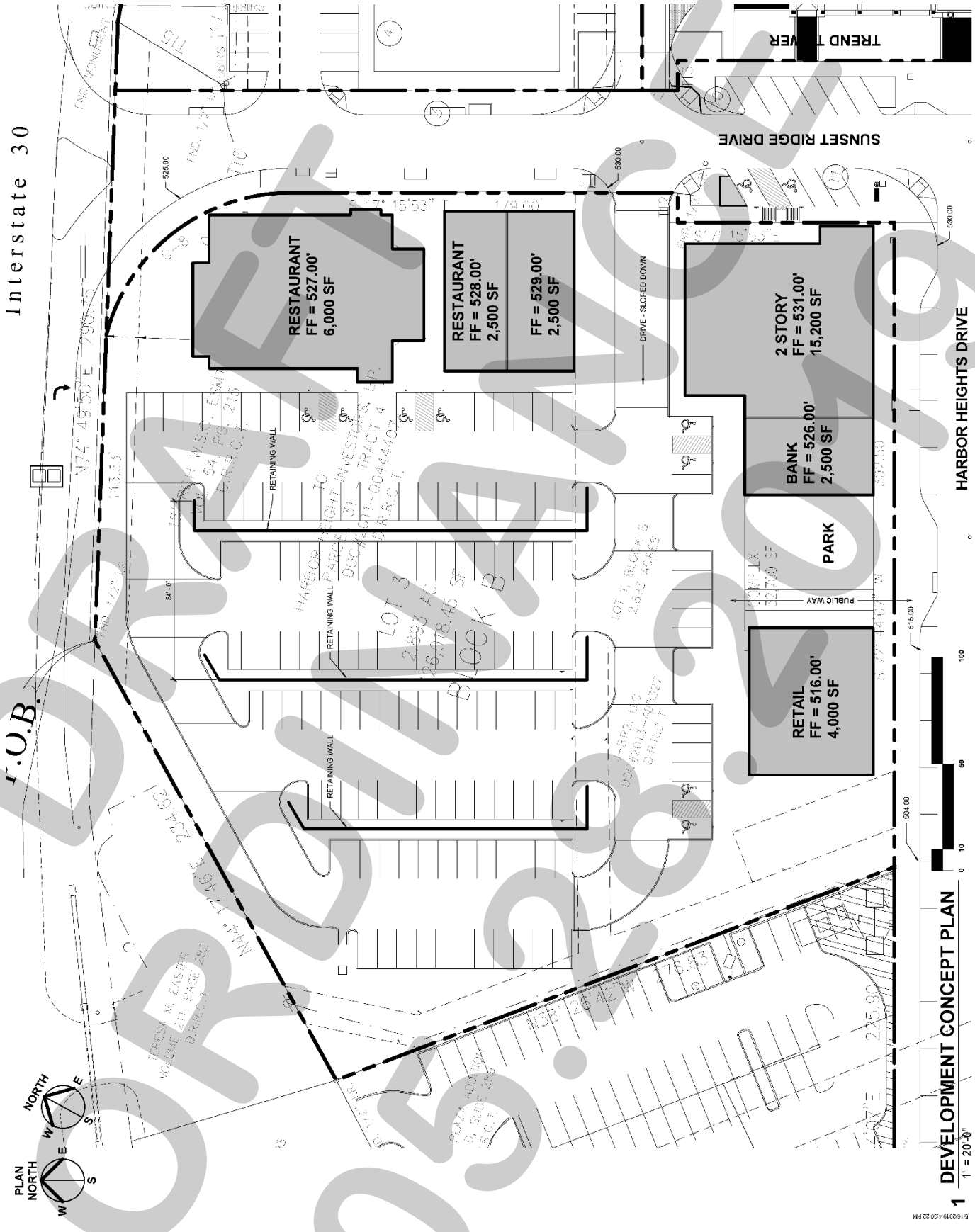
DRAFT ORDINANCE 05.28.2019

Exhibit 'A':
Legal Description
(Lot 1, Block B, Harbor District Addition)



DRAFT ORDINANCE 05.28.2019

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
05.28.2019

City of Rockwall

Project Plan Review History

Project Number	SP2019-013	**Owner**	CITY, OF ROCKWALL	**Applied**	5/13/2019 LM
Project Name	Freestanding Commercial Antenna	**Applicant**	BAUMAN CONSULTANTS FOR ECO-SITE	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
991 W YELLOW JACKET LN	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	11		11	0065-0000-0011-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/13/2019	5/20/2019	5/21/2019	8	APPROVED	
ENGINEERING	Sarah Hager	5/13/2019	5/20/2019	5/24/2019	11	COMMENTS	
(5/24/2019 11:07 AM SH) - How is water getting to the site for irrigation? - Impact fees will apply for any new taps. - Show/label detention area or add in a note. - Easements to be 20' wide minimum.							
FIRE	Ariana Hargrove	5/13/2019	5/20/2019	5/23/2019	10	APPROVED	
GIS	Lance Singleton	5/13/2019	5/20/2019	5/22/2019	9	APPROVED	See comment
(5/22/2019 12:09 PM LS) Address will be: 991 W YELLOW JACKET LN, ROCKWALL, TX 75087							
Parks Department	Andy Hesser	5/23/2019	5/30/2019				
PLANNING	David Gonzales	5/13/2019	5/20/2019	5/23/2019	10	COMMENTS	See comments

Discuss and consider a request by Bill Bauman of Bauman Consultants on behalf of John Gatz of Eco-Site for the approval of a site plan for a Freestanding Commercial Antenna on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as Yellow Jacket Park, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [SH-205] and Yellow Jacket Lane, and take any action necessary.

PLANNING AND ZONING 1ST ROUND COMMENTS (05.23.2019):

The following staff comments are to be addressed and resubmitted no later than Tuesday June 4, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments & Requirements to address/acknowledge:

1. Adherence to the requirements of the SUP [Ordinance No. 18-49, SUP S-198], the Unified Development Code (UDC), and the Planning, Building Inspections, Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and a Building Permit are required
3. Label all revised site plan documents with "Case No. SP2019-013" at the lower right corner of each plan.
4. Parking lot to be constructed prior to the installation of the communications tower per the SUP Ordinance

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

Site Plan:
1. Provide adjacent property owner infomation on site plan.
2. Delineate and label 24-ft firelane easement as "24-ft Firelane, Public Access, Drainage and Utility Easements (as appropriate for site).
3. Use a lighter scale line drawings to better depict site plan elements (i.e. lines are too heavy) on overall site plan.
4. Provide more detail on site plan (i.e. parking area measurements, easement lines, landscape buffers, etc.).
5. Remove lable on site plan indicating the removal of existing trees. No trees are to be removed without first obtaining a permit through the Parks and Recreations Department.
6. Provide an enlarged site plan for the parking lot area to be constructed.

Landscape Plan:
1. Indicate wrought iron fence as a minimum 8-ft in height.
2. Nelly R Stevens are to be a minimum of 4-ft in height when planted. 12 to 24 inches will not be acceptable, does not provide the necessary immediate screening.

Photometric Plan:
1. Will there be any exterior ligthing added to this site? If so, provide cut sheets for all exterior lighting fixtures.

Building Elevations:
1. Provide elevations/drawings/cutsheets of the cabinets being used to house the equipment.

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Meeting Dates to Attend:

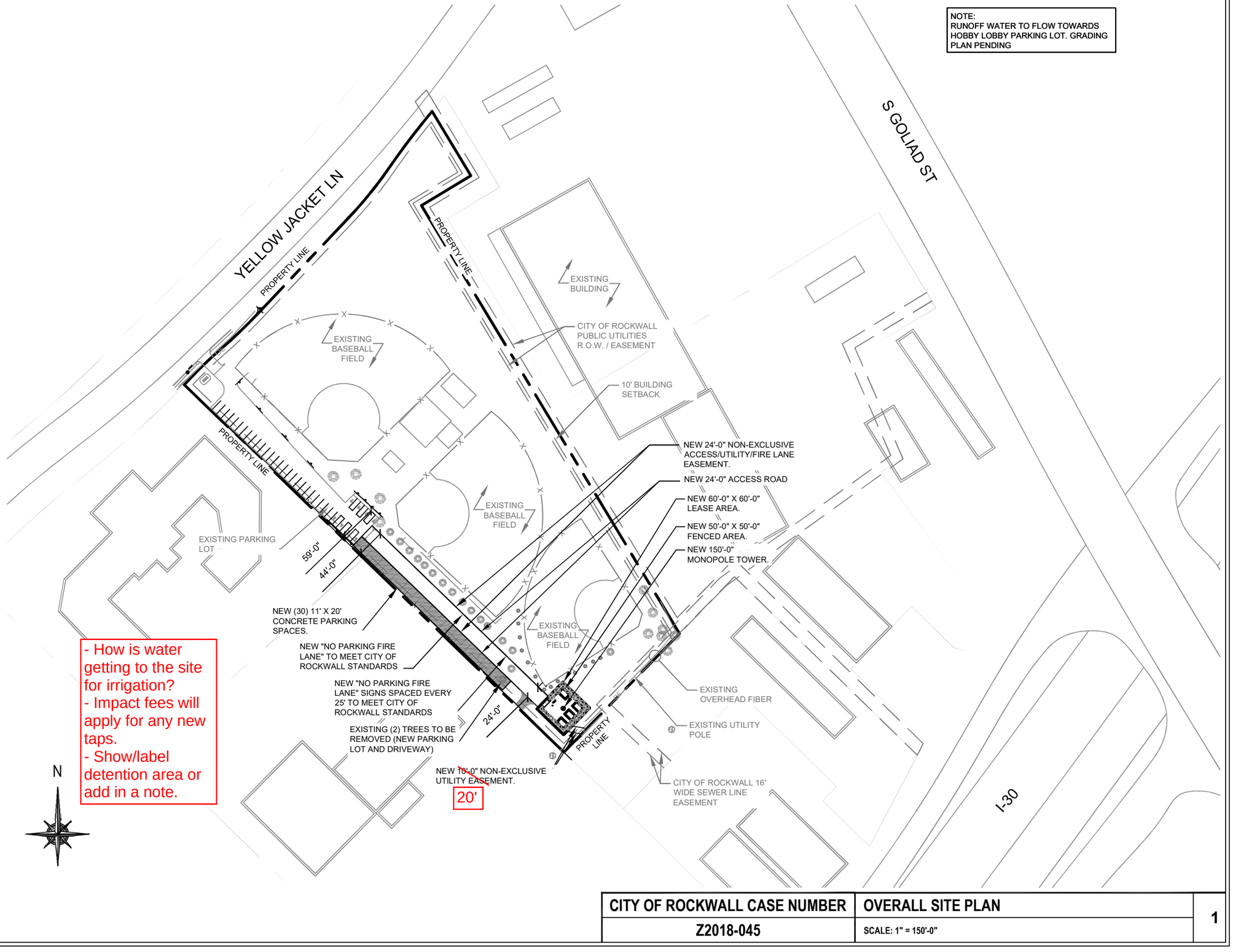
Architectural Review Board: may 28, 2019 (5:00 p.m.) [Recommendations from ARB]

Planning - Work Session: May 28, 2019 (6:00p.m.) [Applicant to present/discuss project]

Architectural Review Board: June 11, 2019 (5:00 p.m.) [Subsequent meeting if necessary]

Planning - Action: June 11, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

** IF REQUIRED -- City Council - Action: Monday, June 17, 2019 (6:00 p.m.) [ONLY FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **



CITY OF ROCKWALL CASE NUMBER	OVERALL SITE PLAN	1
Z2018-045	SCALE: 1" = 150'-0"	

Eco-Site
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

PROJECT INFORMATION:

YELLOWJACKET PARK
TX-0274
T-MOBILE: DA02390A

995 W YELLOW JACKET LN
ROCKWALL, TX 75087

T1801313

CURRENT ISSUE DATE:

11/07/18

ISSUED FOR:

ZONING DRAWINGS

REV:	DATE:	ISSUED FOR:	BY:
A	08/16/18	ZONING FOR REVIEW	CSM
B	08/23/18	ZONING DRAWINGS	CSM
0	08/27/18	ZONING DRAWINGS	CSM
1	11/05/18	ZONING DRAWINGS	CSM
2	11/07/18	ZONING DRAWINGS	CSM

CONSULTANT:

W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
6230 N. BELTLINE RD., STE. 325
IRVING, TX 75063
PH: (214) 384-0744
www.wtengineering.com
Texas Firm Registration No.: F-11754 Exp: 09/30/17

COPYRIGHT © 2017 W-T COMMUNICATION DESIGN GROUP, LLC.

DRAWN BY:	CHK:	APV:
CSM	AG	LAF

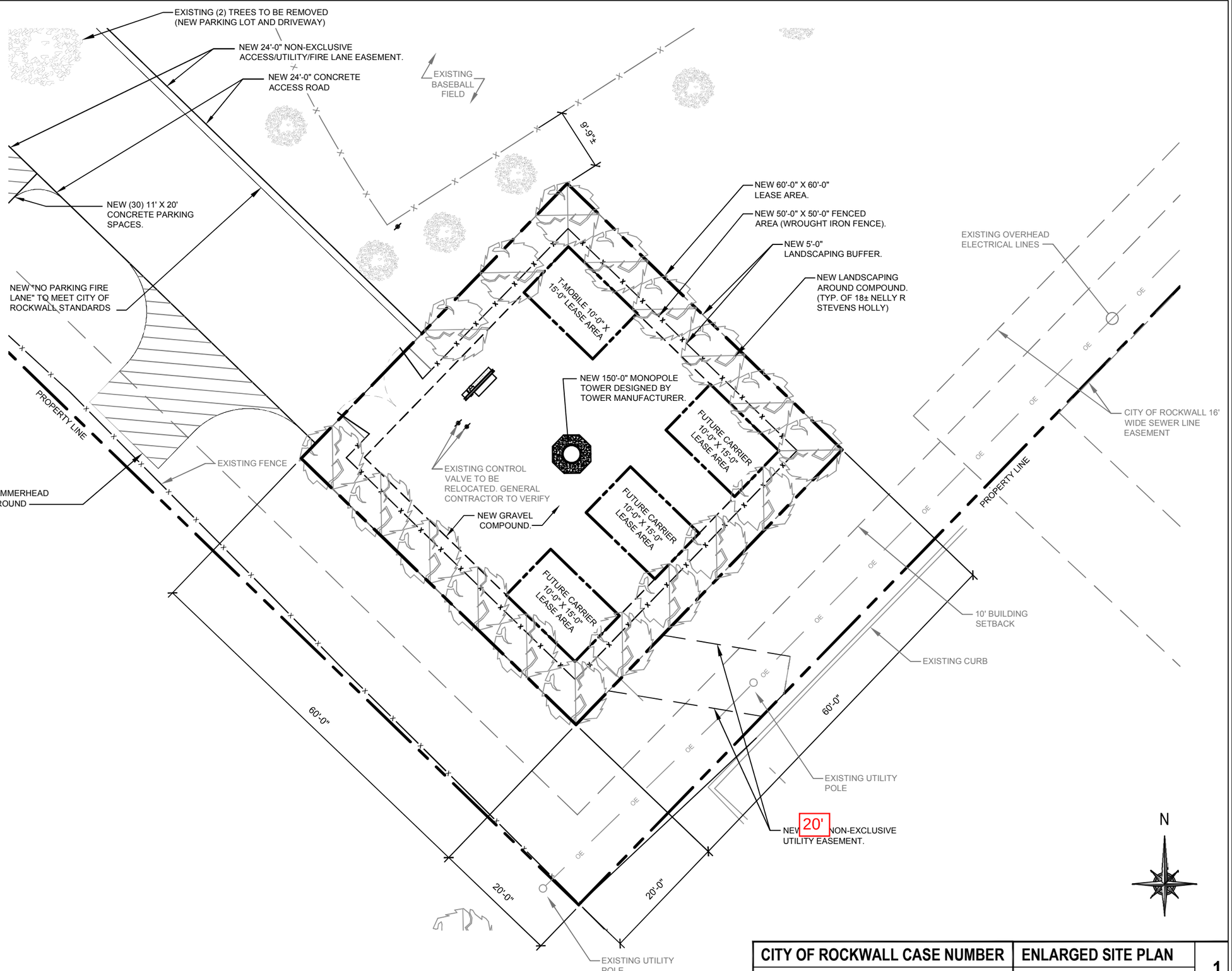
LICENSER:

JEFFERY S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF TEXAS
LICENSE # PE106604
EXPIRES: 06/30/2019 SIGNED: 11/07/2018

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:	REVISION:
Z-1	3



CITY OF ROCKWALL CASE NUMBER	ENLARGED SITE PLAN	1
Z2018-045	SCALE: 1" = 15'-0"	

Eco-Site
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

PROJECT INFORMATION:

YELLOWJACKET PARK
TX-0274
T-MOBILE: DA02390A

995 W YELLOW JACKET LN
ROCKWALL, TX 75087

T1801313

CURRENT ISSUE DATE:

11/07/18

ISSUED FOR:

ZONING DRAWINGS

REV:	DATE:	ISSUED FOR:	BY:
A	08/16/18	ZONING FOR REVIEW	CSM
B	08/23/18	ZONING DRAWINGS	CSM
0	08/27/18	ZONING DRAWINGS	CSM
1	11/05/18	ZONING DRAWINGS	CSM
2	11/07/18	ZONING DRAWINGS	CSM

CONSULTANT:

W-T COMMUNICATION
DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
6230 N. BELTLINE RD., STE. 325
IRVING, TX 75063
PH: (214) 384-0744
www.wtengineering.com
Texas Firm Registration No.: F-11754 Exp: 09/30/17

COPYRIGHT © 2017 W-T COMMUNICATION DESIGN GROUP, LLC.

DRAWN BY:	CHK:	APV:
CSM	AG	LAF

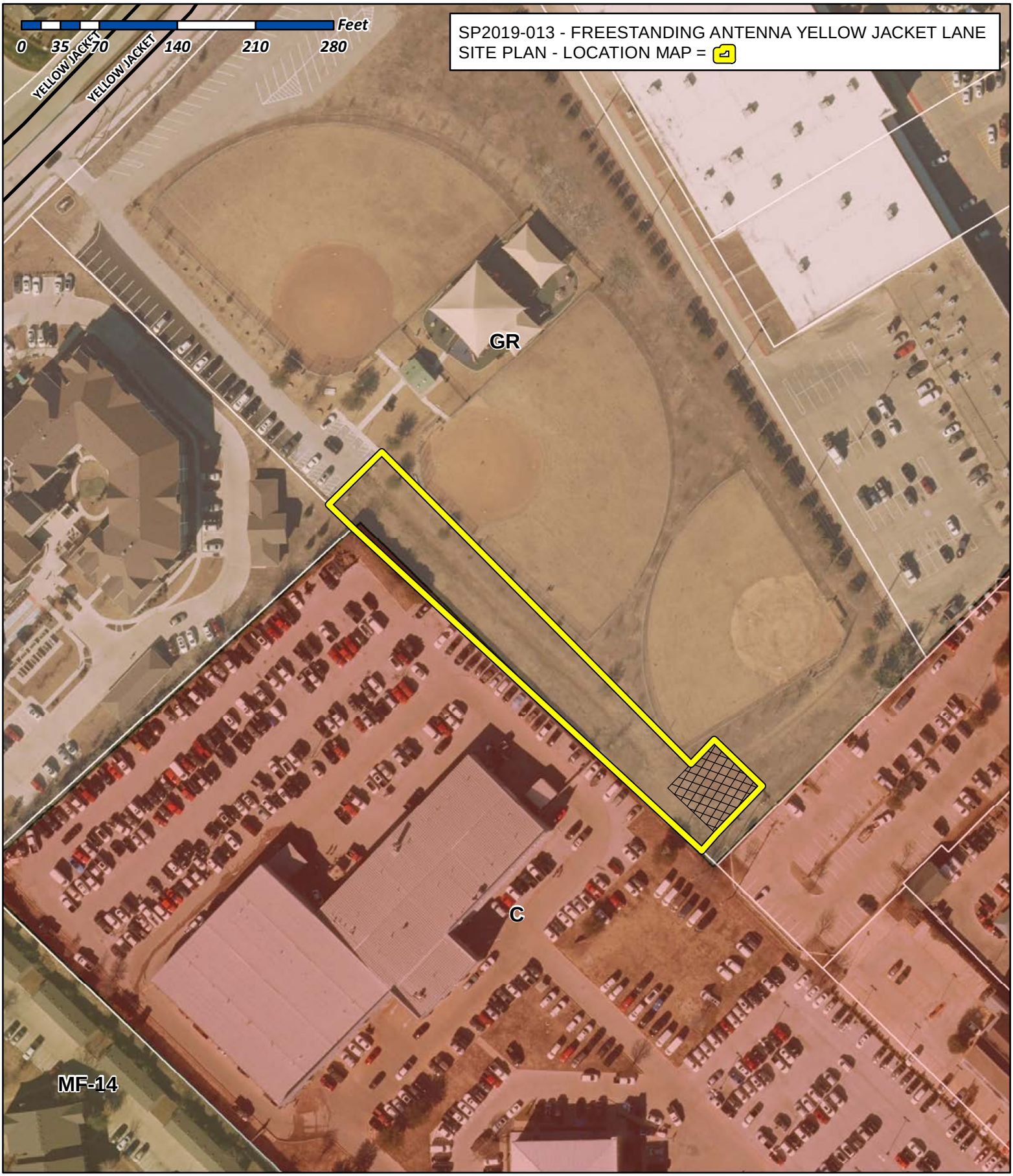
LICENSER:

JEFFERY S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF TEXAS
LICENSE # PE106604
EXPIRES: 06/30/2019 SIGNED: 11/07/2018

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:	REVISION:
Z-2	3

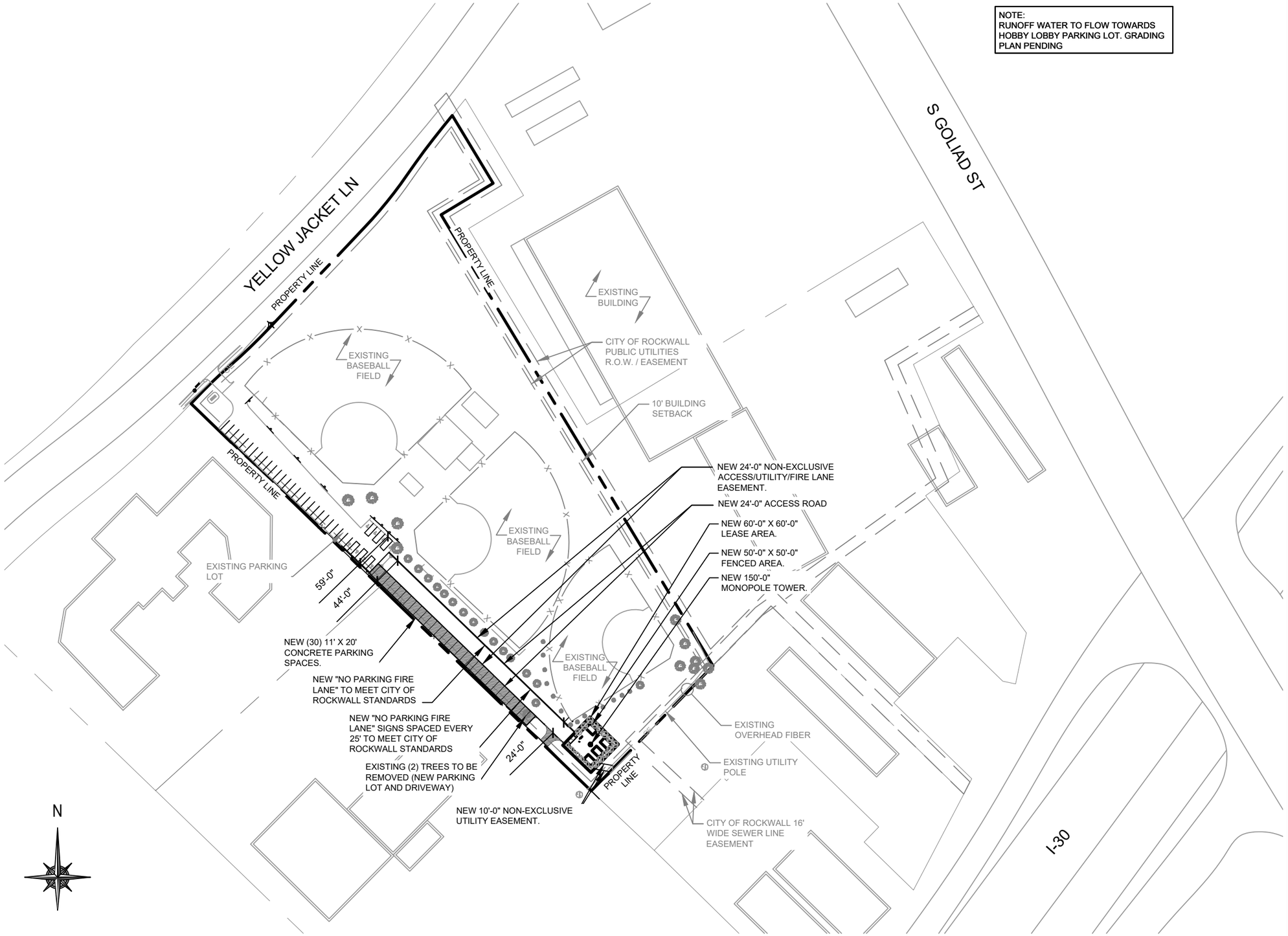


City of Rockwall

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.

NOTE:
RUNOFF WATER TO FLOW TOWARDS HOBBY LOBBY PARKING LOT. GRADING PLAN PENDING



CITY OF ROCKWALL CASE NUMBER	OVERALL SITE PLAN	1
Z2018-045	SCALE: 1" = 150'-0"	

Eco-Site
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

PROJECT INFORMATION:

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995 W YELLOW JACKET LN
ROCKWALL, TX 75087

T1801313

CURRENT ISSUE DATE:
11/07/18

ISSUED FOR:
ZONING DRAWINGS

REV:	DATE:	ISSUED FOR:	BY:
A	08/16/18	ZONING FOR REVIEW	CSM
B	08/23/18	ZONING DRAWINGS	CSM
0	08/27/18	ZONING DRAWINGS	CSM
1	11/05/18	ZONING DRAWINGS	CSM
2	11/07/18	ZONING DRAWINGS	CSM

CONSULTANT:

W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
6230 N. BELTLINE RD., STE. 325
IRVING, TX 75063
PH: (214) 384-0744
www.wtengineering.com
Texas Firm Registration No.: F-11754 Exp: 09/30/17

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DRAWN BY:	CHK:	APV:
CSM	AG	LAF

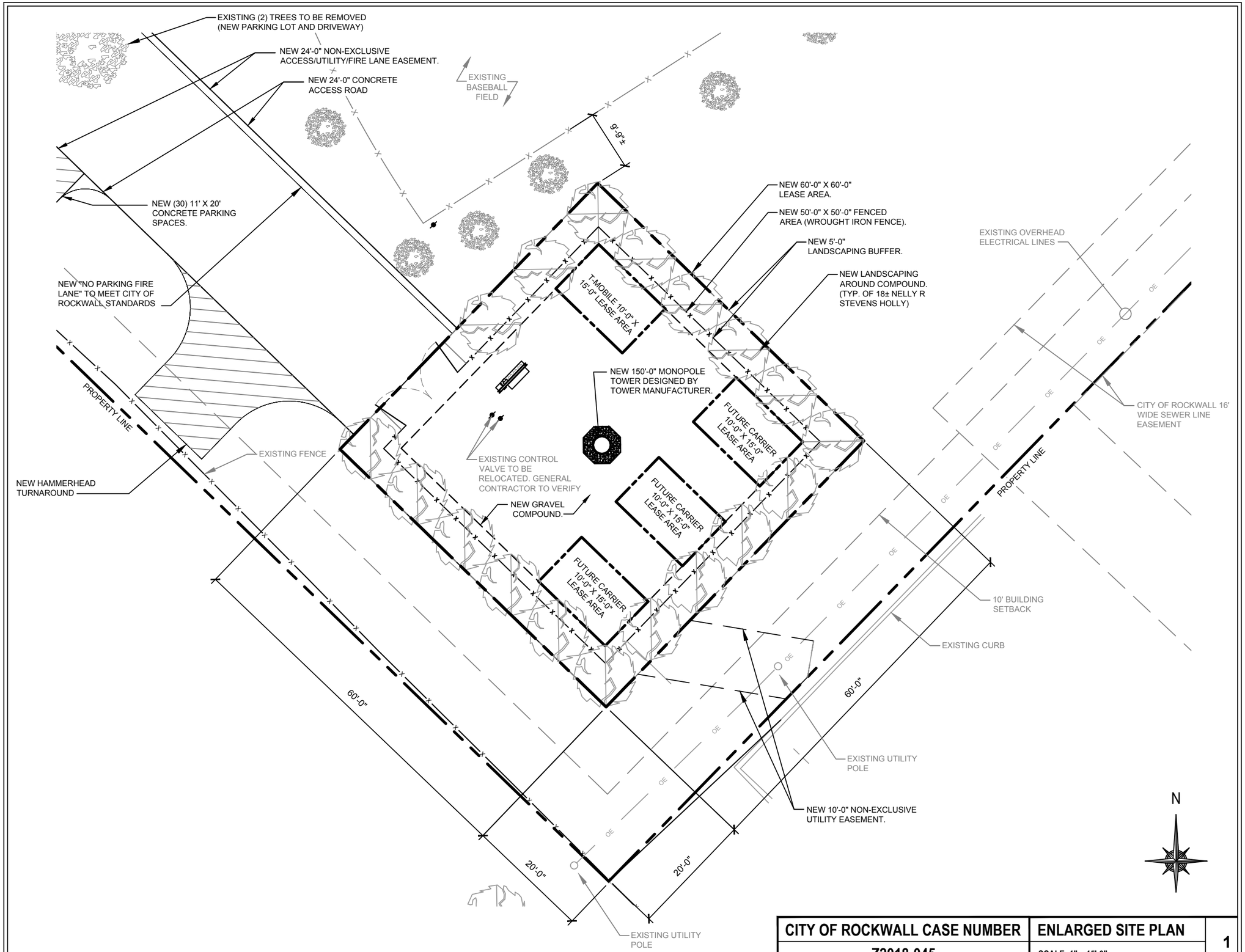
LICENSER:

JEFFERY S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF TEXAS
LICENSE # PE106604
EXPIRES: 06/30/2019 SIGNED: 11/07/2018

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:	REVISION:
Z-1	3



CITY OF ROCKWALL CASE NUMBER	ENLARGED SITE PLAN	1
Z2018-045	SCALE: 1" = 15'-0"	

Eco-Site
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

PROJECT INFORMATION:

YELLOWJACKET PARK
TX-0274
T-MOBILE: DA02390A

995 W YELLOW JACKET LN
ROCKWALL, TX 75087

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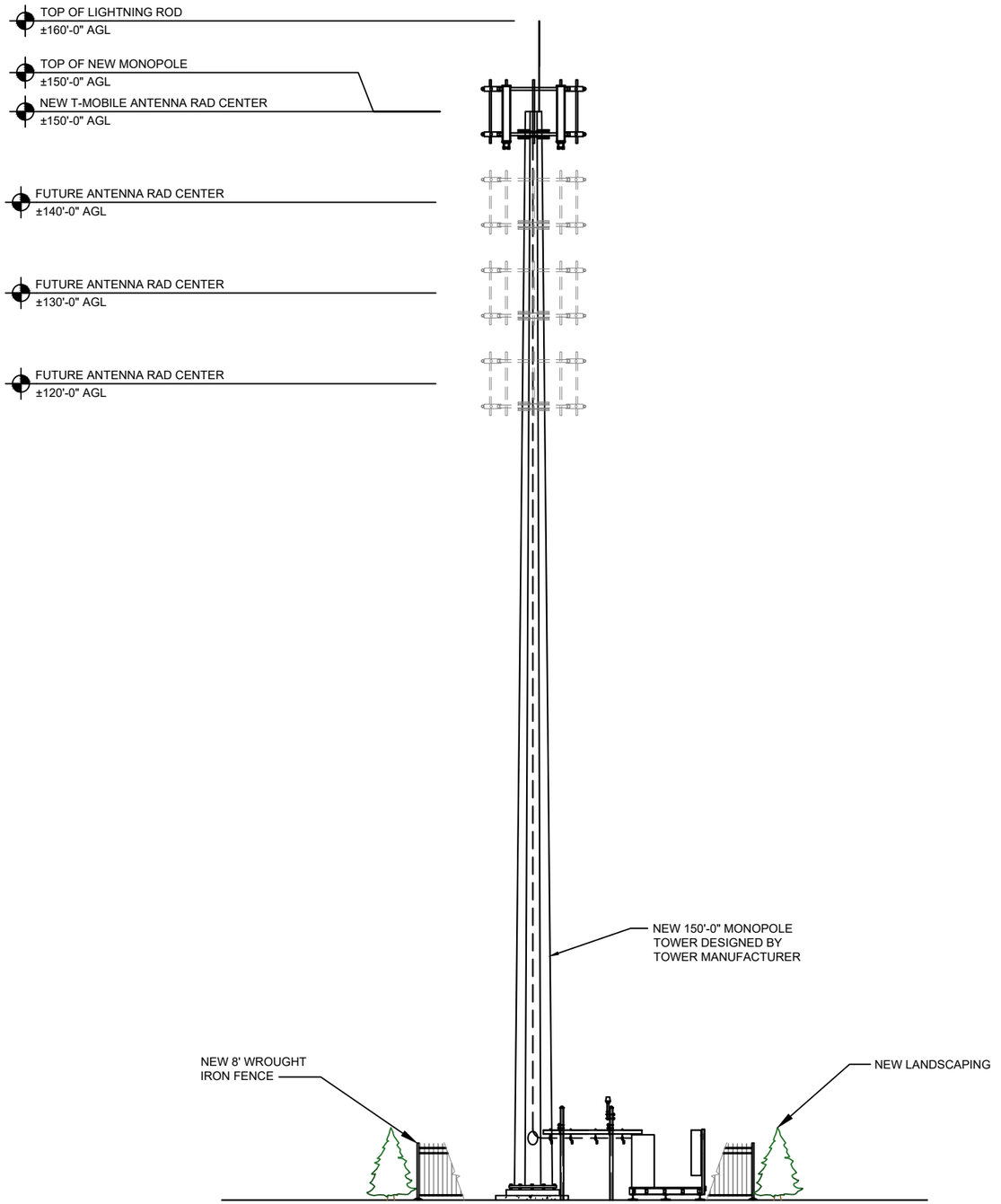
SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:	REVISION:
Z-2	3

NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.



CITY OF ROCKWALL CASE NUMBER	ELEVATION	1
Z2018-045	SCALE: 1" = 15'-0"	

Eco-Site
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

PROJECT INFORMATION:

YELLOWJACKET PARK
TX-0274
T-MOBILE: DA02390A

995 W YELLOW JACKET LN
ROCKWALL, TX 75087

T1801313

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11/07/18

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ZONING DRAWINGS

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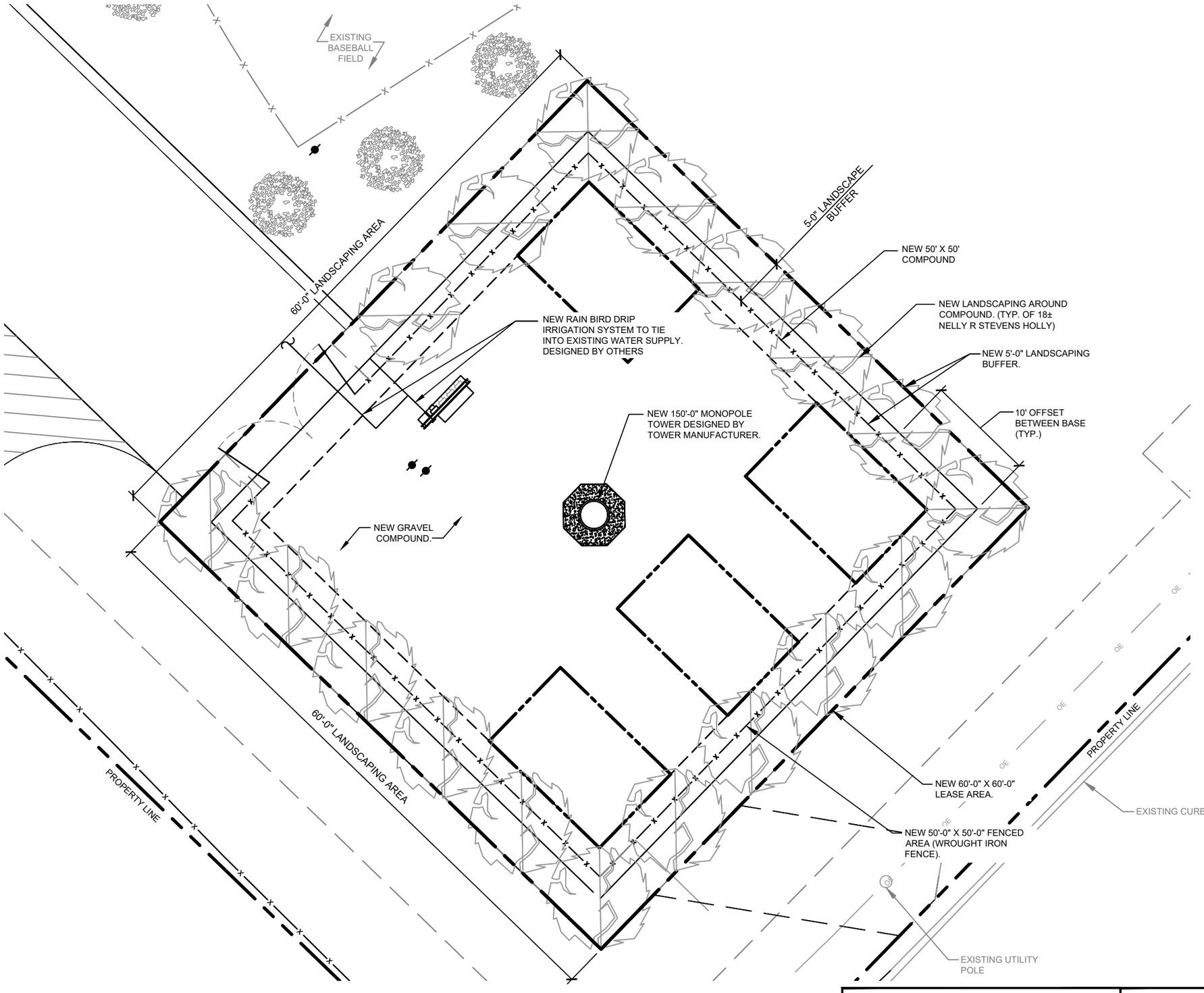
STATE OF TEXAS
LICENSE # PE106604
EXPIRES: 06/30/2019 SIGNED: 11/07/2018

SHEET TITLE:
TOWER ELEVATION

SHEET NUMBER: **Z-3**
REVISION: **3**



CITY OF ROCKWALL CASE NUMBER	LANDSCAPING PLAN	1
Z2018-045	SCALE: NONE	

Eco-Site
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

PROJECT INFORMATION:

YELLOWJACKET PARK
TX-0274
T-MOBILE: DA02390A

995 W YELLOW JACKET LN
ROCKWALL, TX 75087

T1801313

CURRENT ISSUE DATE:

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JEFFERY S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF TEXAS
LICENSE # PE106604
EXPIRES: 06/30/2019 SIGNED: 11/07/2018

SHEET TITLE:

LANDSCAPING PLAN

SHEET NUMBER:	REVISION:
L-1	3

LANDSCAPING GENERAL NOTES:

ALL PLACEMENT OF LANDSCAPING SHALL MEET THE FOLLOWING CONDITIONS:

1. ALL PLANT MATERIAL SHALL BE PLANTED IN A MANNER WHICH IS NOT TO INTERFERE WITH OVERHEAD WIRES OR BE INTRUSIVE TO UTILITIES OR PAVEMENT.
2. NO TREES OR OTHER LANDSCAPING SHALL BE LOCATED CLOSER THAN 10 FEET TO A FIRE HYDRANT OR OTHER ABOVE GROUND UTILITIES.
3. NO LANDSCAPING SHALL INTERFERE WITH SITE REQUIREMENTS FOR SAFE INGRESS AND EGRESS.

INSTALLATION STANDARDS:

1. PLANT MATERIAL SHALL CONFORM WITH THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
2. ALL PLANT MATERIAL SHALL BE INSTALLED FREE OF DISEASE AND IN A MANNER THAT ENSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER TO SUSTAIN HEALTHY GROWTH.
3. ALL TAGS, WIRES, PLASTIC TIES AND ROPE SHALL BE CUT FROM EACH TREE TO PREVENT GIRDLING OF THE TREE. THE BURLAP SHALL BE PULLED BACK FROM THE UPPER THIRD OF THE ROOTBALL. IF A PLASTIC 'BURLAP' IS USED, IT SHALL BE REMOVED IN ITS ENTIRETY FROM THE ROOTBALL.
4. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF DEPTH OF THREE (3) INCHES OF MULCHED MATERIAL AND A DIAMETER OF THREE (3) FEET AROUND THE BASE OF THE TREE.
5. TREES SHALL BE STAKED WITH POSTS AND NOT STAKES IN AREAS OF HIGH WIND FOR ONE TO THREE YEARS TO ALLOW THE GROWTH OF PROPOSED ROOTS TO STABILIZE. ALL ROPES SHALL BE COVERED TO PREVENT CUTTING INTO THE BARK.
6. ANY EXCESS SOIL, CLAY, OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PLANTING SITE, PRIOR TO PLANTING OF INDIVIDUAL TREES AT FINAL GRADE.
7. THE JURISDICTION, AT ITS DISCRETION, HAS THE RIGHT TO RETAIN A PROFESSIONAL LANDSCAPE ARCHITECT OR ARBORIST TO REVIEW SUBMITTED LANDSCAPE PLAN AND THE PROFESSIONAL LANDSCAPE ARCHITECT OR ARBORIST WILL SUBMIT A WRITTEN REPORT TO THE PLANNING AND ZONING COMMISSION. ALL EXPENSES INCURRED BY THE JURISDICTION FOR THE USE OF THE LANDSCAPE ARCHITECT OR ARBORIST SHALL BE REIMBURSED BY THE DEVELOPER.

PLANTING SEASONS:

1. PLANTS MUST BE PLANTED DURING THE FOLLOWING DATES: APRIL 1ST TO MAY 15TH AND SEPTEMBER 1ST TO OCTOBER 1ST.
2. THE PLANTING PERIODS INDICATED MAY BE EXTENDED DUE TO WEATHER CONDITIONS OR OTHER FACTORS, WHICH MUST BE APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER.
3. THE CONTRACTOR WILL BE RELIEVED FOR HIS GUARANTEE RESPONSIBILITY SHOULD THE OWNER REQUIRE PLANT MATERIAL INSTALLATIONS TO BE COMPLETED DURING OTHER TIMES THAN THE PLANTING PERIODS INDICATED.

PLANTING:

1. ALL SHADE TREES, ORNAMENTAL TREES, EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN HOLES EXCAVATED AT LEAST 3x THE WIDTH OF THE DIAMETER OF THE BALL OR CONTAINER AND DEEP ENOUGH SO THAT THE TOP OF THE BALL OR SOIL IN THE CONTAINER IS AT OR JUST ABOVE EXISTING GRADE.
2. ALL TWINE OR ROPE MUST BE CUT AND REMOVED AND THE BURLAP FOLDED AWAY FROM THE TOP OF THE BALL. THE EXCAVATION MUST BE BACKFILLED WITH THE PLANTING MIXTURE AND WATERED. ANY SETTLEMENT WILL BE FILLED WITH PLANTING MIXTURE.
3. A 4" DEEP SAUCER, SIMILAR TO THE DIAMETER OF THE PLANTING HOLE SHALL BE CREATED USING PLANTING MIX.
4. PLANTING MIX TO CONSIST OF 1/3 TOP SOIL, 1/3 SOIL FROM EXCAVATION, AND 1/3 MUSHROOM COMPOST (OR 1/3 PEAT MOSS).

CLEAN UP:

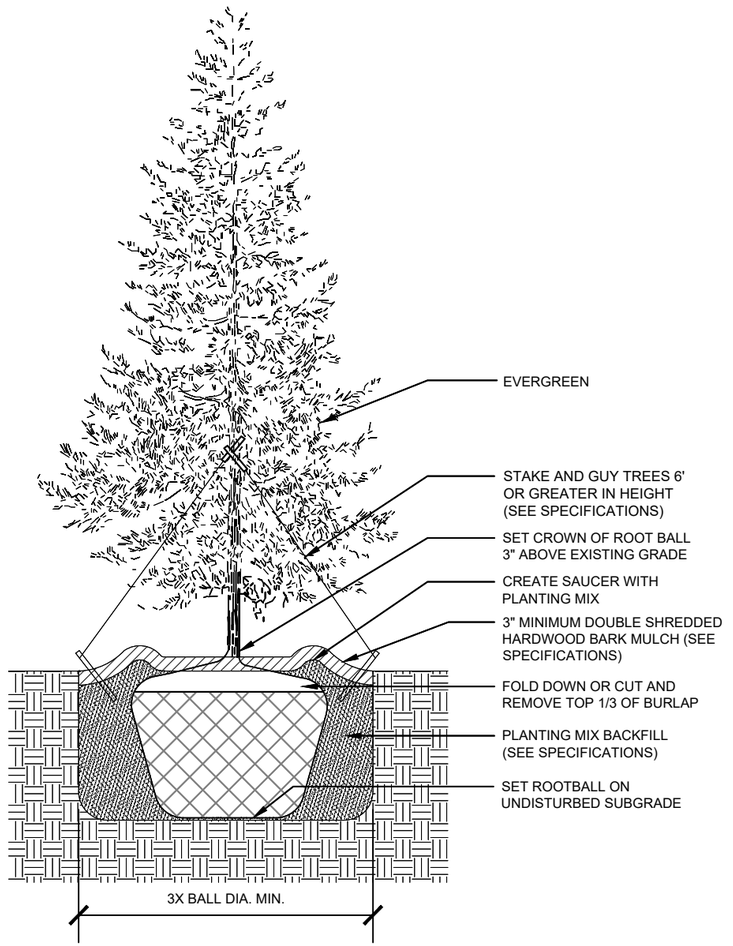
1. ALL DEBRIS GENERATED DURING THE INSTALLATION OF PLANT MATERIALS MUST BE REMOVED FROM THE SITE.
2. ALL PAVEMENTS AND WALKS MUST BE SWEPT AFTER EACH DAYS WORK. UPON COMPLETION OF THE WORK, ALL PAVEMENTS MUST BE WASHED TO REMOVE ALL MUD OR DIRT.

LANDSCAPING NOTES	1
SCALE: NONE	

LANDSCAPE CHART

QTY.	COMMON NAME	HT. AT INSTALL	SPACING	ROOTBALL	OVERALL PROJECTED WIDTH
18	NELLY R. STEVENS HOLLY	12"-24"	10'-0" O.C. MIN	B/B	10'-0"

NOTE:
ALL MATERIALS SURROUNDING THE TREE ROOT BALL, INCLUDING WIRING, ARE TO BE REMOVED PRIOR TO PLANTING OF TREES.



CITY OF ROCKWALL CASE NUMBER	LANDSCAPING DETAILS	2
Z2018-045	SCALE: NONE	

Eco-Site
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

PROJECT INFORMATION:

YELLOWJACKET PARK
TX-0274
T-MOBILE: DA02390A

995 W YELLOW JACKET LN
ROCKWALL, TX 75087

T1801313

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LICENSER:

JEFFERY S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF TEXAS
LICENSE # PE106604
EXPIRES: 06/30/2019 SIGNED: 11/07/2018

SHEET TITLE: **LANDSCAPING DETAILS / NOTES**

SHEET NUMBER:	REVISION:
L-2	3

City of Rockwall

Project Plan Review History

Project Number	SP2019-014	**Owner**	PEACE & MERCY, CENTERS FOR	**Applied**	5/14/2019 LM
Project Name	Retail shopping/House of Worship	**Applicant**	AHMED HELALUZZAMAN	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
600 TURTLE COVE DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HUDSPETH	22		22	0064-0000-0022-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/14/2019	5/21/2019	5/21/2019	7	APPROVED	
ENGINEERING	Sarah Hager	5/14/2019	5/21/2019	5/24/2019	10	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(5/24/2019 1:31 PM SH)
- Must show the location of the NTMWD force main.
- Water line to be centered in a 20' easement.
- No structures in easements.
- One way back drive is not allowed. If you wish to have this access, it will need to be 24' minimum.
- Dumpster to drain to an oil/water separator and then to the storm lines.
- Parking to be 20' x 9'.
- 10' spacing for fire line to all other lines.
- Hydrant to have 5' of clearance behind the curb.
- What are these two extra wide parking spaces? or landscaping?
- Detention needs to be in an easement and no structures are allowed in easements.

The following are for your information for engineering design.
- 4% Engineering Inspection Fees
- Impact Fees
- Drainage release into railroad right-of-way will require railroad approval
- Detention is required
- No utilities allowed in detention easement
- Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems
- Minimum utility easement width is 20'
- Label distances between driveways (measured from edge to edge)
- All parking to be 20'x9'
- All drive aisles to be a minimum of 24' wide
- No structures in easements
- Max slope is 4:1
- Must loop an 8" water line to take fire protection, water service, and irrigation off of.
- Must have an oil/water separator that collects the dumpster runoff and drains to the storm lines.
- Assembly use may require fire sprinkler. Check with fire department.
- Must meet all engineering standards

(5/24/2019 1:38 PM SH)
- Walls 3' and over must be engineered. All retaining walls must be rock or stone face. No smooth concrete walls.

FIRE	Ariana Hargrove	5/14/2019	5/21/2019	5/23/2019	9	APPROVED	see comment

(5/23/2019 1:26 PM AA)
An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction.

GIS	Lance Singleton	5/14/2019	5/21/2019	5/22/2019	8	APPROVED	See comments

(5/22/2019 9:52 AM LS)
Shell address will be 600 TURTLE CREEK BLVD, ROCKWALL, TX 75087
*Any suite numbers should follow a 101 103 105... seperation scheme (from South to North) to allow for future unexpected demising walls. Each suite will be confirmed at its permitting.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING	Korey Brooks	5/14/2019	5/21/2019	5/23/2019	9	COMMENTS	Comments

SP2019-014 Site Plan for Retail Shopping Center and House of Worship: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1. This is a request by Ahmed Helaluzzaman on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a site plan for a retail shopping center and house of worship on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740].
2. For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
3. For reference, include the case number (SP2019-014) in the lower right hand corner of all pages on future submittals.
4. Sheet No. A001—This sheet is not reviewed—For reference only. Please incorporate Legend and Contact Information on remaining drawings (if not provided).
5. Please provide Site Data Table (named Project Data Table on the sheet) on all sheets. Please add parking data and the breakdown of worship/retail SF from Code Table. Also provide pervious vs. imperious SF and percentage. Please add lot coverage SF and %. Please add zoning district and overlay district. Please add % of required landscaping and % of provided.
6. Sheet No. A101—This sheet doesn't seem to be necessary. The site plan on sheet C1 is the type of site plan that is needed. Please transfer site data table to remaining sheets.
7. Sheet C-1—Please note that in overlay district the dumpster screening is 8-feet, materials matching the main structure, with self-latching opaque gate.
8. Sheet C-1—There is a large amount of information on this sheet. Please greyscale topo and utilities.
9. Sheet C-1—Since there is large amount of lines on this page, could the firelane change from a hatch pattern to a solid grey? Show any remaining pavement, including sidewalks as a different shade of grey.
10. Sheet C-1—There is a reference to a "water easement by this plat" on the building footprint. Please remove along with any other plat references (e.g. the references to state plane coordinates). The plat will be taken care of at a later time.
11. Sheet C-1—Please use varying line weights and types to provide clearer differentiation. Also provide those changes in the legend. There are several items that use the same linetype.
12. Sheet C-1—Please show all proposed easements and extend of detention.
13. Sheet C-1—Please greyscale information on adjacent sites (i.e. any information that is not on your lots).
14. Sheet C-1—Please remove water meter schedule.
15. Sheet C-1—Please note that parking is 9x20.
16. Sheet C-1—Please revise access easements to "Public Access" instead of "Mutual"
17. Sheet C-1—Please remove symbols for IRF/similar
18. Sheet C-1—Please show division of worship area vs retail.
19. Sheet C-1—The parking close to the RR and Turtle Cove is dead end and will probably need a turnaround to allow vehicles to back out of the space.
20. Sheet C-1—No parking space shall be more than 80-feet from a canopy tree.
21. Sheet C-1—The site plan shows three or four thick grey lines that are not labeled. Some are adjacent to the property line and one is adjacent to Turtle Cove. What are these lines? Also there are several lines in the ROW that are not labeled. Please try to label all lines.
22. Sheet C-1—Will the two lots be combined?
23. Sheet C-1—What are the two pie shaped "parking spaces" near the play area? They cannot be parking spaces; however, I cannot determine what is being shown.
24. Sheet C-1—Please note that the landscape buffer is 20-feet and the building setback is 15-feet.
25. Sheet C-1—Please provide dimensions of all walls.
26. Sheet C-1—Please provide dimensions from building to all property lines.
27. Sheet C-1—Please note that the building does not meet horizontal articulation requirements as drawn and will need a variance. Please review Commercial articulation requirements.

28. Sheet LP.01—please dimension a typical parking space—also as noted, parking must be 9x20.
29. Sheet LP.01—The parking and building can be greyscaled so that the landscape plan focuses on the landscaping.
30. Sheet LP.01—Please note that the landscape buffer is 20-feet and the building setback is 15-feet.
31. Sheet LP.01—Please provide the actual footprint of the building (i.e. show any projections or recesses).
32. Sheet LP.01—Please provide adjacent property information as shown on C-1.
33. Sheet LP.01—Please darken and label property line for subject property.
34. Sheet LP.01—There several dashlines toward the SE of the property that are not labeled. Please label all lines, provide a variety of lineweights/types. A legend can be provided in lieu of labeling each line. As drawn, the utilities and property lines, ROW, etc. have the same line weight and type.
35. Sheet LP.01—There are several dark circles with a line projecting and several open circles. Please label or provide a legend.
36. Sheet LP.01—As on Sheet C-1, please show firelane as a shade of grey and any remaining concrete as a lighter shade of grey. Please use the stippling pattern currently being used on the firelane to show where grass will be.
37. Sheet LP.01—Please add site data table as mentioned above. Some of the needed information is already being provided on the sheet; however, please replace with the same data table so that all sheets have the same data table/same information.
38. Sheet LP.01—Please darken visibility triangles
39. Sheet LP.01—What are the two hatched areas at the end of the parking toward the rear of the building?
40. Sheet LP.01—For consistency purposes, please change title from Planting Plan to “Landscape/Treescape Plan”
41. Sheet LP.01—Please note that the min caliper inch for trees is 4-inches.
42. Sheet LP.01—Please note that headlight screening may be required along the property line adjacent to the RR.
43. Sheet ESP—Please removed the details of the light pole. Just show the pole from the ground up and provide height.
44. Sheet ESP—The Electrical Notes may not be necessary on the photometric plan; those notes seem to be needed later when the building permit is being requested. Please note that this is a “Photometric Plan” instead of an Electrical Site Plan.
45. Sheet ESP—Please label adjacent properties as shown on Sheet C-1.
46. Sheet ESP—Please remove building footprints from adjacent properties.
47. Sheet ESP—Please label “Future Development” phase.
48. Sheet ESP—Please provide a combination of lineweights and types to differentiate between the subject property and the adjacent properties. Please label property line of subject property.
49. Sheet ESP—please show the site (i.e. parking building, etc) as the same shade but please greyscale. In addition, please provide a larger, darker font for FC grid.
50. Sheet ESP—Please note, the light intensity at the property line shall be no greater that 0.2 FC. Please check photometric plan and ensure compliance.
51. Sheet ESP—Please note that all fixtures shall be fully shielded and pointed downward.
52. Sheet ESP—Please provide graphic and numeric scale, north arrow and vicinity map.
53. Sheet ESP—Please see above for the correct LS buffer and setback.
54. Sheet ESP—Please note that no light pole shall exceed 20-feet
55. Sheet ESP—Please provide cut sheets for fixtures.
56. Sheet A501—Please remove all signage.
57. Sheet A501—Please add cardinal direction to all elevation.
58. Sheet A501—Please provide height of “tower element” closest to the building material percentage on elevation 2 and the element directly below on elevation 1.
59. Sheet A501—Please provide site data table.60. Sheet A501—Are the tower elements flush with the façade or do they project?
61. Sheet A501—Please note, as shown, the building elevations will require a variance to 4-sided architecture, and vertical and horizontal articulation.
62. Sheet A501—Please note that all buildings shall be architecturally finished on all 4 sides with the same elements and materials.
63. Sheet A501—Please note that elevation 1 exceeds the max of 10% EIFS—this will require a variance.
64. Sheet A501—Please label the material above the window as provide type of material for awnings.
65. Sheet A501—Please provide elevation of dumpster enclosure.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

66. Sheet A501—Please dash-in all rooftop equipment and provide information on how it will be screened.
67. Please label at least one set of light fixtures on each of the elevations.
68. Sheet A501—What material is the small squares on the building elevations?
69. Sheet A501—is the stone a natural stone?
70. Sheet A502—Please note that the two elevations are labeled the same as the elevations on A501.
71. Sheet A502—Please see comments from A501
72. Sheet A502—Please note that as drawn, the rear elevation will need several variances: vertical and horizontal articulation, 4 sided architecture, 20% stone requirement.
73. Sheet A502—There are three vertical lines drawn between the doors. What are these lines?
74. Sheet A502—Please label the element directly on top of the brick.
75. Sheet A502—Please note, the back of the parapets is visible. The back of the parapets will need to be finished and revised so that it is not a flat parapet (i.e. it will need to look like a "box" rather than a "panel"
76. Sheet A502—Please provide a perspective drawing.
77. Sheet A201—Please note that this sheet is for reference and was not reviewed or approved. That will be taken care of at time of Building Permit submission.
78. The Architectural Review Board (ARB) meeting for this case will be held on May 28, 2019 at 5:00 p.m.
79. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 4, 2019. The Planning and Zoning Worksession for this case will be May 28, 2019, at 6:00 p.m. The Planning and Zoning Meeting will be June 11, 2019

Police Department	Police Department	5/24/2019	5/31/2019	5/24/2019		COMMENTS	Comments

SP2019-014 - SITE PLAN FOR RETAIL/HOUSE OF WORSHIP
Considerations:

- Lighting placed upon all sides of the exterior the buildings, entry ways and especially controlled access gate entrances. This should illuminate and eliminate shadows, dark areas and hiding spots. Lighting set by City Code, LEDs are preferred.

- Place high resolution cameras on corners of building, controlled access gate entrances, door entrances into buildings and common areas inside the business.

- If case is kept on sights, consider a safe room that contains a money safe with an hardened outward opening door with deadbolt and key control. Consider an internal distress alarm for the sale and limited access by management.

- UL appropriate safe (Money vs. Fire)

- Consider bollards with appropriate a at soft access points

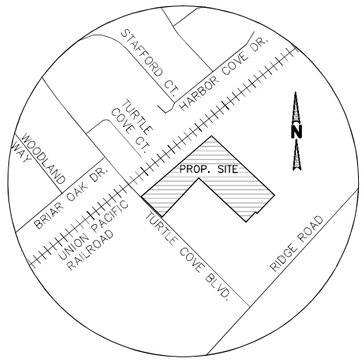
- Consider mirror(s) corners and enclosed areas to reveal anyone that might be present (suspect)

I'm available to speak with or make recommendations on this projects. Please do hesitate to contact me for any assistance.

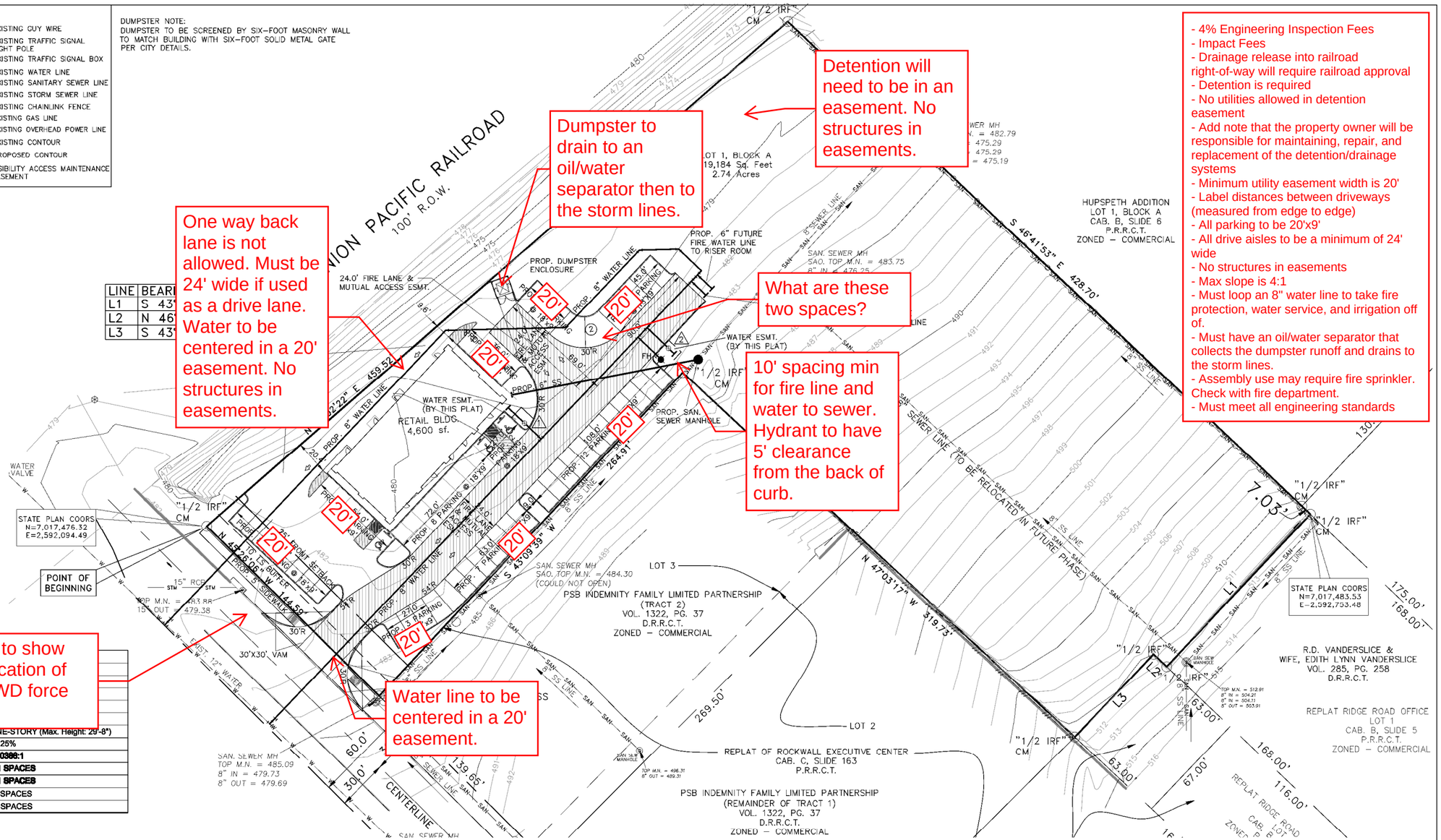
LEGEND

TC	EXISTING TOP OF CURB	GW	EXISTING GUY WIRE
TSW	EXISTING TOP OF SIDEWALK	STS	EXISTING TRAFFIC SIGNAL LIGHT POLE
GT	EXISTING GUTTER	TSB	EXISTING TRAFFIC SIGNAL BOX
TELP	EXISTING TELEPHONE PEDESTAL		EXISTING WATER LINE
BL	EXISTING BOLLARD		EXISTING SANITARY SEWER LINE
INLET	EXISTING CURB INLET		EXISTING STORM SEWER LINE
PP	EXISTING POWER POLE		EXISTING CHAINLINK FENCE
WV	EXISTING WATER VALVE	G G G	EXISTING GAS LINE
LP	EXISTING LIGHT POST	OHE OHE	EXISTING OVERHEAD POWER LINE
GM	EXISTING GAS METER	675	EXISTING CONTOUR
	EXISTING FIRE HYDRANT	675	PROPOSED CONTOUR
TMH	EXISTING TELEPHONE MANHOLE	VAM	VISIBILITY ACCESS MAINTENANCE EASEMENT
SSMH	EXISTING SANITARY SEWER MANHOLE		
	PROPOSED STREET LIGHT		
FH	PROPOSED FIRE HYDRANT		

DUMPSTER NOTE:
DUMPSTER TO BE SCREENED BY SIX-FOOT MASONRY WALL TO MATCH BUILDING WITH SIX-FOOT SOLID METAL GATE PER CITY DETAILS.



VICINITY MAP
N.T.S



LINE	BEAR
L1	S 43°
L2	N 46°
L3	S 43°

Dumpster to drain to an oil/water separator then to the storm lines.

Detention will need to be in an easement. No structures in easements.

One way back lane is not allowed. Must be 24' wide if used as a drive lane. Water to be centered in a 20' easement. No structures in easements.

What are these two spaces?

10' spacing min for fire line and water to sewer. Hydrant to have 5' clearance from the back of curb.

Need to show the location of NTMWD force main.

Water line to be centered in a 20' easement.

- 4% Engineering Inspection Fees
- Impact Fees
- Drainage release into railroad right-of-way will require railroad approval
- Detention is required
- No utilities allowed in detention easement
- Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems
- Minimum utility easement width is 20'
- Label distances between driveways (measured from edge to edge)
- All parking to be 20'x9'
- All drive aisles to be a minimum of 24' wide
- No structures in easements
- Max slope is 4:1
- Must loop an 8" water line to take fire protection, water service, and irrigation off of.
- Must have an oil/water separator that collects the dumpster runoff and drains to the storm lines.
- Assembly use may require fire sprinkler. Check with fire department.
- Must meet all engineering standards

SITE DATA SUMMARY TABLE

ITEM	
GENERAL SITE DATA	
ZONING (from zoning map)	
LAND USE (from zoning ordinance)	
LOT AREA (square feet & acres)	
PROP. BUILDING FOOT PRINT AREAS	
BUILDING HEIGHT (#Stores)	ONE-STORY (Max. Height: 29'-8")
LOT COVERAGE	8.25%
FLOOR AREA RATIO	**0.0366:1**
PARKING REQUIRED	**51 SPACES**
PARKING PROVIDED	**61 SPACES**
ACCESSIBLE PARKING REQUIRED (# spaces)	3 SPACES
ACCESSIBLE PARKING PROVIDED (# spaces)	3 SPACES

WATER METER SCHEDULE

I.D	TYPE	SIZE	NO.	SAN.SEWER	REMARKS
1	DOMESTIC	1.5"	1	6"	PROPOSED
2	IRRIGATION	1.0"	1	N/A	PROPOSED

OWNER
Centers for Peace & Mercy, Inc.
Contact: Abdul Latif Khan (President)
4152 Green Field Drive
Richardson, TX 75082
PH. 318-617-3491

SURVEYOR
CBG SURVEYING, LLC
Contact: Bryan Conally
12025 Shiloh Road, Suite 230
Dallas, Texas 75228
PH: 214 349 9485

ARCHITECT
amazing concept
Contact: Ahmed Helaluzzaman
12300 Ford Road, Suite 267
Dallas, Texas 75234
PH. 817 808 0811
E-MAIL: akm.hellaluzzaman@gmail.com

CIVIL ENGINEER
ND & ASSOCIATES, LLC
Contact: Naim Khan, P.E. CFM
2105 Canyon Creek Dr.
Garland, Texas 75042
PH: 214 533 7181
E-MAIL: naim1207@yahoo.com

LANDSCAPE ARCHITECT
AROIDS LANDSCPAE
Contact: Mohammad Salam
5901 Indian Hills Drive
GARLAND, TX 75044
PH. 214-403-2034

STATE OF TEXAS
MD NAIM UDDIN KHAN
87776
REGISTERED
PROFESSIONAL ENGINEER

Md. Naim Uddin Khan 04-05-19

ENGINEER NO. 87776. THESE PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF MD. NAIM UDDIN KHAN REGISTERED PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MD. NAIM UDDIN KHAN P.E. #87776

SITE PLAN
SP 2019-

CENTERS FOR PEACE & MERCY, INC.
LOT 1, BLOK A
E.P. GAINES CHISUM SURVEY ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
119,184 SF/2.74 ACRES

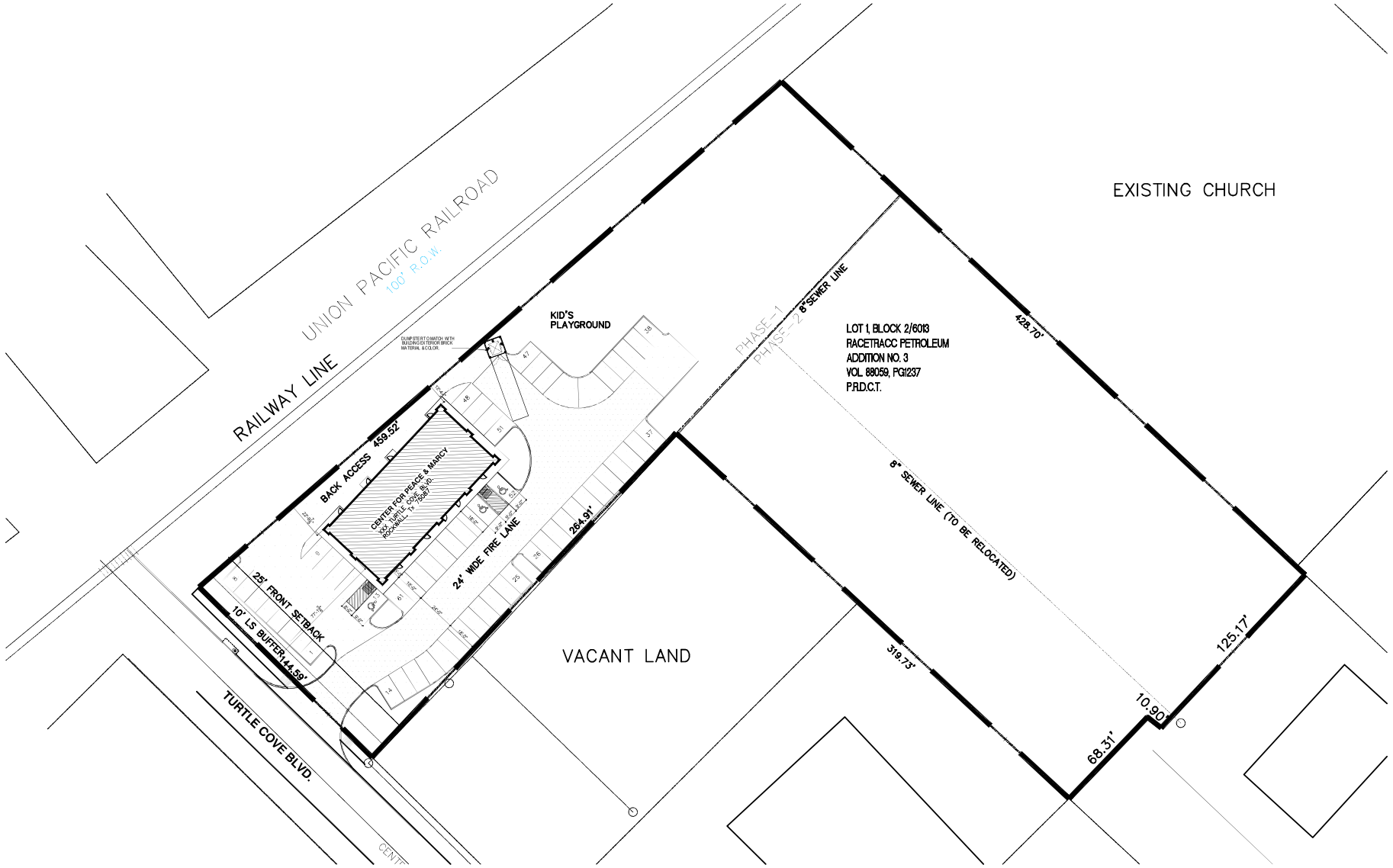
ND & Associates, LLC
2105 Canyon Creek Drive
Garland, Texas 75042
Contact: Naim Khan, P.E., CFM
PH: (214) 533 7181
EMAIL: naim1207@yahoo.com
FIRM # F - 13340

Scale: 1"=30'

Date : 4/5/2019
Design : ND
Draft : ND
Checked : ND
PROJECT NO : ROCK2019-725

SITE PLAN

C-1



N

01 SITE PLAN

SCALE: 1" = 40'-0"

See notes on previous sheet.

PROJECT DATA	
DESCRIPTION	
LOT AREA TOTAL	2.74 AC. (119,184 SF.
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,600 SF.
COVERED AREA PHASE-1	8.25%
FLOOR AREA RATIO	0.0386:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
PARKING REQUIRED	51 SPACES INCLUDING 3 ADA
PARKING PROVIDED	61 SPACES INCLUDING 3 ADA

OWNER:
CENTER FOR PEACE AND MERCY, INC.

PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
XXX Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

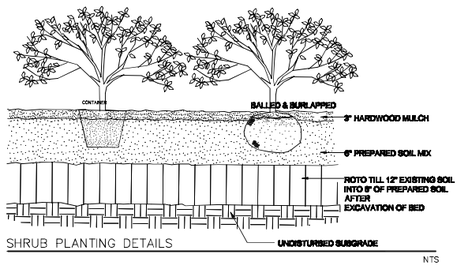
amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel.:(817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
SITE PLAN

DATE:	SCALE:
04.09.2019	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

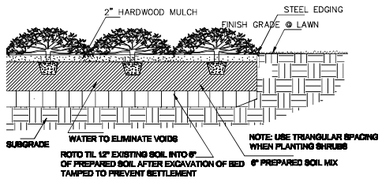
PROJECT #
H-2019-02

SHEET NO:
A101



SHRUB PLANTING DETAILS

NTS



GROUND COVER PLANTING DETAIL

NTS



TREE PLANTING DETAILS

NTS

PLANTING NOTES

1. USE [3/4" STEEL EDGING (PAINTED GREEN).
2. USE 4" "GOOD EARTH" OR EQUIVALENT PLANTING MIX FOR BED PREPARATIONS. BACKFILL BED MIX TO THE DEPTH OF 12" MINIMUM.
3. ALL THE LAWN AREAS TO BE HYDROMULCHED BERMUDA GRASS. REPLACE ALL THE DAMAGED EXISTING LAWN AREAS AS NEEDED.
4. TOP DRESS ALL THE PLANTING BED AREAS WITH 3" DEEP HARD WOOD MULCH, AFTER PLANTING OPERATIONS.
5. THE SITE WILL BE IRRIGATED WITH BELLOW GRADE AUTOMATIC IRRIGATION SYSTEM WITH FREEZE SENSOR, THAT SHOWLD BE PROVIDED THE PROPER AMOUNT OF WATER FOR PARTICULAR TYPE OF PLANT MATERIAL USED.

landscape area

SITE AREA : 85,708 SF. (1.276 AC.)

LANDSCAPE AREA REQUIRED : 15 % (8,356 SF.)
PROVIDED : 43.5 % (34,348 SF.)

BLDG. AREA : 4,600 SF.

TOTAL NUMBER OF PARKING SPACES REQUIRED : 23 .
SPACES PROVIDED : 62 .

planting requirement

TURTLE COVE BLVD. LANDSCAPE BUFFER 144.69 LF.
SHADE TREES REQUIRED : 3 (3" CAL.)
PROVIDED : 4 (3" CAL.)

SURFACE PARKING LOT LANDSCAPING 62 (SPACES)
SHADE TREES PROVIDED : 6 (3" CAL.)

SCREENING SHRUBS PROVIDED ALONG THE STREET FRONTAGE.

existing tree listing

	TREE LIST		REPLACEMENT RATE	
01	HACKBERRY	24"	R	12"
02	ELM	18"	R	18"
03	HACKBERRY	15"	R	7.5"
04	OAK	20"	R	20"
05	HACKBERRY	7"	R	0"
06	HACKBERRY	12"	R	6"
07	HACKBERRY	20"	R	10"
08	ELM	10"	R	10"
09	HACKBERRY	15"	R	7.5"
10	HACKBERRY	20"	R	10"
11	OAK	36"	S	

R = REMOVE, S=SAVE 101.8 CAL.INCHES TO BE MITIGATED
REF. PLANT SHEDULE FOR TREE LISTING.

exis. tree legend

EXISTING TREE SAVE : (S)

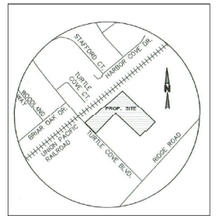
EXISTING TREE REMOVE : (R)

plant schedule

M. ROC.

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
TREES				
3	Texas Red Oak	Quercus shumardii "Texana"	3" Caliper	10-12' ht., 6-7' sp.,straight trunk, full, matching
3	Lacebark Elm	Ulmus parvifolia	3" Calipe	10-12' ht., 5-6' sp., full, matching
4	Live Oak	Quercus virginiana	3" Caliper	10-12' ht., 5-6' sp., full, matching
SHRUBS				
6	NRS. Holly	Ilex x.Nelle R.Stevens	7 gal.	full pot, well rooted. 4' O.C.
24	Abelia	Abelia grandiflora	5 gal.	30"-34" ht., 18-24" sp., full pot, well rooted; 36" O.C.
13	Dwf. Burford Holly	Ilex cornuta burfordi 'Nana"	5 gal.	24"- 28" ht., 18-24" sp.,full pot, well rooted. 36" O.C.
GROUNDCOVERS, & LAWN				
	Bermudagrass	Cynodon dacctylon	Hydromulched	

Hydromulch mot accepted for acceptance and final CO.



vicinity map

NTS

PLANTING PLAN

20 10 0 30

SCALE : 1" = 30' - 0".

CONSULTANT:

aroids

2021 Indian Hills drive, garland, texas, 75044
telephone / 214.403.2234
mosaleem57@gmail.com

MOHAMMAD A. SALEEM
108
REGISTERED
ARCHITECT
04.15.2019

OWNER: CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT: CPM MASJID (PHASE ONE)
XXX Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

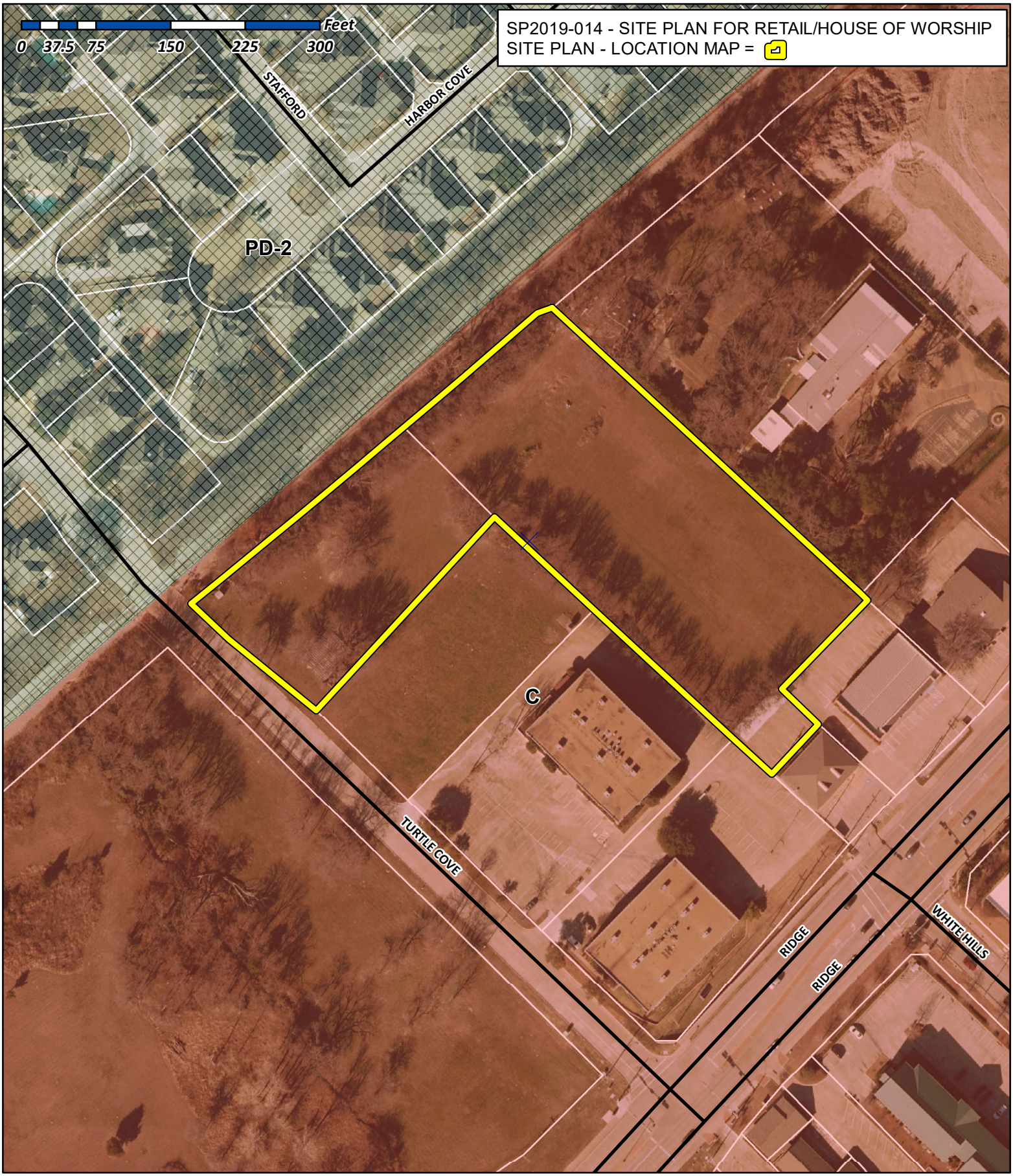
amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: dim.helaluzzaman@gmail.com

SHEET TITLE: LANDSCAPE PLAN

DATE:	SCALE:
02.15.2019	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

PROJECT # H-2019-02

SHEET NO: LP.01



City of Rockwall

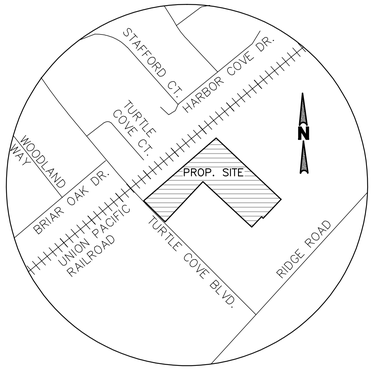
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

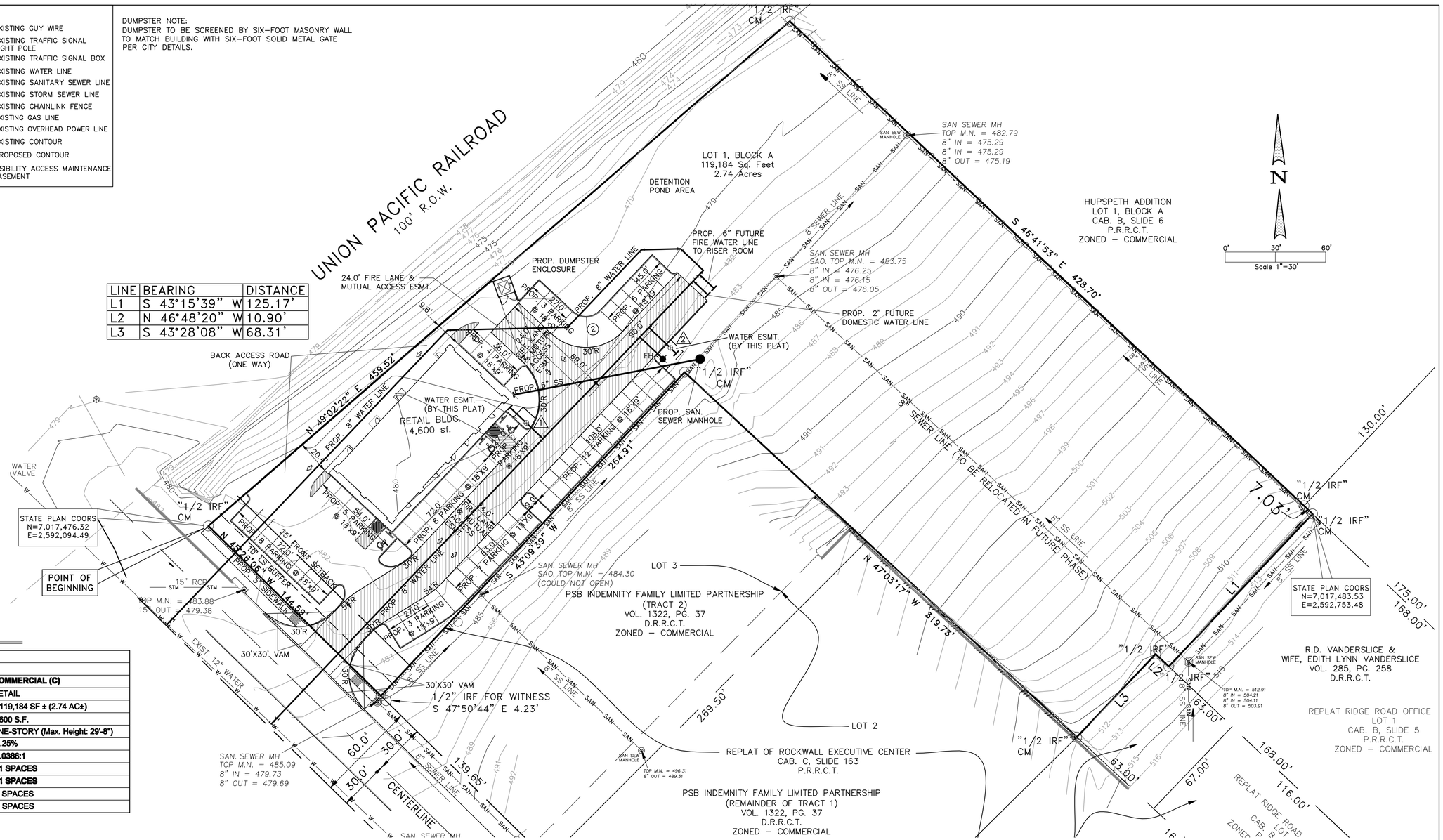
LEGEND

TC	EXISTING TOP OF CURB	GW	EXISTING GUY WIRE
TSW	EXISTING TOP OF SIDEWALK	STS	EXISTING TRAFFIC SIGNAL LIGHT POLE
GT	EXISTING GUTTER	TSB	EXISTING TRAFFIC SIGNAL BOX
TELP	EXISTING TELEPHONE PEDESTAL		EXISTING WATER LINE
BL	EXISTING BOLLARD		EXISTING SANITARY SEWER LINE
INLET	EXISTING CURB INLET		EXISTING STORM SEWER LINE
PP	EXISTING POWER POLE		EXISTING CHAINLINK FENCE
WV	EXISTING WATER VALVE	G G G	EXISTING GAS LINE
LP	EXISTING LIGHT POST	OHE OHE	EXISTING OVERHEAD POWER LINE
GM	EXISTING GAS METER	675	EXISTING CONTOUR
	EXISTING FIRE HYDRANT	675	PROPOSED CONTOUR
TMH	EXISTING TELEPHONE MANHOLE	VAM	VISIBILITY ACCESS MAINTENANCE EASEMENT
SSMH	EXISTING SANITARY SEWER MANHOLE		
	PROPOSED STREET LIGHT		
FH	PROPOSED FIRE HYDRANT		

DUMPSTER NOTE:
DUMPSTER TO BE SCREENED BY SIX-FOOT MASONRY WALL TO MATCH BUILDING WITH SIX-FOOT SOLID METAL GATE PER CITY DETAILS.



VICINITY MAP
N.T.S



LINE	BEARING	DISTANCE
L1	S 43°15'39" W	125.17'
L2	N 46°48'20" W	10.90'
L3	S 43°28'08" W	68.31'

SITE DATA SUMMARY TABLE

ITEM	
GENERAL SITE DATA	
ZONING (from zoning map)	**COMMERCIAL (C)**
LAND USE (from zoning ordinance)	**RETAIL**
LOT AREA (square feet & acres)	**119,184 SF ± (2.74 AC±)**
PROP. BUILDING FOOT PRINT AREAS	**4,600 S.F.**
BUILDING HEIGHT (#Stores)	**ONE-STORY (Max. Height: 29'-8")**
LOT COVERAGE	**8.25%**
FLOOR ARE RATIO	**0.0386:1**
PARKING REQUIRED	**51 SPACES**
PARKING PROVIDED	**61 SPACES**
ACCESSIBLE PARKING REQUIRED (# spaces)	**3 SPACES**
ACCESSIBLE PARKING PROVIDED (# spaces)	**3 SPACES**

WATER METER SCHEDULE

I.D	TYPE	SIZE	NO.	SAN.SEWER	REMARKS
1	DOMESTIC	1.5"	1	6"	PROPOSED
2	IRRIGATION	1.0"	1	N/A	PROPOSED

OWNER
Centers for Peace & Mercy, Inc.
Contact: Abdul Latif Khan (President)
4152 Green Field Drive
Richardson, TX 75082
PH. 318-617-3491

SURVEYOR
CBG SURVEYING, LLC
Contact: Bryan Conally
12025 Shiloh Road, Suite 230
Dallas, Texas 75228
PH: 214 349 9485

ARCHITECT
amazing concept
Contact:Ahmed Helaluzzaman
12300 Ford Road, Suite 267
Dallas, Texas 75234
PH. 817 808 0811
E-MAIL: akm.hellaluzzaman@gmail.com

CIVIL ENGINEER
ND & ASSOCIATES, LLC
Contact: Naim Khan, P.E. CFM
2105 Canyon Creek Dr.
Garland, Texas 75042
PH: 214 533 7181
E-MAIL: naim1207@yahoo.com

LANDSCAPE ARCHITECT
AROIDS LANDSCPAE
Contact:Mohammad Salam
5901 Indian Hills Drive
GARLAND, TX 75044
PH. 214-403-2034

STATE OF TEXAS
MD NAIM UDDIN KHAN
87776
REGISTERED PROFESSIONAL ENGINEER

Md. Naim Uddin Khan 04-05-19

ENGINEER NO. 87776. THESE PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF MD. NAIM UDDIN KHAN REGISTERED PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MD. NAIM UDDIN KHAN P.E. #87776

SITE PLAN
SP 2019-

CENTERS FOR PEACE & MERCY, INC.
LOT 1, BLOK A
E.P. GAINES CHISUM SURVEY ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
119,184 SF/2.74 ACRES

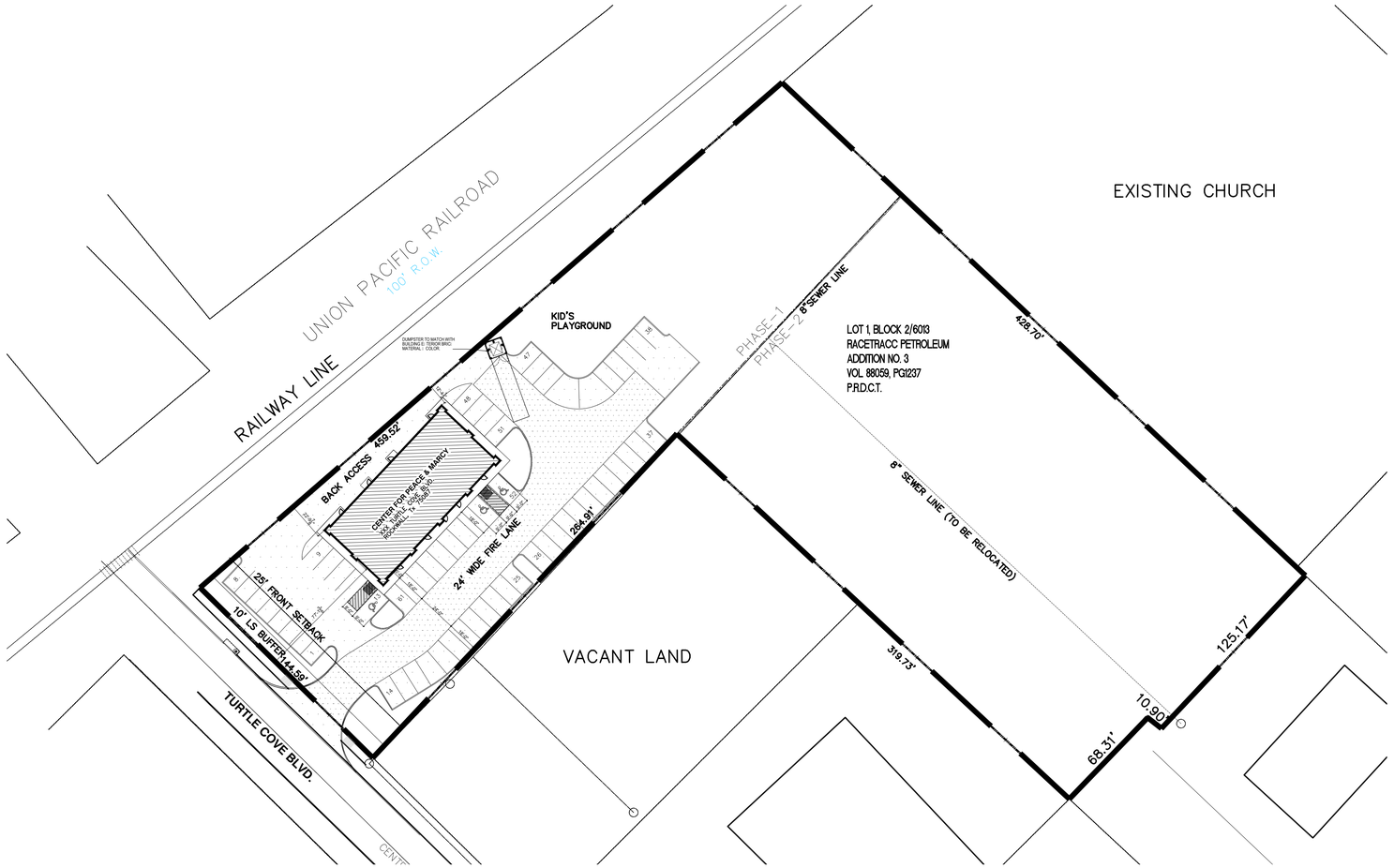
ND & Associates, LLC
2105 Canyon Creek Drive
Garland, Texas 75042
Contact: Naim Khan, P.E., CFM
PH: (214) 533 7181
EMAIL: naim1207@yahoo.com
FIRM # F - 13340

Scale: 1"=30'

Date : 4/5/2019
Design : ND
Draft : ND
Checked : ND
PROJECT NO : ROCK2019-725

SITE PLAN

C-1



N

01 SITE PLAN

SCALE: 1" = 40'-0"

PROJECT DATA	
DESCRIPTION	
LOT AREA TOTAL	2.74 AC. (119,184 SF.
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,600 SF.
COVERED AREA PHASE-1	8.25%
FLOOR AREA RATIO	0.0386:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
PARKING REQUIRED	51 SPACES INCLUDING 3 ADA
PARKING PROVIDED	61 SPACES INCLUDING 3 ADA

OWNER:
CENTER FOR PEACE AND MERCY, INC.

PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

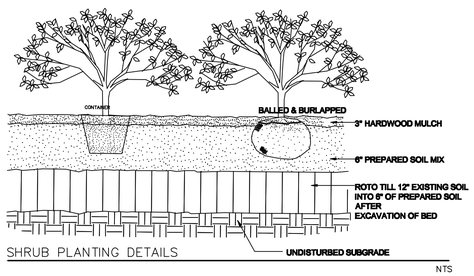
amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
SITE PLAN

DATE:	SCALE:
04.09.2019	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

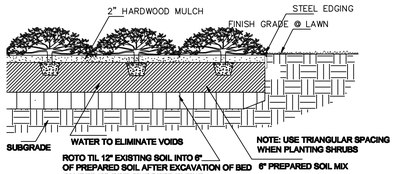
PROJECT #
H-2019-02

SHEET NO:
A101



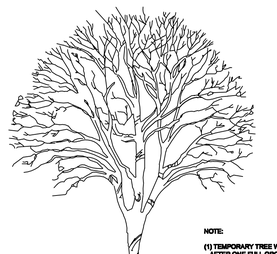
SHRUB PLANTING DETAILS

NTS



GROUND COVER PLANTING DETAIL

NTS



TREE PLANTING DETAILS

NTS

PLANTING NOTES

1. USE 3/16" STEEL EDGING (PAINTED GREEN).
2. USE 4" "GOOD EARTH" OR EQUIVALENT PLANTING MIX FOR BED PREPARATIONS. ROTOTILL BED MIX TO THE DEPTH OF 12" MINIMUM.
3. ALL THE LAWN AREAS TO BE HYDROMULCHED BERMUDA GRASS. REPLACE ALL THE DAMAGED EXISTING LAWN AREAS AS NEEDED.
4. TOP DRESS ALL THE PLANTING BED AREAS WITH 2" DEEP HARD WOOD MULCH, AFTER PLANTING OPERATIONS.
5. THE SITE WILL BE IRRIGATED WITH BELLOW GRADE AUTOMATIC IRRIGATION SYSTEM WITH FREEZE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR PARTICULAR TYPE OF PLANT MATERIAL USED.

landscape area

SITE AREA : 55,700 SF. (1.278 AC.)

LANDSCAPE AREA REQUIRED : 15 % (8,355 SF.)
PROVIDED : 43.5 % (24,240 SF.)

BLDG. AREA : 4,600 SF.

TOTAL NUMBER OF PARKING SPACES REQUIRED : 23 .
SPACES PROVIDED : 62 .

planting requirement

TURTLE COVE BLVD. LANDSCAPE BUFFER 144.59 LF.
SHADE TREES REQUIRED : 3 (3" CAL.)
PROVIDED : 4 (3" CAL.)

SURFACE PARKING LOT LANDSCAPING 62 (SPACES)
SHADE TREES PROVIDED : 6 (3" CAL.)

SCREENING SHRUBS PROVIDED ALONG THE STREET FRONTAGE.

existing tree listing

	TREE LIST	REPLACEMENT	RATE	
01	HACKBERRY	24"	R	12"
02	ELM	18"	R	18"
03	HACKBERRY	15"	R	7.5"
04	OAK	20"	R	20"
05	HACKBERRY	7"	R	0"
06	HACKBERRY	12"	R	6"
07	HACKBERRY	20"	R	10"
08	ELM	10"	R	10"
09	HACKBERRY	15"	R	7.5"
10	HACKBERRY	20"	R	10"
11	OAK	36"	S	

R = REMOVE, S=SAVE 101.0 CAL.INCHES TO BE MITIGATED
REF. PLANT SHEDULE FOR TREE LISTING.

exis. tree legend

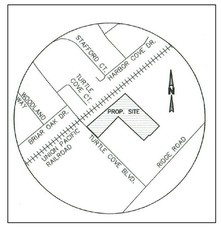
EXISTING TREE SAVE : (S)

EXISTING TREE REMOVE : (R)

plant schedule

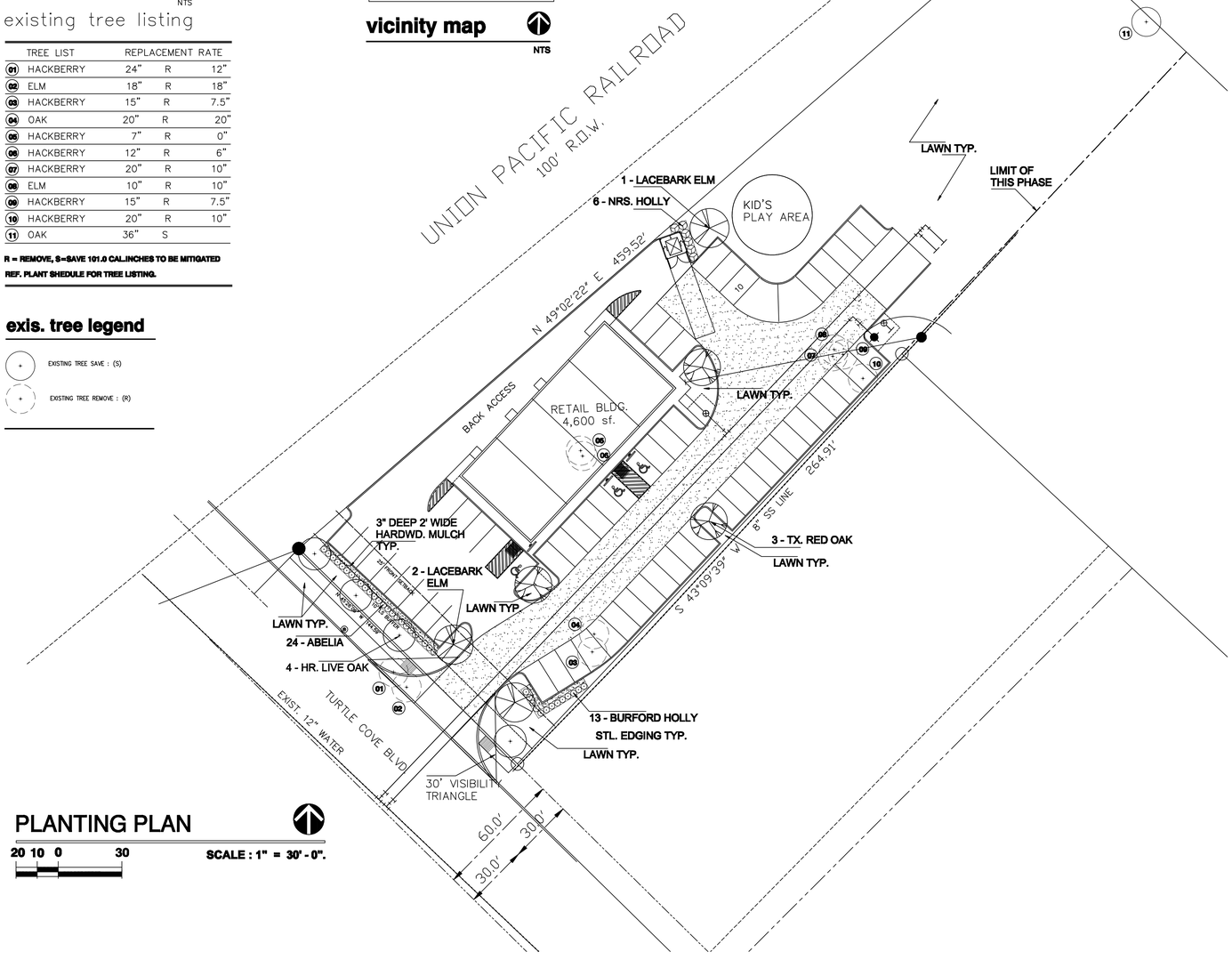
M. ROC.

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
TREES				
3	Texas Red Oak	Quercus shumardii "Texana"	3" Caliper	10-12' ht., 6-7' sp.,straight trunk, full, matching
3	Lacebark Elm	Ulmus parvifolia	3" Calipe	10-12' ht., 5-6' sp., full, matching
4	Live Oak	Quercus virginiana	3" Caliper	10-12' ht., 5-6' sp., full, matching
SHRUBS				
6	NRS. Holly	Ilex x.Nelle R.Stevens	7 gal.	full pot, well rooted. 4' O.C.
24	Abelia	Abelia grandiflora	5 gal.	30"-34" ht., 18-24" sp., full pot, well rooted; 36" O.C.
13	Dwf. Burford Holly	Ilex cornuta burfordi 'Nana"	5 gal.	24"- 28" ht., 18-24" sp.,full pot, well rooted. 36" O.C.
GROUNDCOVERS, & LAWN				
	Bermudagrass	Cynodon dacctylon	Hydromulched	



vicinity map

NTS



PLANTING PLAN

20 10 0 30

SCALE : 1" = 30' - 0".

CONSULTANT:

aroids
landscape architects
5901 Indian hills drive, garland, texas, 75044
telephone / 214.403.2934
mesiam2140@gmail.com

STATE OF TEXAS
MOHAMMAD A. SALAHUDDIN
516
REGISTERED LANDSCAPE ARCHITECT
04.15.2019

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
CPM MASJID (PHASE ONE)
XXX Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

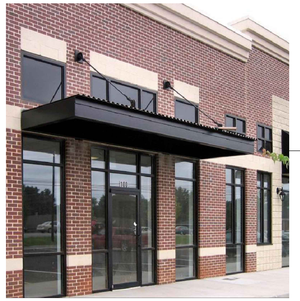
amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
LANDSCAPE PLAN

DATE:	SCALE:
02.15.2019	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

PROJECT #
H-2019-02

SHEET NO:
LP.01



SMOOTH EIFS FINISH
EXTERIOR CHERISH CREAM SW6651

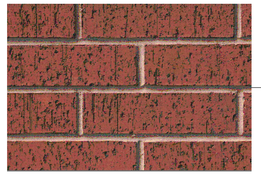
PRE-FINISHED METAL CAP
DARK BRONZE COLOR

+16'-8"
TOP OF PARAPET WALL

+14'-0"
BOT OF DECK

BRICKS KING SIZE
BORAL / MERIDIAN NEW-FREEDOM

+10'-0"
WINDOW HEAD



NOTE:

BRICK: 66% 379 SF.
STONE: 25% 141 SF.
EIFS: 9% 53 SF.

+0'-0"
FINISH FLOOR ELEV.



AUSTIN LIME STONE

DARK BRONZE STOREFRONT DOOR & WINDOW FRAMING

19'-4"

20'-11"

2 ROAD SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PRE-FINISHED METAL CAP
DARK BRONZE COLOR

+16'-8"
TOP OF PARAPET WALL

+14'-0"
BOT OF DECK

BRICKS KING SIZE
BORAL / MERIDIAN NEW-FREEDOM

+10'-0"
WINDOW HEAD

NOTE:

BRICK: 58% 555 SF.
STONE: 31% 295 SF.
EIFS: 11% 105 SF.

+0'-0"
FINISH FLOOR ELEV.

SMOOTH EIFS FINISH
EXTERIOR CHERISH CREAM SW6651

BRICKS KING SIZE
BORAL / MERIDIAN NEW-FREEDOM

PRE-FINISHED METAL CAP
DARK BRONZE COLOR

PRE-FINISHED METAL CAP
DARK BRONZE COLOR

2'-0"

8'-0"

AUSTIN LIME STONE

DARK BRONZE STOREFRONT DOOR & WINDOW FRAMING

LOW-E WITH TINTED INSULATED GLASS

1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

OWNER:
CENTER FOR PEACE AND MERCY, INC.

PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

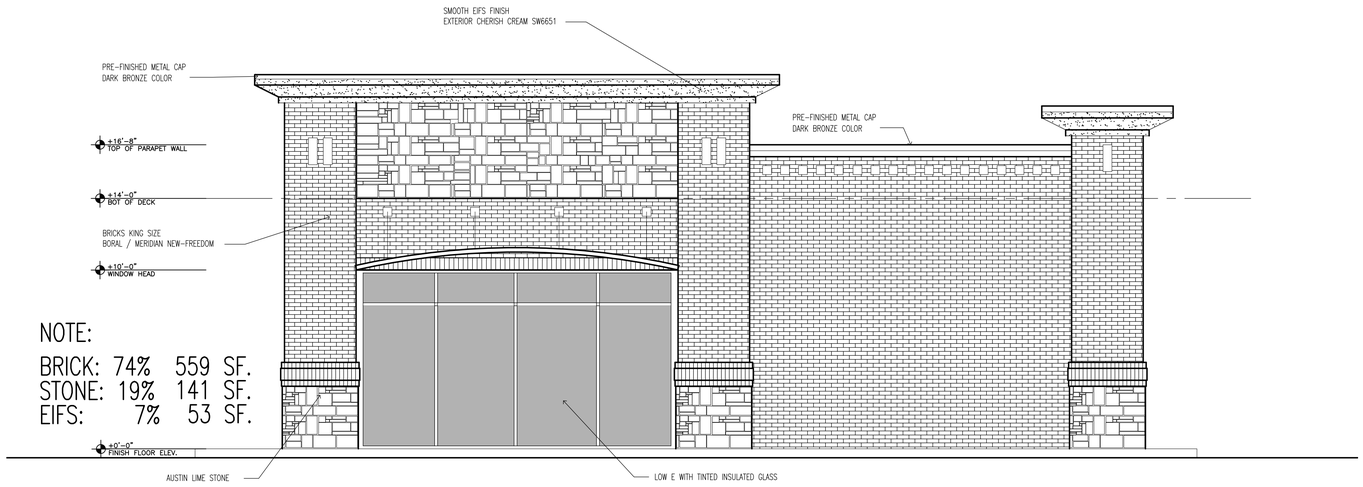
amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel: (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
EXTERIOR ELEVATIONS

DATE:	SCALE:
04.09.2019	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

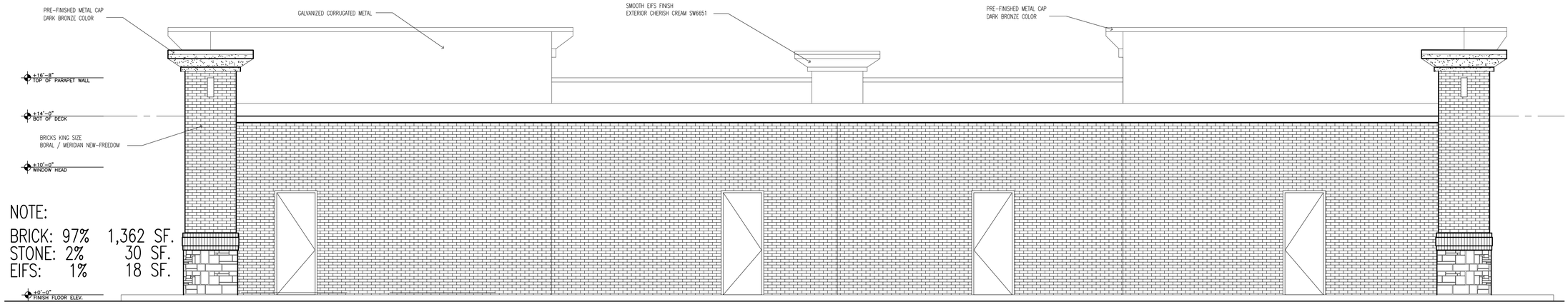
PROJECT #
H-2019-02

SHEET NO:
A501



2 ROAD SIDE ELEVATION

SCALE: 1/4" □1'-0"



1 FRONT ELEVATION

SCALE: 1/4" □1'-0"

OWNER:
CENTER FOR PEACE AND MERCY, INC.

PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
□□□ Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
EXTERIOR ELEVATIONS

DATE:	SCALE:
04.09.2019	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

PROJECT #
H-2019-02

SHEET NO:
A502

City of Rockwall

Project Plan Review History

Project Number	SP2019-016	**Owner**	JERRY, KISICK CUSTOM HOMES INC	**Applied**	5/17/2019 LM
Project Name	196/216 Ranch Trail	**Applicant**	DUB DOUPHRATE	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
200/224 RANCH TRL	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MAVERICK RANCH	5	A	5	4374-000A-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/17/2019	5/24/2019	5/21/2019	4	APPROVED	
ENGINEERING	Sarah Hager	5/17/2019	5/24/2019	5/23/2019	6	COMMENTS	

(5/23/2019 4:50 PM SH)
- Must have individual water services.
- Sewer to be 8" unles it is a private line.
- Water to have 10' of clearance on both sides.
- Fire hydrant to have a 20' easement.
- Drive isle to be 24' wide minimum.

The following is for your information during engineering review.
- 4% Engineering Fees.
- Impact fees.
- All parking to be 20'x9'
- Must show all existing and proposed utilities.
- If building height exceeds 30' tall, the fire lane radii must be 30' or radius of 20'. Minimum width is 24'.
- Must have detention for new impervious surfaces.
- Must have water at sheet flow conditions before the property line or will need a drainage easement for the neighboring property owner.
- Must replat to add the additional easements.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- Water line to be 8" line where public.
- Must have individual water services.
- 4:1 slope maximum for grading.
- Must meet all City Standards of Design and Construction.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
FIRE	Ariana Hargrove	5/17/2019	5/24/2019	5/23/2019	6	COMMENTS	see comments
(5/23/2019 1:38 PM AA) Show location of proposed fire lane on the site plan. An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction.							
GIS	Lance Singleton	5/17/2019	5/24/2019	5/22/2019	5	APPROVED	See comments
(5/22/2019 9:58 AM LS) New addresses will be: 4160 sf - 200 RANCH TRAIL, ROCKWALL, TX 75032 3060 sf - 224 RANCH TRAIL, ROCKWALL, TX 75032							
PLANNING	David Gonzales	5/17/2019	5/24/2019	5/23/2019	6	COMMENTS	See comments

Discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a site plan for two(2) metal buildings in conjunction with an existing commercial business on a 1.55-acre parcel of land identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

PLANNING AND ZONING 1ST ROUND COMMENTS (05.23.2019):

The following staff comments (i.e. Phase 1 only) are to be addressed and resubmitted no later than Tuesday June4, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments & Requirements to address/acknowledge:

1. Adherence to the Unified Development Code (UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO).
3. Label all revised site plan documents with "Case No. SP2019-016" at the lower right corner of each plan.

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER:

1. Horizontal articulation standards of the UDC for facades.
2. Minimum 20% stone requirement for all facades that are visible from a public street or open space
3. For the use of metal building construction (materials expcetion).

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

Site Plan:
1. Provide adjacent property owner infomation on Overall Site Plan(aerial version).
2. Label all access easements as "24-ft Firelane, Public Access, Drainage and Utility Easements (as appropriate for each).
3. Provide a heavier line for the utility label and reduce the font. Move labels to be more visible.
4. Use alighter gray scale for the utility lines layer (water & sewer).
5. All ground mounted HVAC units must be screened with landscaping or wing-wall.
6. What are the proposed uses for these buildings? (i.e. this is a commercial district).
7. Delineate and label a minimum 10-ft. landscape buffer along Ranch Trail
8. Remove the label "Replat of" from the Title Block on all pages of this site plan.

Landscape Plan:
1. Provide a landscape plan meeting the requirements of the UDC.
2. One (1)-three (3)-caliper inch canopy tree required for each 750 SF of dry area in the detention pond.
3. One (1)-three (3)-caliper inch canopy tree required for each 50 linear feet of frontage along Ranch Trail
4. Parking spaces cannot be more than 80-ft from the trunk of a large canopy tree.
5. Indicate screening of HVAC units on this plan.

Photometric Plan:
1. Will there be any exterior lighting of the site, other than the wall packs as depicted on the building elevations (i.e pole lights)? If so, provide a photometric plan.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
2. Provide cut sheets for all exterior lighting fixtures. 3. If a photometric plan is provided, lighting levels are not to exceed 0.2-FC at the property lines. Building Elevations: 1. All gounded mounted mechanical equipment requires screening from rights-of-way and adjacent properties. Provide detail of screening to be used. 2. Requires a recommendation from the Architectural Review Board (ARB). See scheduled meeting below. 3. Provide a materials sample board for ARB review of the actual materials to be used (other than tilt-up wall). 4. Provide percentages of exterior material calculations for each elevation (e.g. stone, brick, metal surface, etc.). 5. Will there be any stone on the building? The UDC requires a minium of 20% stone on each elevation that is visible from a public street or open space. If there is no stone, this will require approval of an exception by the Planning and Zoning Commission 6. Are the elevations for the proposed buildings or all? 7. Provide height and width measurements of the proposed buildings. ** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745. Meeting Dates to Attend: Architectural Review Board: May 28, 2019 (5:00 p.m.) [Recommendations from ARB] Planning - Work Session: May 28, 2019 (6:00p.m.) [Applicant to present/discuss project] Architectural Review Board: June 11, 2019 (5:00 p.m.) [Subsequent meeting if necessary] Planning - Action: June 11, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)] ** IF REQUIRED -- City Council - Action: Monday, June 17, 2019 (6:00 p.m.) [ONLY FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **							
Police Department	David Gonzales	5/23/2019	5/30/2019	5/23/2019		COMMENTS	See comments

(5/23/2019 5:48 PM DG)
Comments provided by Capt. Ed Fowler - Police

SP2019-016 - 196/216 RANCH TRAIL
Considerations:

- Lighting placed upon all sides of the exterior the buildings, over doors and at the rear of property to illuminate and eliminate shadows, dark areas and hiding spots. Lighting set by City Code, LEDs are preferred.

- Provide clearance around the bottom of the fencing surrounding the dumpster for visual sight line of anyone inside fencing

- Consider mirror(s) on dumpster fencing to reveal any persons inside holding(fencing) area.

- Lighting placed on or in fencing area around dumpster to eliminate shadow and dark areas and prevent theft from dumpster(ID Theft, etc.)

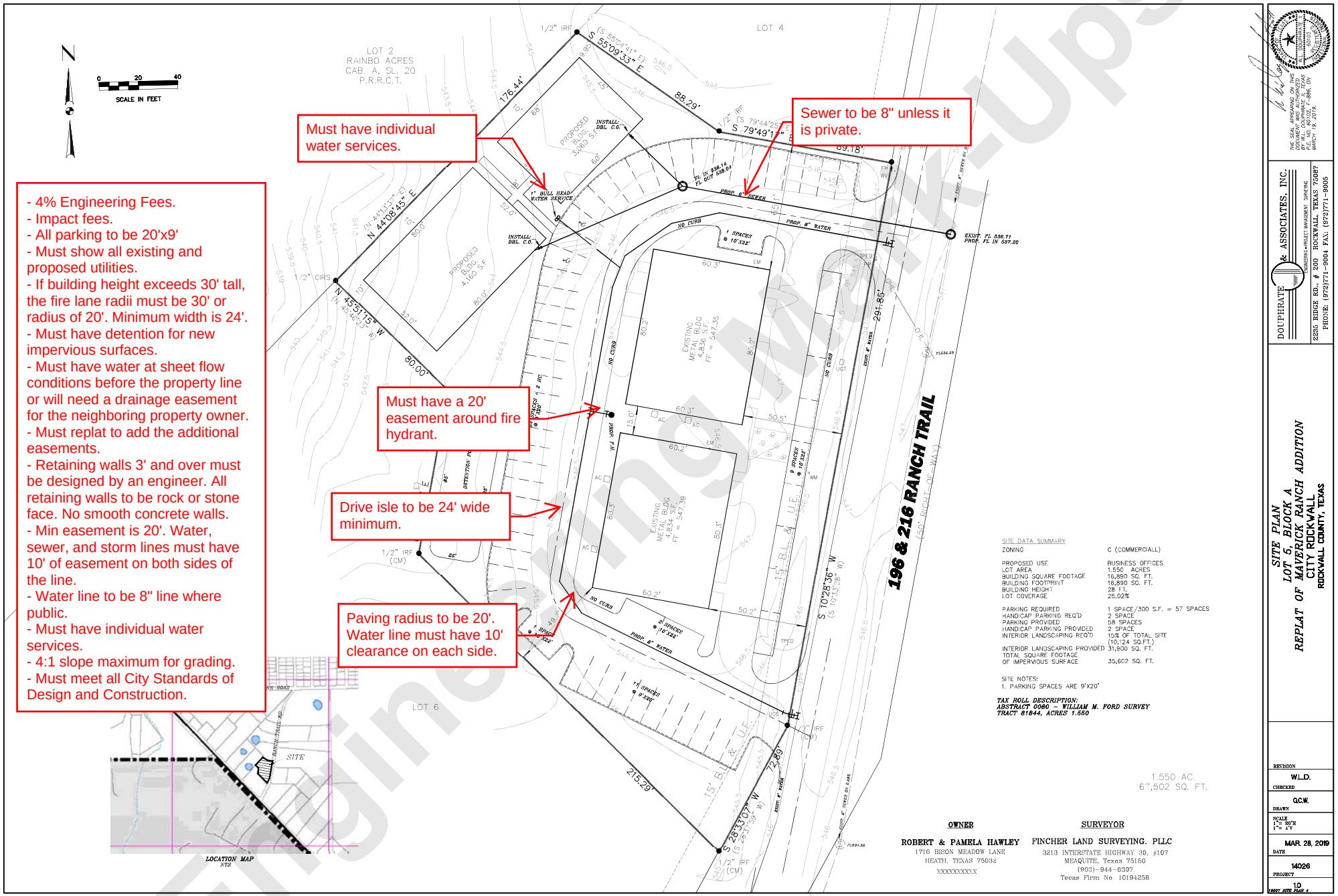
- Consider installation of device to prevent breaching of overhead door with vehicle(push or pull). Locking/Removal Bollards, Vehicle Placed in Front of Door, within specifications of City Code and Ordinance and Fire Code.

- Consider target hardening with industrial standard or greater locking devices for all doors

- Cameras on corners of building, doors equipped with alarms and interior proximity alarms on the interior.

- Ensure trees and bushes are trimmed within acceptable standards(Trees Trimmed up to 7' and Bushes Trimmed Down to 3') and consider ground wash lighting to illuminate the area and provide territorial reinforcement, ownership and enhance natural lines of sight at night.

- More than willing to speak with owner(s) directly to assist in site planning to prevent crime.



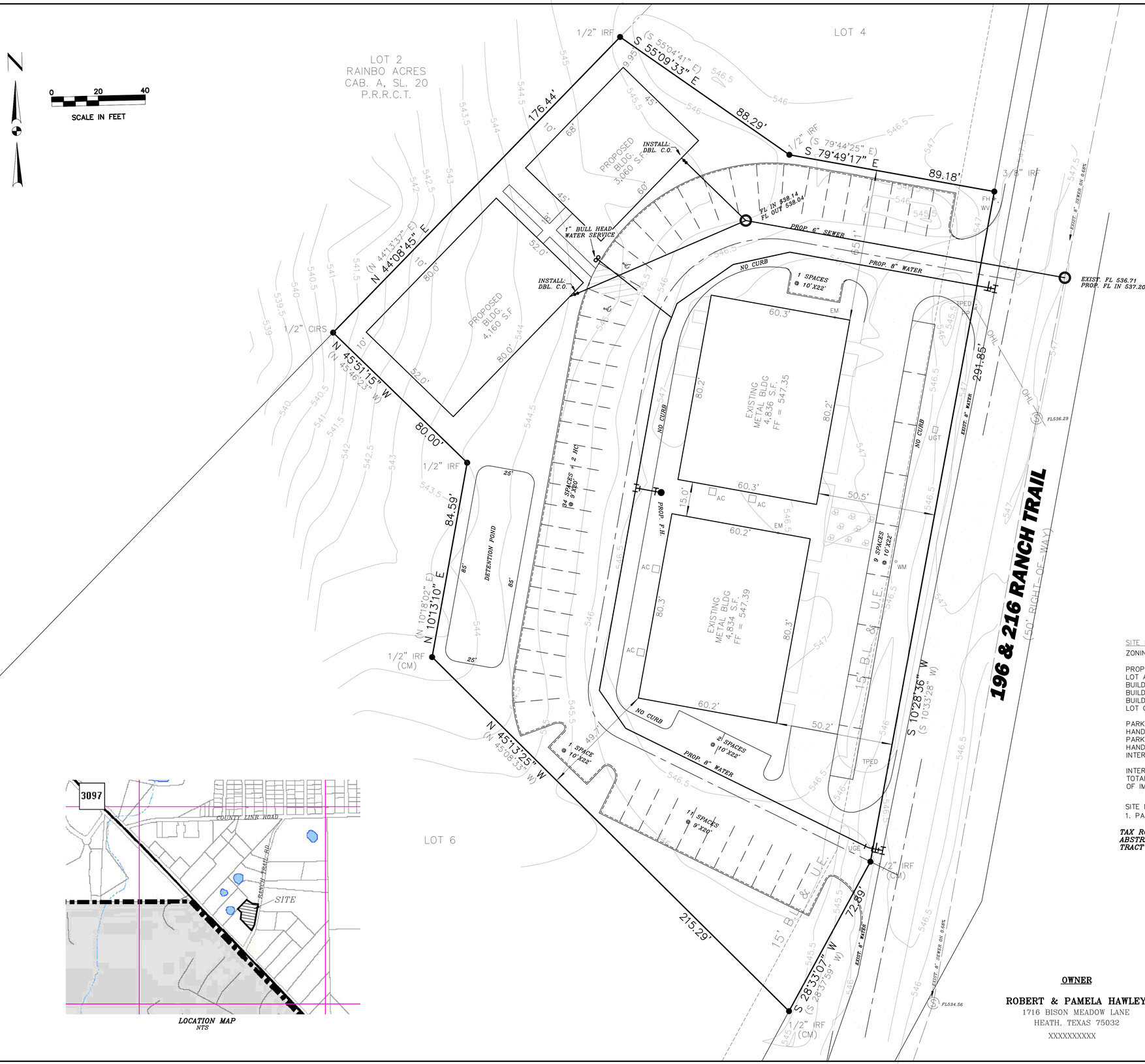
Engineering Mark-Ups



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.



LOCATION MAP
NTS

SITE DATA SUMMARY

ZONING	C (COMMERCIALL)
PROPOSED USE	BUSINESS OFFICES
LOT AREA	1.550 ACRES
BUILDING SQUARE FOOTAGE	16,890 SQ. FT.
BUILDING FOOTPRINT	16,890 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	25.02%
PARKING REQUIRED	1 SPACE/300 S.F. = 57 SPACES
HANDICAP PARKING REQ'D	2 SPACE
PARKING PROVIDED	58 SPACES
HANDICAP PARKING PROVIDED	2 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (10,124 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	31,900 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	35,602 SQ. FT.

SITE NOTES:
1. PARKING SPACES ARE 9'X20'

TAX ROLL DESCRIPTION:
ABSTRACT 0080 – WILLIAM M. FORD SURVEY
TRACT 81844, ACRES 1.550

1.550 AC.
67,502 SQ. FT.

OWNER

ROBERT & PAMELA HAWLEY
1716 BISON MEADOW LANE
HEATH, TEXAS 75032
XXXXXXXXXX

SURVEYOR

FINCHER LAND SURVEYING. PLLC
3213 INTERSTATE HIGHWAY 30, #107
MEAQUITE, Texas 75150
(903)-944-6397
Tecas Firm No. 10194258

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE III, TEXAS R.P.L. NO. 6282, ON MARCH 19, 2019.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
LOT 5, BLOCK A
REPLAT OF MAVERICK RANCH ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

W.L.D.
CHECKED

G.C.W.
DRAWN

SCALE
1"= 20'H
1"= 4'V

MAR. 28, 2019
DATE

14026
PROJECT

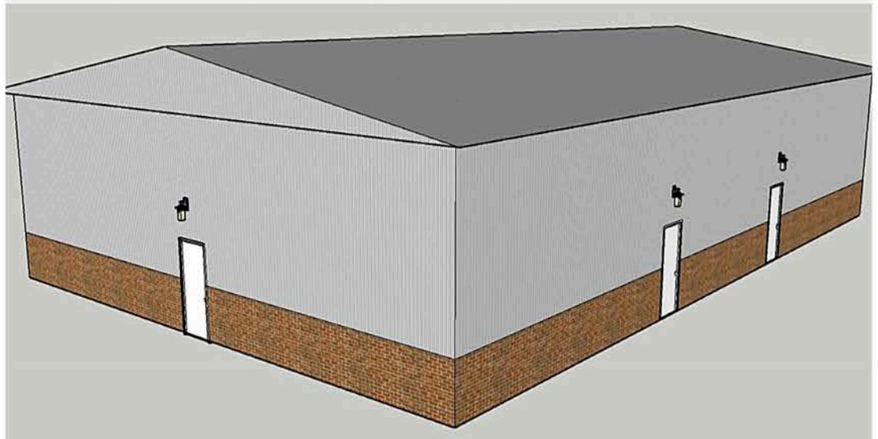
1.0
19007 SITE PLAN 4



216 RANCH TRAIL
FRONT - LEFT ELEVATION



196 RANCH TRAIL
FRONT - RIGHT ELEVAATION



196 RANCH TRAIL
RIGHT-REAR ELEVATION



216 RANCH TRAIL
FRONT- -RIGHT ELEVATION

RAMSAY & REYES
MAY 16. 2019

City of Rockwall

Project Plan Review History

Project Number	SP2019-017	**Owner**	STAGLIANO, VINCENT J	**Applied**	5/17/2019 LM
Project Name	Animal Boarding/kennel without outside pens	**Applicant**	HOMEYER ENGINEERING INC.	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	City, State Zip	Zoning
1920 ALPHA DR	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
ELLIS CENTRE 2		A		3585-000A-0004-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/17/2019	5/24/2019	5/21/2019	4	APPROVED	
ENGINEERING	Sarah Hager	5/17/2019	5/24/2019	5/24/2019	7	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(5/24/2019 1:53 PM SH) Landscape Plans - No trees within 5' of utilities. - The back side of the lot has a bunch of overhead electric. The trees you show will be effected by this. - All ROW to be sodded before acceptance or final CO. Hydromulch not allowed. - All disturbed areas to have established 1" stand of grass on 75-80% of the site. no patchy areas. Weeds and winter rye does not count. Site Plan - Must have a 15' x 64' turnaround area for the cars. - Where is the sewer service connection? - Is this fire lane needed for fire coverage? - Fire hydrant to have 5' of clearance to the curb. Fire line must have 10' clearance to all other lines. - Must prove the storm system can hold. - Minimum 1.0% slope for flumes. - Sidewalk pavement to be 3000psi (5.5 sack mix) - All other paving to be at least 3600psi (6.5 sack Mix). The following items are for your information for engineering design - 4% Engineering Inspection Fees - Impact Fees for additional water taps - Walls 3' and over must be engineered. - All retaining walls must be rock or stone face. No smooth concrete walls. - Detention is required. Manning's C-value will be from 0.35 to 0.9 per zoning. - No utilities allowed in detention easement - Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems - Minimum utility easement width is 20' - All parking to be 20'x9' - All drive aisles to be a minimum of 24' wide - No structures in easements - Max slope is 4:1 - Must have an oil/water separator that collects the dumpster runoff and drains to the storm lines - Must meet all engineering standards							
FIRE	Ariana Hargrove	5/17/2019	5/24/2019	5/23/2019	6	APPROVED	see commnet
(5/23/2019 1:43 PM AA) An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction.							
GIS	Lance Singleton	5/17/2019	5/24/2019	5/22/2019	5	APPROVED	See comments
(5/22/2019 10:09 AM LS) Assigned address will be: 1920 ALPHA DR, ROCKWALL, TX 75087							

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING	David Gonzales	5/17/2019	5/24/2019	5/23/2019	6	COMMENTS	See comments

Discuss and consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Vincent Stagliano for the approval of a site plan for an animal boarding/kennel without outside pens on a 1.2113-acre tract of land identified as Lot 4, Block A, Ellis Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

PLANNING AND ZONING 1ST ROUND COMMENTS (05.23.2019):

The following staff comments are to be addressed and resubmitted no later than Tuesday June 4, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments & Requirements to address/acknowledge:

1. Adherence to the Unified Development Code (UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label all revised site plan documents with "Case No. SP2019-017" at the lower right corner of each plan.

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER:

1. 1. Horizontal articulation for the primary building facade standards of the UDC for the south facing facade.
2. Horizontal articulation for the secondary building facade standards of the UDC for the north and west facing facades.
3. Vertical articulation for the secondary building facade standards of the UDC for the south and west facing elevations.
4. Fence at rear does not meet material standards for the required screening from a residential district/property [i.e. wood fence (i.e. board on board) is not allowed]. Sec. 5.6, of Art. V, of the UDC requires screening fences to be constructed with a masonry fence, minimum six (6)-feet in height. As an alternative, berms in conjunction with a minimum of a six-foot wrought fence and a combination of trees and shrubs can be utilized to meet the screening requirements if the planning and zoning commission determines that the proposed alternative will provide sufficient screening.
5. Trash enclosures are not to face a public right of way (Sec. 1.05, Art. V, UDC). These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate.

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

Site Plan:
1. Trash enclosures are not to face a public right-of-way. Reorient/relocate dumpster unless approved by the Planning and Zoning Commission (see exception above).
2. Fence at rear does not meet material standards for the required screening from a residential district/property (see exceptions above).
3. Label the 24-ft firelane access easement as "24-ft Firelane, Public Access, and Utility Easement.
4. Use a lighter gray scale for the 100-year flood plain line. Change line style, looks similar to property line symbolgy.
5. Delineate and label minimum 10-ft landscape buffer along Alpha Drive.
6. Site Information Table:
a. Change Parking Required to indicate "Animal Hospital/Clinic" rather than office.
7. Pavement Legend - infomation provided must meet the Engineering Departments standards for design.
8. Where are the HVAC/RTU's located? These units require screening from the public rights of way and adjacent properties. Provide screening detail.

Landscape Plan:
1. Delineate and label a minimum 10-ft landscape buffer.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
2. Move building line label that sets on top of tree in landscape buffer. 3. Sec. 5.3, Art. VIII, of the UDC states no artifical plant materials may be used..must be turf or a non-permiable surface. Provide a detail and cust sheets for the proposed articial turf for staff review and indicate if this is permiable or impermiable 4. The detention pond requires a minimum of one (1), three (3)-caliper inch canopy tree for each 750 SF of dry area within the pond. Provode the necessary amount of trees for this area. 5. Parking Lot Lanscape Lable at bottom of plan: update total parking space count to match the site plan (i.e. 12 & 15 spaces). Treescape Plan: 1. No mitigation required for the removal of the two (2) cedar trees as indicated on the plan. Photometric Plan: 1. The maximum pole height shall not exceed 30-ft in overall height. Provide detail. 2. Provide cut sheets for all exterior lighting fixtures. Under canopy lighting required to be fully recessed into canopy. Building Elevations: 1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Dash-in RTU's on elevations (if applicable). Provide detail of screening mechanism to be used if these are not properly sceened. 2. Requires a recommendation from the Architectural Review Board(ARB). See scheduled meeting below. 3. Provide a materials sample board for ARB review of the actual materials to be used 4. Approval of the exceptions for not meeting the primary and secondary articulation standsrds, the screening fence standards, and for the trash enclosure facing the public right of way requires approval by the Planning and Zoning Commission for each separate instance as indicated above ** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745. Meeting Dates to Attend: Architectural Review Board: May 28, 2019 (5:00 p.m.) [Recommendations from ARB] Planning - Work Session: May 28, 2019 (6:00p.m.) [Applicant to present/discuss project] Architectural Review Board: June 11, 2019 (5:00 p.m.) [Subsequent meeting if necessary] Planning - Action: June 11, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)] ** IF REQUIRED -- City Council - Action: Monday, June 17, 2019 (6:00 p.m.) [ONLY FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **							
Police Department	David Gonzales	5/23/2019	5/30/2019	5/23/2019		COMMENTS	

Must have a 15' x 64' turnaround area for the cars.

Where is the sewer service connection?

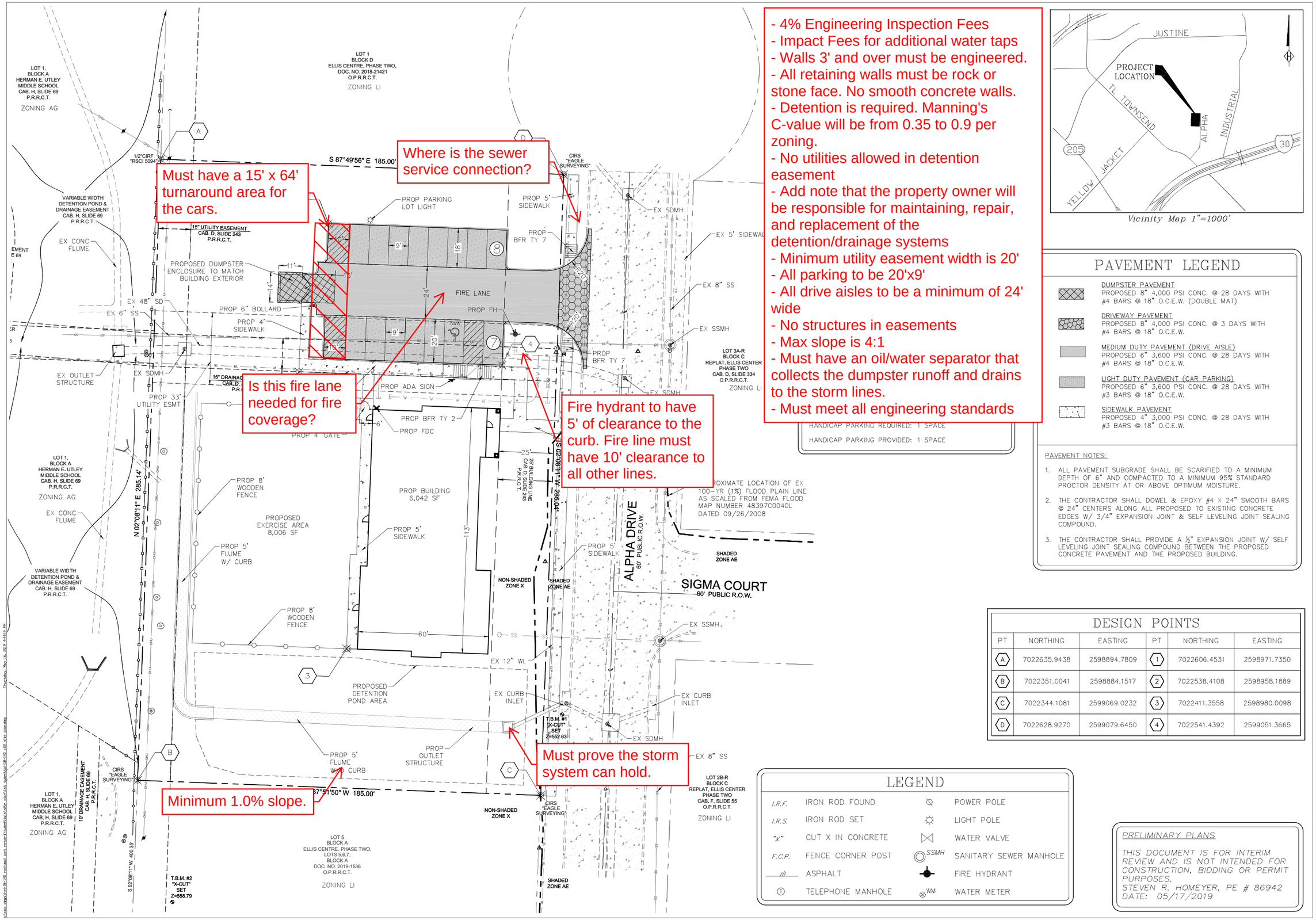
Is this fire lane needed for fire coverage?

Fire hydrant to have 5' of clearance to the curb. Fire line must have 10' clearance to all other lines.

Must prove the storm system can hold.

Minimum 1.0% slope.

- 4% Engineering Inspection Fees
- Impact Fees for additional water taps
- Walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Detention is required. Manning's C-value will be from 0.35 to 0.9 per zoning.
- No utilities allowed in detention easement
- Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems
- Minimum utility easement width is 20'
- All parking to be 20'x9'
- All drive aisles to be a minimum of 24' wide
- No structures in easements
- Max slope is 4:1
- Must have an oil/water separator that collects the dumpster runoff and drains to the storm lines.
- Must meet all engineering standards



Vicinity Map 1"=1000'

PAVEMENT LEGEND

DUMPSTER PAVEMENT
PROPOSED 8" 4,000 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W. (DOUBLE MAT)

DRIVEWAY PAVEMENT
PROPOSED 8" 4,000 PSI CONC. @ 3 DAYS WITH #4 BARS @ 18" O.C.E.W.

MEDIUM DUTY PAVEMENT (DRIVE AISLE)
PROPOSED 6" 3,600 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W.

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SIDEWALK PAVEMENT
PROPOSED 4" 3,000 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.

PAVEMENT NOTES:

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3. THE CONTRACTOR SHALL PROVIDE A ½" EXPANSION JOINT W/ SELF LEVELING JOINT SEALING COMPOUND BETWEEN THE PROPOSED CONCRETE PAVEMENT AND THE PROPOSED BUILDING.

DESIGN POINTS

PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	7022635.9438	2598894.7809	1	7022606.4531	2598971.7350
B	7022351.0041	2598884.1517	2	7022538.4108	2598958.1889
C	7022344.1081	2599069.0232	3	7022411.3558	2598980.0098
D	7022628.9270	2599079.6450	4	7022541.4392	2599051.3665

LEGEND

I.R.F.	IRON ROD FOUND		POWER POLE
I.R.S.	IRON ROD SET		LIGHT POLE
"X"	CUT X IN CONCRETE		WATER VALVE
F.C.P.	FENCE CORNER POST	SSMH	SANITARY SEWER MANHOLE
///	ASPHALT		FIRE HYDRANT
T	TELEPHONE MANHOLE	WM	WATER METER

PRELIMINARY PLANS

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STEVEN R. HOMEYER, PE # 86942
DATE: 05/17/2019

HOMEYER ENGINEERING, INC.
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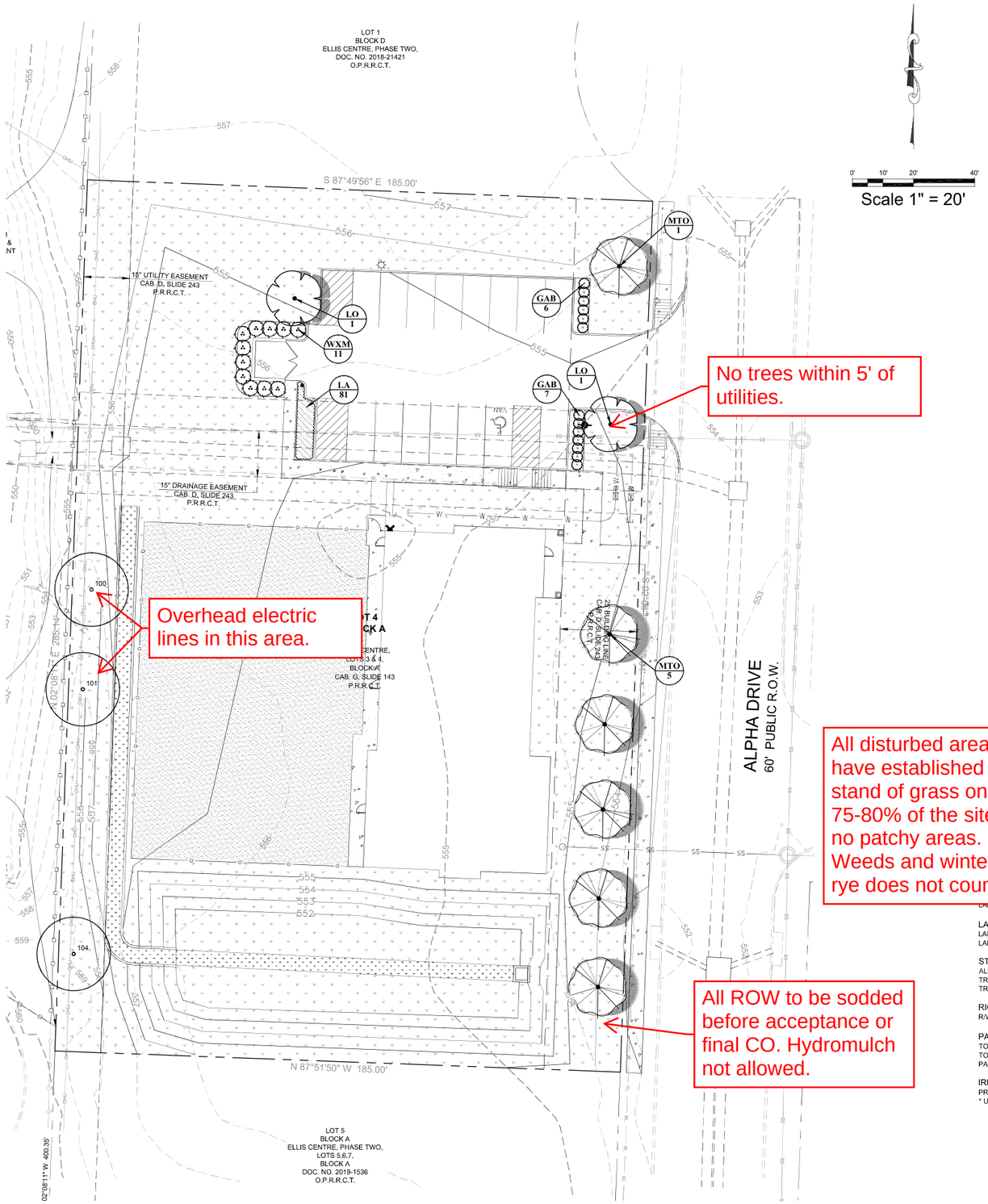
CANINE AND CO. RESORT
1.21 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN

DRAWN: JAN
DATE: 09/28/2018
HEI #: 18-140

SHEET NO: C2



PLANT_SCHEDULE

TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	QTY
	EX	Existing Tree to Remain Reference TS sheets for additional info	EXIST.	EXIST.	EXIST.	3
	LO	Live Oak / Quercus virginiana parking lot tree	CONT.	2"Cal	10-12` ht.	2
	MTO	Cedar Elm / Ulmus crassifolia street tree	CONT.	2"Cal	10-12` ht.	6

SHRUBS	CODE	COMMON NAME / BOTANICAL NAME	SIZE	QTY
	GAB	Glossy Abelia / Abelia grandiflora 36" o.c.	5 gal	13
	WXM	Southern Wax Myrtle / Myrica cerfera 60" o.c.; 60" ht.	per ht.	11

SHRUB AREAS	CODE	COMMON NAME / BOTANICAL NAME	CONT	SPACING	QTY
	LA	Aztec Grass / Liriope muscari `Aztec`	1 gal	15" o.c.	81

GROUND COVERS	CODE	COMMON NAME / BOTANICAL NAME	CONT	QTY
	AT	Artificial Turf - submit for owner apporval install per manufacturer	n/a	7,939 sf
	CT	Bermuda Grass / Cynodon dactylon `Tif 419`	sod	28,574 sf

GENERAL PLANTING NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
3. ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS. AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (DeWITT "PRO-5" OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
5. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
6. INSTALL 14G, GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
7. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
8. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
10. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
11. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
13. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHAL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
14. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
    A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
    B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
    C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
15. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

E CALCULATIONS

G:	GR (GENERAL RETAIL)
A:	52,741 SF
A REQUIRED:	7,911 SF (15% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	37,808 SF (71% OF SITE AREA)

LANDSCAPE BUFFER STRIP

LANDSCAPE BUFFER STRIP REQUIRED @ ALPHA DR.:	25'
LANDSCAPE BUFFER STRIP PROVIDED @ ALPHA DR.:	25'

STREET LANDSCAPING

ALPHA DR.:

TREES REQUIRED (1 PER 50 LF):	6 (285 LF / 50 = 6)
TREES PROVIDED:	6 (3" CAL.) *

RIGHT-OF-WAY LANDSCAPING

R/W LANDSCAPE REQUIRED (GRASS OR GROUNDCOVER) PROVIDED

PARKING LOT LANDSCAPING

TOTAL PARKING SPACES REQUIRED:	16 SPACES
TOTAL PARKING SPACES PROVIDED:	20 SPACES
PARKING LOT LANDSCAPING REQUIRED:	N/A (LESS THAN 20,000 SF / 2 ROWS)

IRRIGATION

PROPOSED IRRIGATION DESIGN WILL MEET THE REQUIREMENTS OF THE UDC.
* UNDERSTORY TREES PROVIDED ADJACENT TO EXISTING OVERHEAD UTILITIES.

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

LANDSCAPE PLAN

HOMEYER ENGINEERING, INC.
TBPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 ♦ LEWISVILLE ♦ TEXAS ♦ 75029
972-906-9985 PHONE ♦ 972-906-9987 FAX
WWW.HEI.US.COM

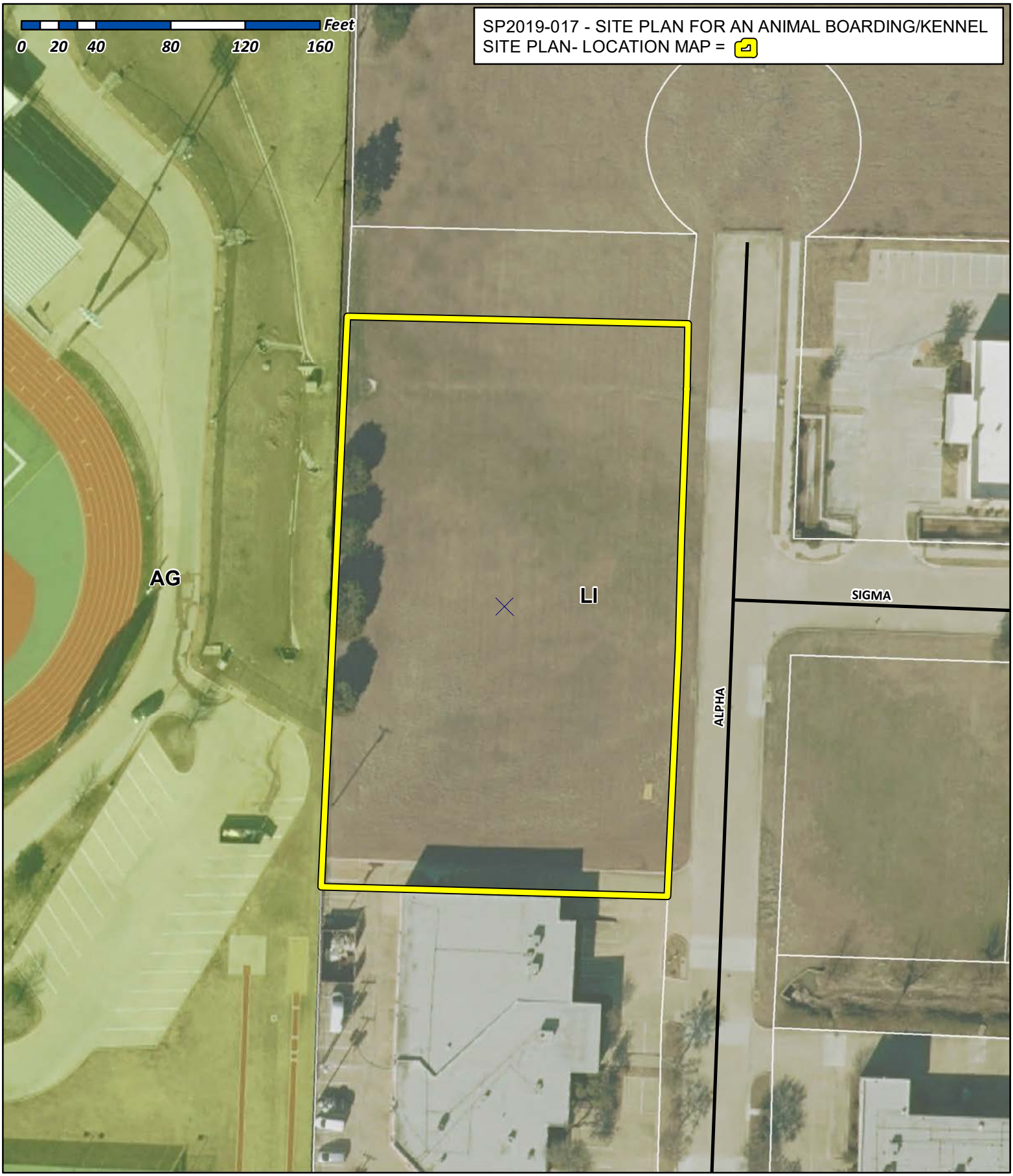
CANINE AND CO. RESORT
1.21 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

EVERGREEN DESIGN GROUP
(800) 680-6630
15305 Dallas Pkwy., Ste 300
Addison, TX 75001
www.landscape-consultants.net

REGISTERED LANDSCAPE ARCHITECT
DANIEL REECE
5-16-19

DRAWN: JAN
DATE: 09/28/2018
HEI #: 18-140

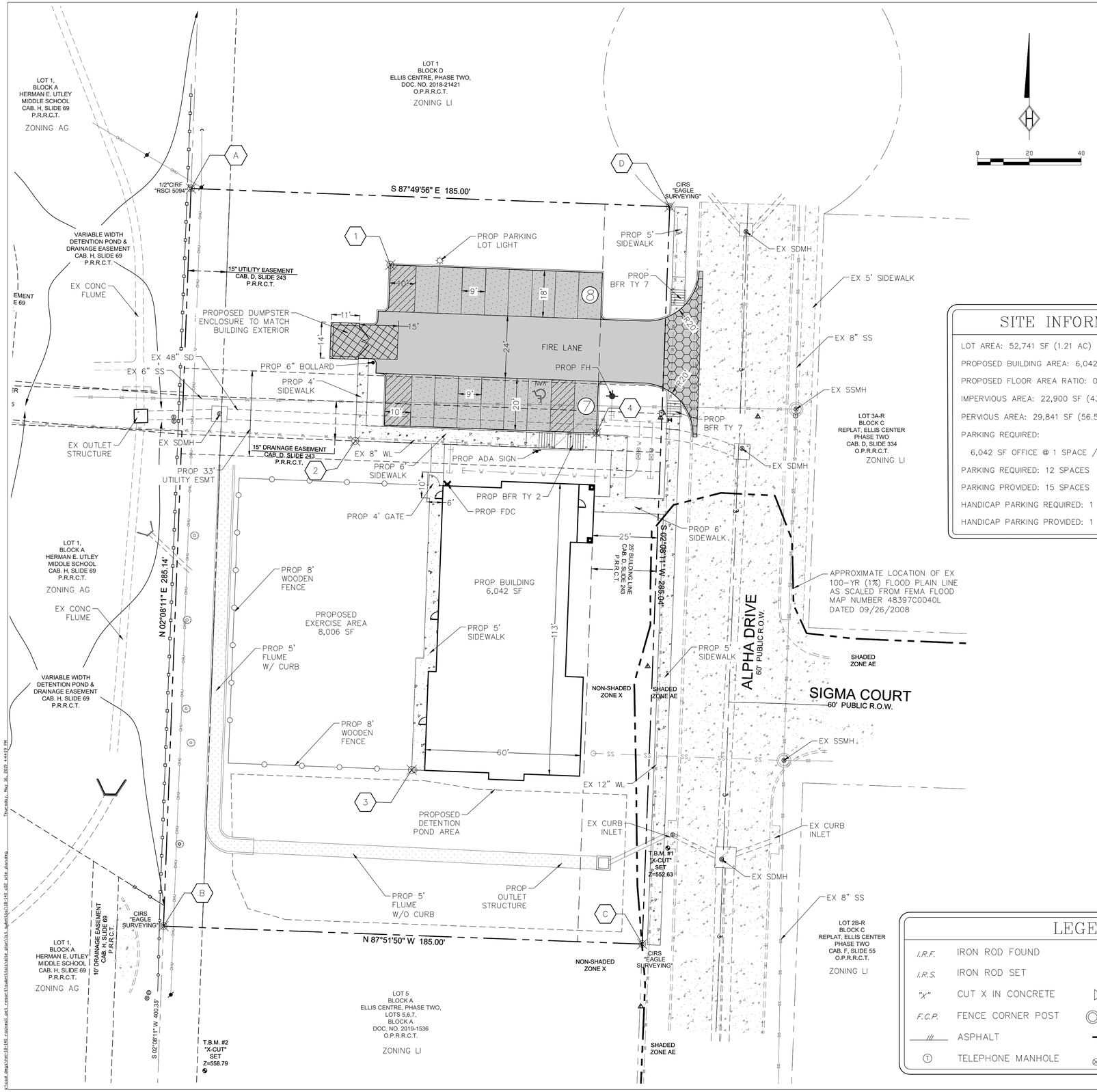
SHEET NO:
LP-1

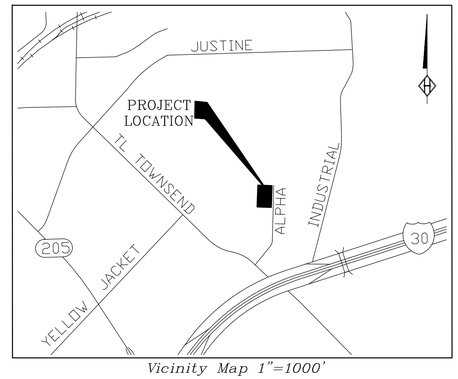


City of Rockwall

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.





Vicinity Map 1"=1000'

SITE INFORMATION

LOT AREA: 52,741 SF (1.21 AC)

PROPOSED BUILDING AREA: 6,042 SF

PROPOSED FLOOR AREA RATIO: 0.11

IMPERVIOUS AREA: 22,900 SF (43.42%)

PERVIOUS AREA: 29,841 SF (56.58%)

PARKING REQUIRED:

6,042 SF OFFICE @ 1 SPACE / 500 SF = 12 SPACES

PARKING REQUIRED: 12 SPACES

PARKING PROVIDED: 15 SPACES

HANDICAP PARKING REQUIRED: 1 SPACE

HANDICAP PARKING PROVIDED: 1 SPACE

PAVEMENT LEGEND

DUMPSTER PAVEMENT
PROPOSED 8" 4,000 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W. (DOUBLE MAT)

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SITE PLAN

DRAWN: JAN
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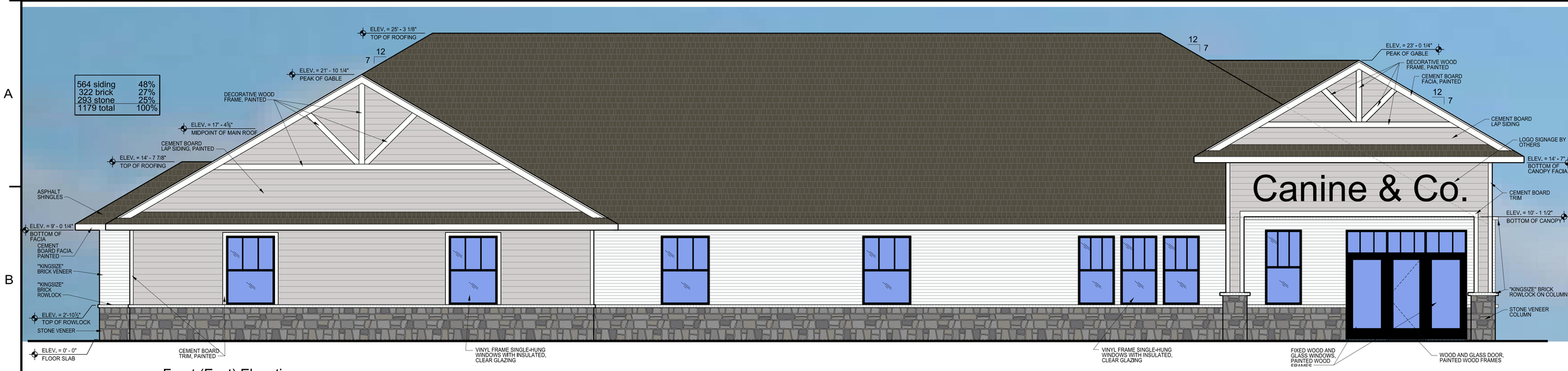
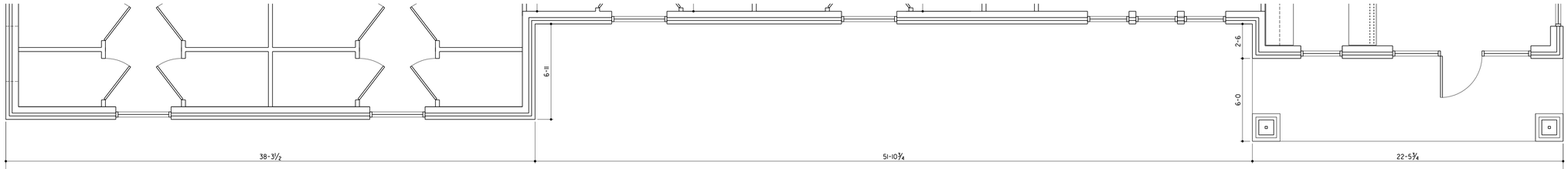


01 Front (East) Elevation

1/4"=1'-0"



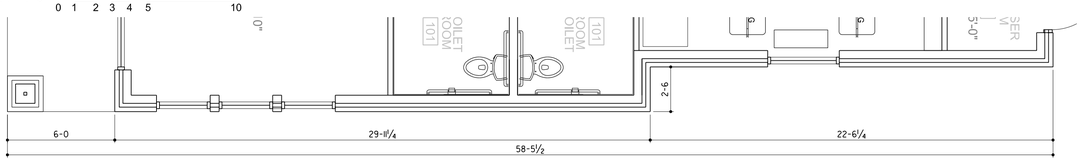
01A Plan Reference

1/4"=1'-0"



02 Side (North) Elevation

1/4"=1'-0"



02A Plan Reference

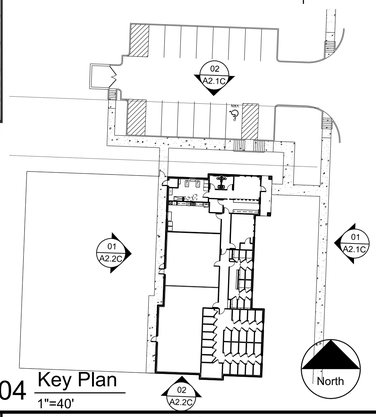
1/4"=1'-0"

03 Material Board



04 Key Plan

1"=40'



Phillip Morse, Architect
PlacesMade architecture
2940 Keller Springs Road
Suite 503
Carrollton, Texas 75006
214 868 7074
www.placesmadereal.com

places Made architecture
"made up places made real"

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TRI-STAR CONSTRUCTION, INC.
GENERAL CONTRACTORS
3601 Yucca Drive Building #2
Flower Mound, Texas 75028
972.221.5558
www.tristarcomp.org

New Building for:
Canine and Co. Resort, LLC
Alpha Drive @ Sigma Court
Rockwall, TX 75087

Project No.	17004
Date	September 2017

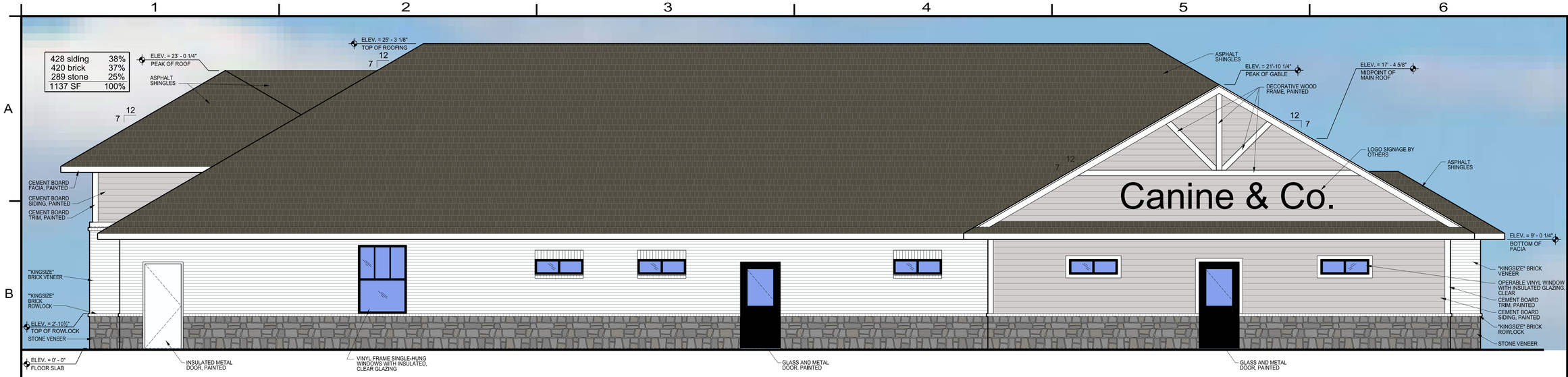
Revisions

No.	Date
	For Review 05-02-19
	For Review 05-14-19
	For Review 05-15-19

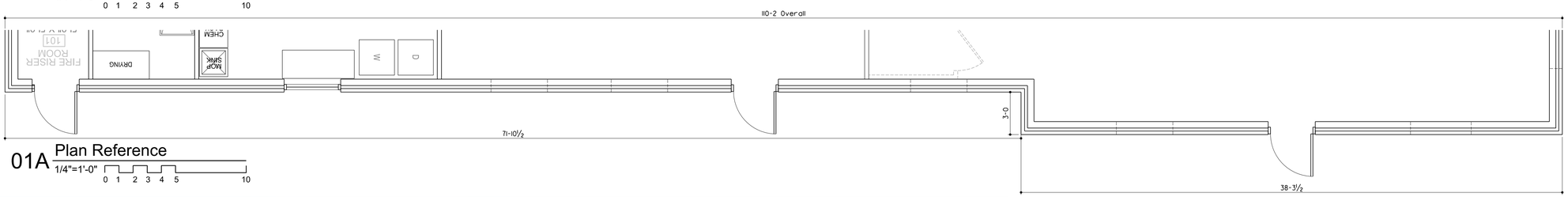
scale verification 1"

Sheet
A2.1C

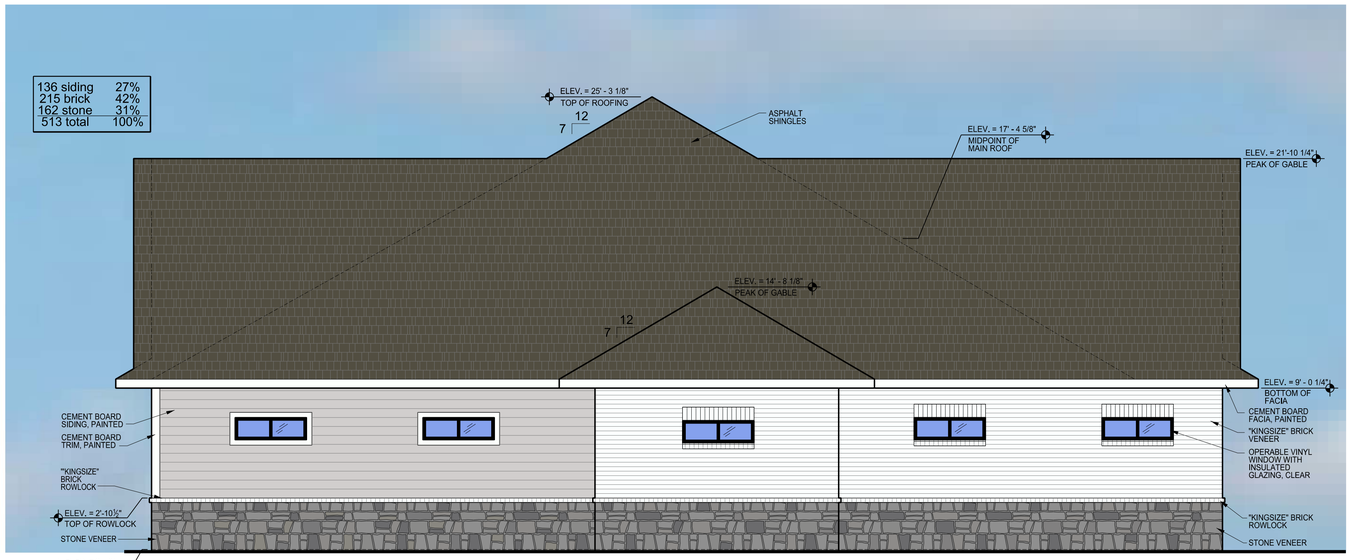
Color Elevations



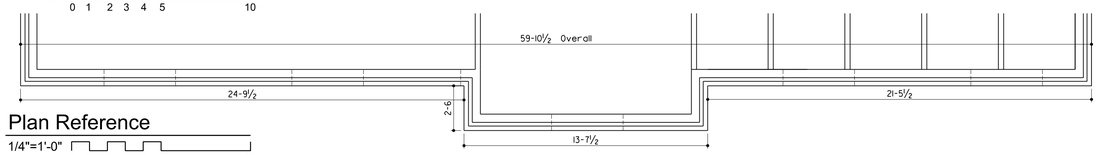
01 Rear (West) Elevation
1/4"=1'-0"



01A Plan Reference
1/4"=1'-0"



02 Side (South) Elevation
1/4"=1'-0"



02A Plan Reference
1/4"=1'-0"

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214 868 7074
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places Made architecture
"made up places made real"

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TRI-STAR CONSTRUCTION, INC.
GENERAL CONTRACTORS
3601 Yucca Drive Building #2
Flower Mound, Texas 75028
972.221.5556
www.tristarcomp.org

New Building for:
Canine and Co. Resort, LLC
Alpha Drive @ Sigma Court
Rockwall, TX 75087

Project No. 17004
Date September 2017

Revisions

No.	Date
	For Review 05-02-19
	For Review 05-14-19
	For Review 05-15-19

scale verification 1"

Sheet
A2.2C

Color Elevations

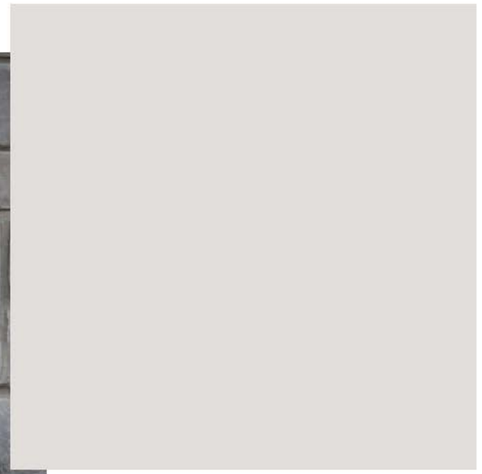
03 Material Board



REQUISITE GRAY
SHERWIN WILLIAMS
SW7023 PAINT



GREY LEUDERS STONE



ORIGINAL WHITE
SHERWIN WILLIAMS
SW7077 PAINT



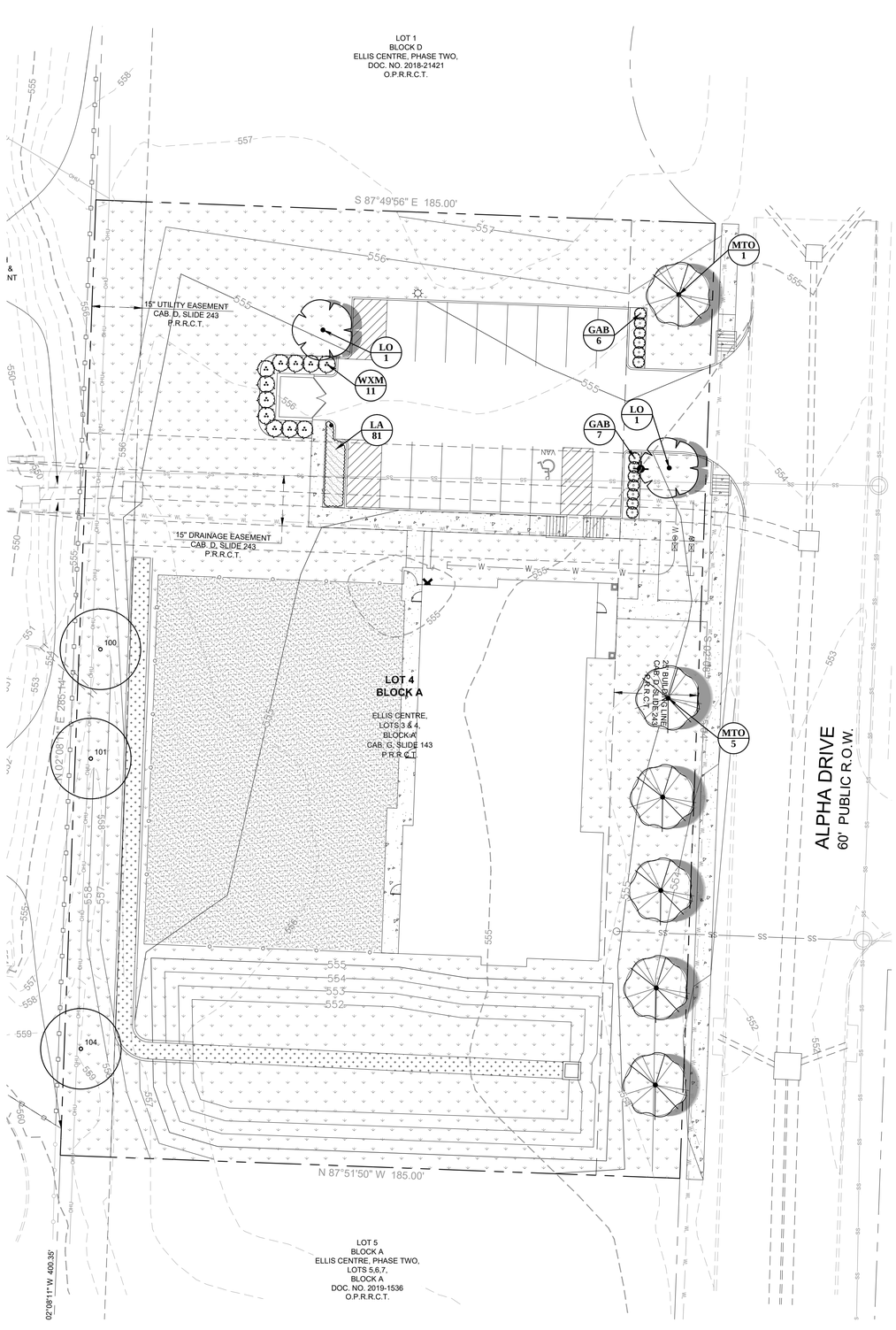
PLYGEM BLACK
VINYL WINDOWS



ONYX BLACK
OWENS CORNING
ASPHALT SHINGLES



PAINTED BRICK TO
MATCH SW7077



0' 10' 20' 40'

Scale 1" = 20'

PLANT_SCHEDULE

TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	QTY
	EX	Existing Tree to Remain Reference TS sheets for additional info	EXIST.	EXIST.	EXIST.	3
	LO	Live Oak / Quercus virginiana parking lot tree	CONT.	2"Cal	10-12` ht.	2
	MTO	Cedar Elm / Ulmus crassifolia street tree	CONT.	2"Cal	10-12` ht.	6

SHRUBS	CODE	COMMON NAME / BOTANICAL NAME	SIZE	QTY
	GAB	Glossy Abelia / Abelia grandiflora 36" o.c.	5 gal	13
	WXM	Southern Wax Myrtle / Myrica cerfera 60" o.c.; 60" ht.	per ht.	11

SHRUB AREAS	CODE	COMMON NAME / BOTANICAL NAME	CONT	SPACING	QTY
	LA	Aztec Grass / Liriope muscari `Aztec`	1 gal	15" o.c.	81

GROUND COVERS	CODE	COMMON NAME / BOTANICAL NAME	CONT	QTY
	AT	Artificial Turf - submit for owner apporval install per manufacturer	n/a	7,939 sf
	CT	Bermuda Grass / Cynodon dactylon `Tif 419`	sod	28,574 sf

GENERAL PLANTING NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
3. ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (DeWITT "PRO-5" OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
5. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
6. INSTALL 14G, GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
7. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
8. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
10. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
11. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
13. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHAL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
14. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
    A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
    B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
    C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
15. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LANDSCAPE CALCULATIONS

CURRENT ZONING:	GR (GENERAL RETAIL)
TOTAL SITE AREA:	52,741 SF
LANDSCAPE AREA REQUIRED:	7,911 SF (15% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	37,808 SF (71% OF SITE AREA)

LANDSCAPE BUFFER STRIP

LANDSCAPE BUFFER STRIP REQUIRED @ ALPHA DR.:	25'
LANDSCAPE BUFFER STRIP PROVIDED @ ALPHA DR.:	25'

STREET LANDSCAPING

ALPHA DR.:

TREES REQUIRED (1 PER 50 LF):	6 (285 LF / 50 = 6)
TREES PROVIDED:	6 (3" CAL.) *

RIGHT-OF-WAY LANDSCAPING

R/W LANDSCAPE REQUIRED (GRASS OR GROUNDCOVER) PROVIDED

PARKING LOT LANDSCAPING

TOTAL PARKING SPACES REQUIRED:	16 SPACES
TOTAL PARKING SPACES PROVIDED:	20 SPACES
PARKING LOT LANDSCAPING REQUIRED:	N/A (LESS THAN 20,000 SF / 2 ROWS)

IRRIGATION

PROPOSED IRRIGATION DESIGN WILL MEET THE REQUIREMENTS OF THE UDC.
* UNDERSTORY TREES PROVIDED ADJACENT TO EXISTING OVERHEAD UTILITIES.

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

LANDSCAPE PLAN

HOMEYER
ENGINEERING, INC.
TBPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 ♦ LEWISVILLE ♦ TEXAS ♦ 75029
972-906-9985 PHONE ♦ 972-906-9987 FAX
WWW.HEI.US.COM

CANINE AND CO. RESORT
1.21 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

EVERGREEN
DESIGN GROUP
(800) 680-6630
15305 Dallas P□□y□ Ste 300
Addison□TX 75001
□□□landscape-consultants.net

REGISTERED LANDSCAPE ARCHITECT
DANIEL REECE
STATE OF TEXAS
5-16-19

DRAWN: JAN

DATE: 09/28/2018

HEI #: 18-140

SHEET NO:
LP-1

C:\Users\dreece\Desktop\Canine Country\Canine - Planset\2019-revised set\revit\revised\planset-18-2019-5-11.dwg Thursday, May 16, 2019 10:26:26 AM

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
   7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5 LANDSCAPE FABRIC (OR APPROVED EQUAL).
J. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
K. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
L. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
      b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
      iii. AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
      iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
      iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

C. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a.	1"-2" TREES	TWO STAKES PER TREE
b.	2-1/2"-4" TREES	THREE STAKES PER TREE
c.	TREES OVER 4" CALIPER	GUY AS NEEDED
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE

   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).

D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

E. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

F. HYDROMULCHING
   1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      a. WINTER MIX (OCTOBER 1 - MARCH 31)
         50# CELLULOSE FIBER MULCH
         2# UNHULLED BERMUDA SEED
         2# ANNUAL RYE SEED
         15# 15-15-15 WATER SOLUBLE FERTILIZER
      b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
         50# CELLULOSE FIBER MULCH
         2# HULLED BERMUDA SEED
         15# 15-15-15 WATER SOLUBLE FERTILIZER
   2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      a. GENERAL
         50# CELLULOSE FIBER MULCH
         15# 15-15-15 WATER SOLUBLE FERTILIZER
         SEED RATE PER LEGEND

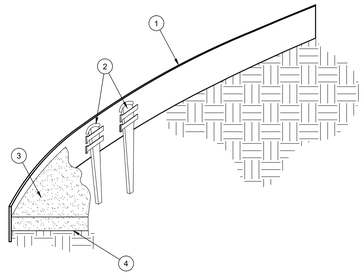
G. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

H. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

I. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

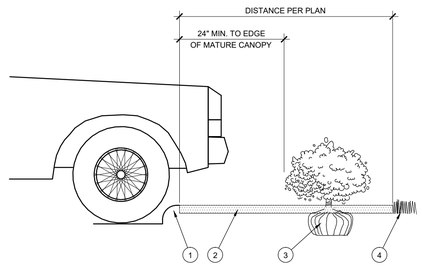
K. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

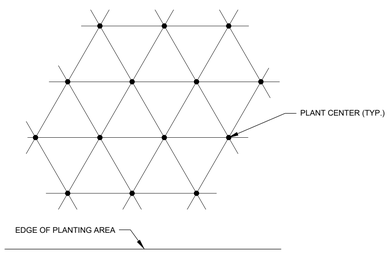
NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

C STEEL EDGING
SCALE: NOT TO SCALE



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

D HEDGE PLANTING AT PARKING AREA
SCALE: NOT TO SCALE

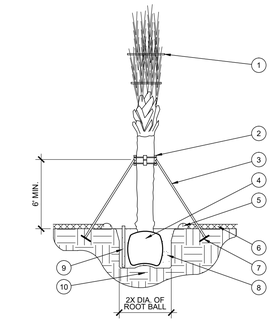


NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

PLANT SPACING	AREA DIVIDER TO DETERMINE NO. OF PLANTS
6"	0.25
8"	0.45
10"	0.69
12"	1
15"	1.56
18"	2.25
24"	4
30"	6.25
36"	9

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF OF PLANTING AREA = 100/2.25 = 44 PLANTS

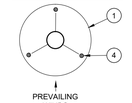
E PLANT SPACING
SCALE: NTS



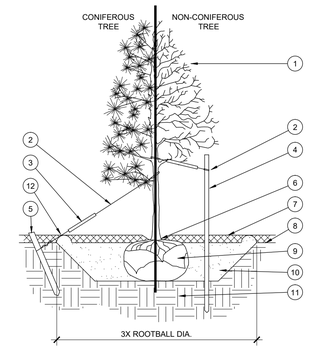
1. BIODEGRADEABLE TWINE.
2. PALM BRACE SYSTEM.
3. 2" X 4" SUPPORT, TOENAILED TO BRACE SYSTEM (3) - DO NOT NAIL TO PALM.
4. ROOT BALL.
5. 4" HIGH TEMPORARY WATERING BASIN.
6. MULCH PER PLANS. DO NOT ALLOW MORE THAN 1" OF MULCH WITHIN 12" OF TRUNK.
7. 2" X 4" X 12" DEADMAN, BURIED 12" MIN. BELOW GRADE.
8. BACKFILL MIX PER SPECIFICATIONS AND SOIL TEST RECOMMENDATIONS.
9. 4" PERFORATED PVC WATER MONITORING TUBE WRAPPED IN FILTER FABRIC (ANY APPROVED) - TWO PLACES AROUND PALM.
10. UNDISTURBED SUBGRADE.

F PALM PLANTING
SCALE: NOT TO SCALE

BRACING - PLAN VIEW

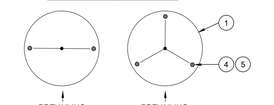


NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING PALM.
2. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ZONE OF ROOT INITIATION IS 3"-5" BELOW FINISH GRADE.
3. DO NOT REMOVE ANY LIVE FRONDS PRIOR TO DIGGING AT THE NURSERY.
4. AFTER PLANTING, LOOSEN THE TWINE SO THAT THE FRONDS MAY MOVE, BUT THE TERMINAL BUD IS PROTECTED.



1. TREE CANOPY.
2. CINCH-TIES (24" BOX TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.

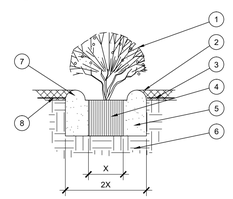
STAKING EXAMPLES (PLAN VIEW)



NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES OVER 3" CALIPER AND TREES 36" BOX AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE

1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.



B SHRUB/PERENNIAL PLANTING
SCALE: NTS

LANDSCAPE DETAILS

HOMEYER ENGINEERING, INC.
TBPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 ◆ LEWISVILLE ◆ TEXAS ◆ 75029
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ROCKWALL COUNTY, TEXAS

EVERGREEN DESIGN GROUP
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Addison, TX 75001
□□□landscape-consultants.net

REGISTERED LANDSCAPE ARCHITECT
DANIEL REECE
STATE OF TEXAS
5-16-19

DRAWN: JAN
DATE: 09/28/2018
HEI #: 18-140

SHEET NO:
LP-2

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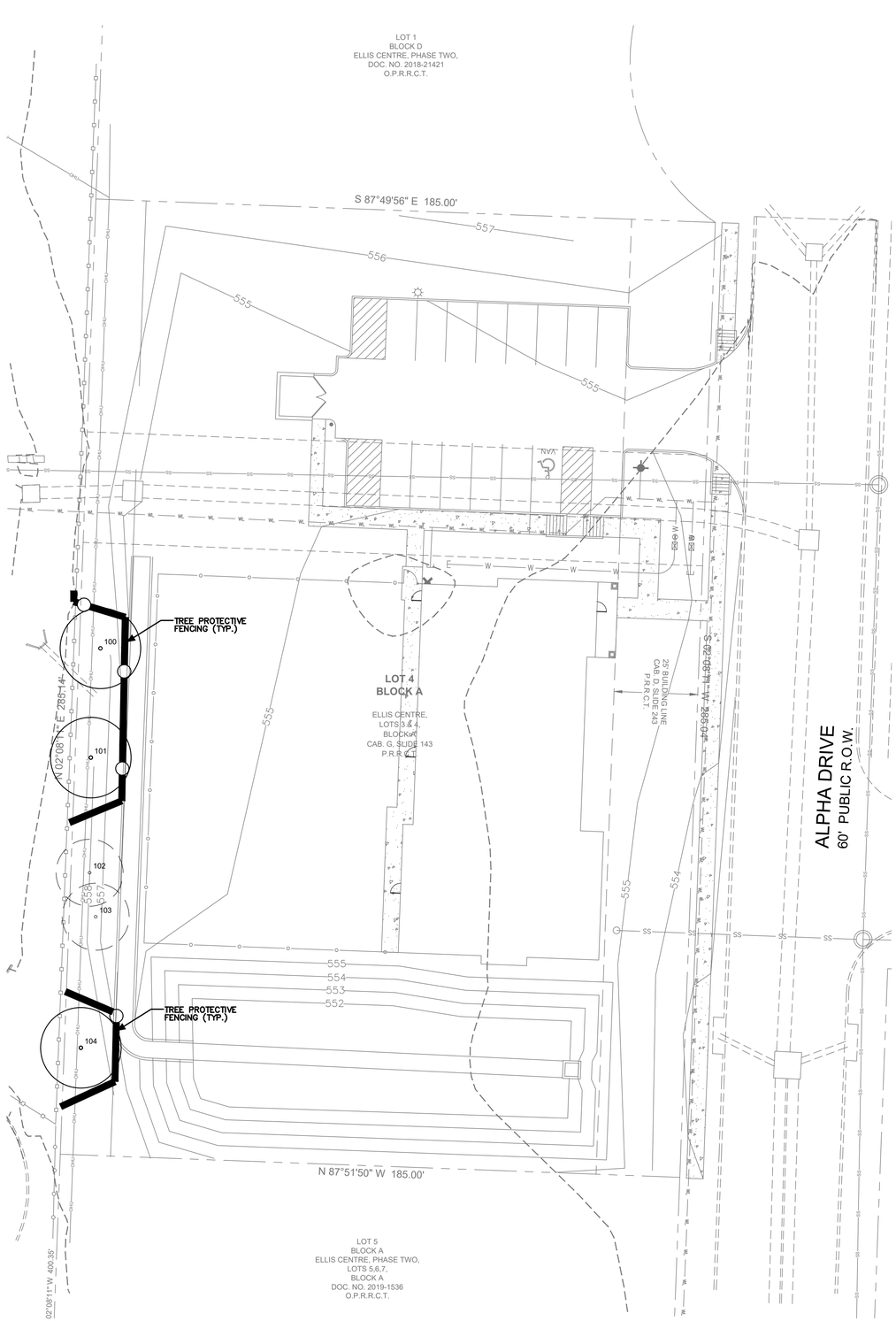

0' 10' 20' 40'

Scale 1" = 20'

LEGEND

EXISTING TREE TO BE RETAINED

EXISTING TREE TO BE REMOVED

TREE PROTECTIVE FENCING

ID	SIZE/TYPE	REMOVED	MITIGATION
100	12" CEDAR	NO	NO
101	12" CEDAR	NO	NO
102	10" CEDAR	YES	NO
103	10" CEDAR	YES	NO
104	12" CEDAR	NO	NO

TREE SURVEY

HOMEYER
ENGINEERING, INC.
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REGISTERED LANDSCAPE ARCHITECT
DANIEL REECE
5-16-19

DRAWN: JAN

DATE: 09/28/2018

HEI #: 18-140

SHEET NO:
TS-1

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TREE PROTECTION SPECIFICATIONS

MATERIALS

1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL 'T' SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

ALL TREES AND SHRUBS (SHOWN TO REMAIN) WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.

EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST (AND OBTAIN ALL REQUIRED PERMITS) TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING. ENSURE ALL TREES RECEIVE A COMMERCIAL-GRADE ROOT STIMULATOR APPLICATION AFTER PRUNING.

PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE DRIPLINE AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST OR IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS AT THE DRIP LINE OF TREES (ROOT PROTECTION ZONE, RPZ) AND/OR LANDSCAPE PLANT MATERIAL INCLUDING NATURAL AREAS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.

PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.

THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.

THE INSTALLATION POSTS WILL BE PLACED EVERY 6 FEET AROUND THE DRIP LINE OR RPZ AND EMBEDDED TO 18 INCHES DEEP. FABRIC ATTACHMENT SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE 'T-POSTS' TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.

1. DO NOT CLEAR, FILL OR GRADE IN THE RPZ OF ANY TREE.
2. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
3. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE SPREAD OF THE TREE BRANCHES.
4. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE SPREAD OF THE TREE BRANCHES (EX. PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
5. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
6. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE RPZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE RPZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

ROUTE UNDERGROUND UTILITIES TO AVOID THE RPZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

THE CONTRACTOR SHOULD AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION.

REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.

TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S SATISFACTION.

ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER PRIOR TO ITS REMOVAL.

COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.

IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

WATER ALL TREES, MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

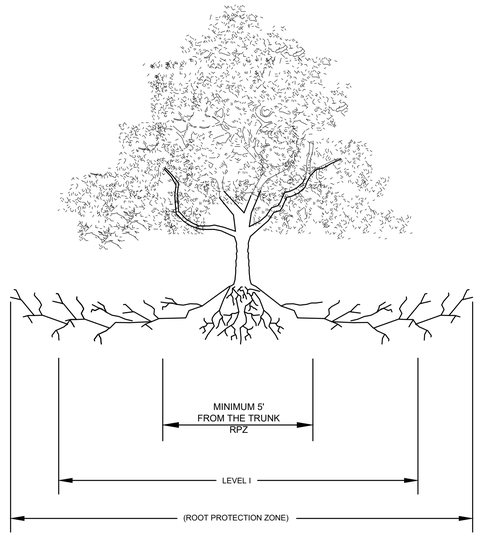
WHEN AN EXCAVATION OR EMBANKMENT IS PLACED WITHIN THE DRIPLINE OF ANY TREE GREATER THAN EIGHT INCHES IN DIAMETER, A TREE WELL SHALL BE CONSTRUCTED TO PROTECT THE TREE AS INDICATED, WHEN THE CUT OR FILL EXCEEDS EIGHT INCHES.

WHERE PAVING OR FILLING IS NECESSARY WITHIN THE DRIPLINE OF ANY TREE EIGHT INCHES OR GREATER, A PERMEABLE PAVEMENT AND AERATION SYSTEM MUST BE INSTALLED.

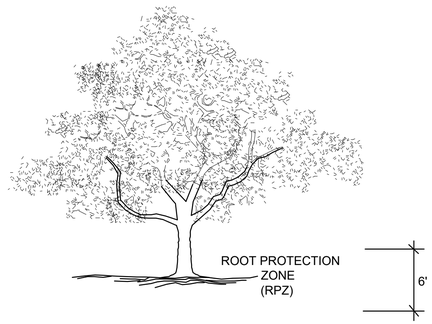
CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION REQUIREMENTS

1. A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT BREAST HEIGHT (4.5') OF THE TREE. EXAMPLE: A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
2. NO WORK SHALL BEGIN WERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
3. ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
4. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
5. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT THE MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
6. NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
7. ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION (OAK TREES ONLY).
8. ANY TREE REMOVAL SHALL BE APPROVED BY THE LOCAL JURISDICTION'S ARBORIST.
9. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE REPLACED WITH TREE QUANTITIES AND SIZES ACCEPTABLE TO THE LOCAL JURISDICTION.
10. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND/OR WASHING FOLIAGE.
11. NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.
12. THE ROOT PROTECTION ZONE SHALL BE PRESERVED AT NATURAL GRADE. NO CUTTING, FILLING, TRENCHING, ROOT DISTURBANCE, SOIL DISTURBANCE, OR CONSTRUCTION SHALL OCCUR CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS EXCEPT IN PARKING AREAS, WHERE APPROVED ALTERNATIVE MATERIALS AND METHODS MAY BE USED AND CONSTRUCTION MAY OCCUR AS CLOSE AS FIVE (5) FEET FROM THE ROOT FLARES ON ONE SIDE OF THE TREE. NATIVE UNDERSTORY VEGETATION WITHIN THE ROOT PROTECTION ZONE SHALL BE PRESERVED, HOWEVER THE REQUIREMENT DOES NOT APPLY TO ROOT PROTECTION ZONE AREAS THAT HAVE BEEN LANDSCAPED. THE ROOT PROTECTION ZONE MAY BE SHIFTED AND CLUSTERED AS LONG AS THERE IS NO CONSTRUCTION CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS. THE CONSTRUCTION OF SIDEWALKS SHALL BE ALLOWED IN THE ROOT PROTECTION ZONE, AS LONG AS EXCAVATION DOES NOT EXCEED THREE (3) INCHES.
13. DURING CONSTRUCTION ACTIVITY ON SITE, AT LEAST A SIX-INCH LAYER OF A COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE. THE IMPERVIOUS COVER MAY ENCROACH WITHIN THE ROOT PROTECTION ZONE IF SAID ENCROACHMENT IS APPROVED BY THE ARBORIST.



A TREE PROTECTION FENCE - ELEVATION
SCALE: NOT TO SCALE



6" MULCH INSIDE RPZ

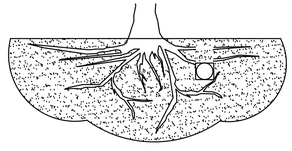
NOTES:
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

B TREE PROTECTION FENCE
SCALE: NOT TO SCALE

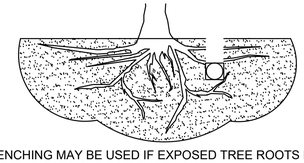
TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.

12" MIN & 48" MAX DEPTH

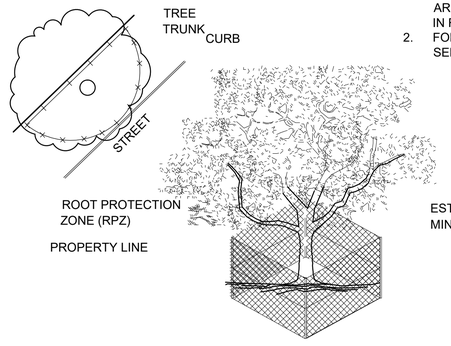


TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

D BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE



NOTES:
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

6" MULCH INSIDE RPZ
IF BARE DIRT

8" MULCH OUTSIDE RPZ
AND UNDER DRIP LINE AS MINIMAL PROTECTION FOR ROOTS FROM CONSTRUCTION ACTIVITIES

C TREE PROTECTION FENCE - LEVEL 2
SCALE: NOT TO SCALE

TREE SURVEY

HOMEYER ENGINEERING, INC.
TBPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 • LEWISVILLE • TEXAS • 75029
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM

CANINE AND CO. RESORT
1.21 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

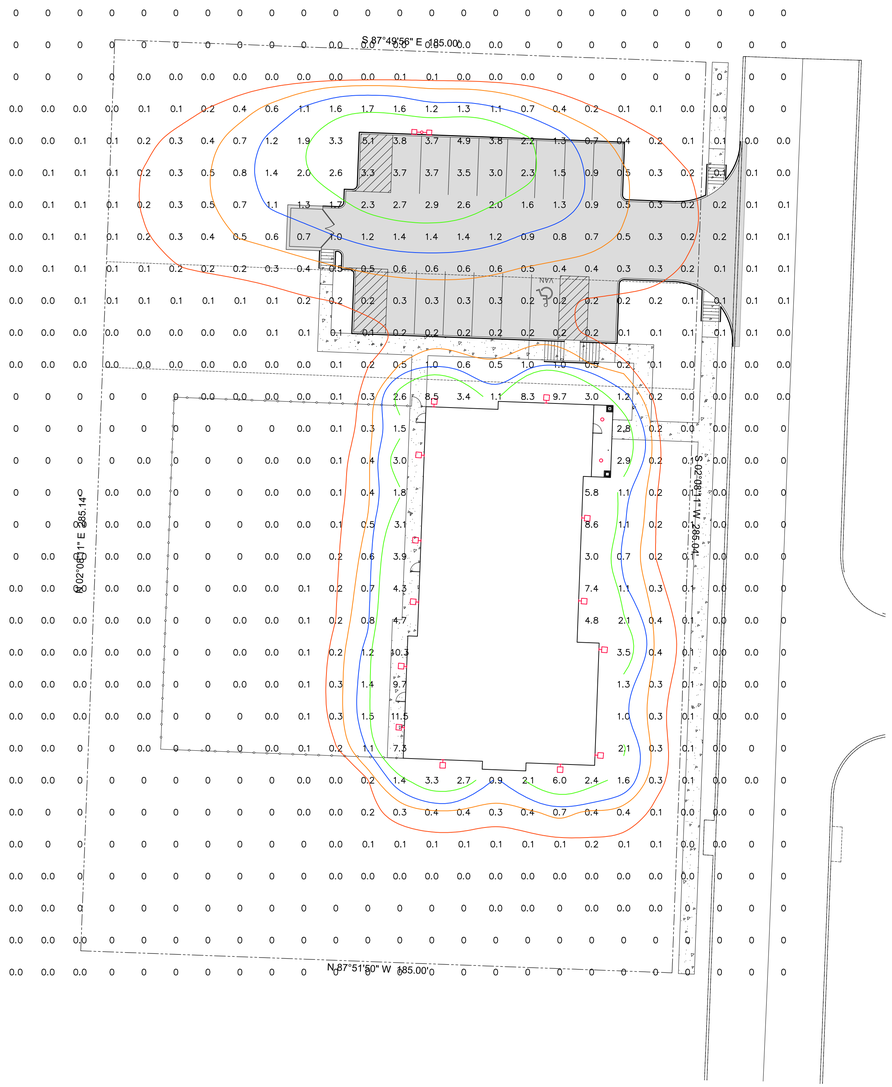
EVERGREEN DESIGN GROUP
(800) 680-6630
15305 Dallas P□y. Ste 300
Addison,TX 75001
□□□E□ergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT
DANIEL REECE
5-16-19

DRAWN: JAN
DATE: 09/28/2018
HEI #: 18-140

SHEET NO:
TS-2

C:\Users\dreece\Desktop\Canine_Country\Arbo - shared\2019\Colleen get rid\Tree Protection Fence Lg_2019-5-16.dwg, Thursday, May 16, 2019 10:42 PM



LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY
C		1200 lumen RL56 LED Downlight	ELECTRONIC	CEILING	EATON – HALO, RL560WH12940	120V 1P 2W	2
S2		PREVAIL AREA AND ROADWAY LUMINAIRE(2) 70 CRI, 3000K LEDS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH	ELECTRONIC	POLE	EATON – LUMARK, PRV–A40–D–UNV–T3–BZ–7030–HSS	120V 1P 2W	1
W		SAYLITE DCC150 SERIES	ELECTRONIC	WALL	SAYLITE – DCC150 DCC150L42W3424LMV50K	120V 1P 2W	13

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT–CANDLES	0.46
MAXIMUM FOOT–CANDLES	11.5
MINIMUM FOOT–CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	11.47 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.46 / 0.00

CITY OF ROCKWALL OUTDOOR LIGHTING FOR NONRESIDENTIAL PROPERTIES MINIMUM REQUIREMENTS:

A. GLARE. IN ORDER TO PRESERVE THE NIGHT SKY AND TO REDUCE GLARE ON ROADWAYS, PEDESTRIAN AREAS AND ADJACENT DEVELOPMENT, LIGHT SOURCES (E.G. LIGHT BULBS) SHALL BE ORIENTED DOWN AND TOWARD THE CENTER OF THE SITE OR SHIELDED SO AS TO NOT BE VISIBLE FROM THE PROPERTY LINE. THIS APPLIES TO REFRACTORY LENSES WHICH EXTEND BEYOND THE LIGHTING FIXTURE AND ARE DESIGNED TO REDIRECT THE LIGHTING SOURCE HORIZONTALLY. THIS DOES NOT APPLY TO NEON OR INTERNALLY LIT SIGNS, OR TO DECORATIVE LIGHTING WITH 15 WATTS OR LESS PER BULB.

B. LIGHT AT RESIDENTIAL PROPERTY LINE. THE ALLOWABLE MAXIMUM LIGHT INTENSITY MEASURED AT THE PROPERTY LINE OF A RESIDENTIALLY ZONED LOT SHALL BE 0.2 OF ONE FOOTCANDLE.

C. LIGHT AT NONRESIDENTIAL PROPERTY LINE. THE ALLOWABLE MAXIMUM LIGHT INTENSITY MEASURED AT THE PROPERTY LINE OF ANY NONRESIDENTIALLY ZONED LOT SHALL BE 0.2 OF ONE FOOTCANDLE. FOR PLANNED SHOPPING CENTERS OR OTHER COMMERCIAL DEVELOPMENTS THAT CONTAIN MORE THAN ONE LOT, THE PLANNING AND ZONING COMMISSION MAY CONSIDER LIGHTING PLANS THAT ARE INTENDED TO INCREASE LIGHTING EFFICIENCY AND REDUCE THE NUMBER OF OVERALL LIGHT FIXTURES, BUT RESULT IN LIGHT SPILLOVER ACROSS COMMON LOT LINES WITHIN THE SAME DEVELOPMENT. HOWEVER, IN NO CASE SHALL LIGHT LEVELS EXCEED 0.2 FC AT THE PROPERTY LINES ADJACENT TO THE STREET AND/OR ALONG THE PERIMETER OF THE DEVELOPMENT.

D. HEIGHT. NO LIGHT POLE, BASE OR COMBINATION THEREOF SHALL EXCEED 30 FEET, UNLESS FURTHER RESTRICTED WITHIN AN OVERLAY DISTRICT AS SPECIFIED IN ARTICLE V OF THIS [UNIFIED DEVELOPMENT] CODE.

E. BUILDING AND POLE MOUNTED LIGHTING. ALL BUILDING AND POLE MOUNTED LUMINARIES EXCEEDING 15 WATTS SHALL BE DIRECTED DOWN WITH EITHER A PARTIAL CUT-OFF OR FULL CUT-OFF SOURCE.

F. UNDER-CANOPY LIGHTING. ALL UNDER-CANOPY LIGHTING, INCLUDING, BUT NOT LIMITED TO, THOSE FIXTURES UTILIZED AT FUELING STATIONS, DRIVE-THROUGH LANES, AND COVERED PARKING STRUCTURES, SHALL BE FULLY RECESSED INTO THE CANOPY

G. ILLUMINATION. THE MAXIMUM OUTDOOR MAINTAINED, COMPUTED AND MEASURED ILLUMINATION LEVEL WITHIN ANY NONRESIDENTIAL DEVELOPMENT SHALL NOT EXCEED 20 FC OUTDOORS AT ANY POINT ON THE SITE, WITH THE FOLLOWING EXCEPTIONS:
   1. UNDER-CANOPY LIGHTING (E.G., FUEL STATIONS, DRIVE-THROUGH LANES AND COVERED PARKING STRUCTURES) SHALL NOT EXCEED 35 FC. THE REMAINDER OF THE PROPERTY SHALL COMPLY WITH THE 20-FC MAXIMUM.
   2. LIGHTING FOR MOTOR VEHICLE DEALERSHIPS SHALL NOT EXCEED 30 FC WITHIN THE FRONT YARD(S) OF THE DEVELOPMENT. THE REMAINDER OF THE PROPERTY SHALL COMPLY WITH THE 20-FC MAXIMUM.

H. EXEMPTIONS. HISTORIC OR ANTIQUE-STYLE PEDESTRIAN LIGHT FIXTURES APPROVED BY THE PLANNING AND ZONING COMMISSION ARE EXCLUDED FROM THESE STANDARDS.

ELECTRICAL - SITE LIGHTING PLAN

RCS Enterprises, LP
Engineering & Inspection Services
400 N. Allen Dr. Suite #205
Allen, Texas 75013
(972) 727-8572
www.rcsenterprises.net

PROJECT:
TRISTAR
ROCKWALL PET RESORT
LOT 3 & 4 BLOCK A, ELLIS CENTRE
ROCKWALL, TX, 75087

STATE OF TEXAS
J. MARTIN MONTGOMERY
90427
LICENSED
PROFESSIONAL ENGINEER

J. MARTIN MONTGOMERY
REGISTERED PROFESSIONAL
ENGINEER STATE OF TEXAS - NO. 90427
RCS ENTERPRISES, LP F-2071

REVISION HISTORY

NO.	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

ISSUE DATE: 05/09/2019
DRAWN BY: RF
SCALE: N.T.S.
24x36

SHEET NUMBER:
E1.1

City of Rockwall

Project Plan Review History

Project Number	SP2019-018	**Owner**	SARO Partners LLC	**Applied**	5/21/2019 DG
Project Name	Office/Warehouse	**Applicant**	Platimum Construction	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
1491 T L Townsend Dr	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
Bodin Industrial Addition		A	6		

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/21/2019	5/28/2019	5/24/2019	3	APPROVED	
ENGINEERING	Sarah Hager	5/21/2019	5/28/2019	5/23/2019	2	COMMENTS	

(5/23/2019 3:56 PM SH)
- 4% Engineering Fees.
- Impact fees.
- All parking adjacent to the building to be 20'x9' and others to be 18'x9'.
- Must show all existing and proposed utilities.
- If building height exceeds 30' tall, the fire lane radii must be 30' or radius of 20'. Minimum width is 24'.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- Easements must be included on the plat.
- Must have detention. Manning's C value is per zoning and is for the entire site.
- There are multiple drainage basins on this site. Must not increase water to any basin.
- Dumpster is currently blocked by parking.
- No walls in detention. Grading at 4:1 max.
- Line up the driveway with Trowbridge.
- Must install a 5' sidewalk along Townsend.
- Water and sewer available.
- Must meet all City Standards of Design and Construction.
- No trees within 5' of water line in Townsend Blvd. ROW.

ROW must be sodded prior to acceptance.

FIRE	Ariana Hargrove	5/21/2019	5/28/2019	5/23/2019	2	COMMENTS	see comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(5/23/2019 4:25 PM AA) An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction. Fire hydrants shall be provided within 600-ft. to all portions of the buildings exterior walls. Fire hydrants utilized to meet the requirements of this section shall be available to fire department personnel with no obstructions, which cannot be crossed by fire fighters pulling hose lines. Proposed new fire hydrants shall be indicated on the plans. Existing fire hydrants to be considered for the use shall be indicated on the plans. Presence of automatic fire sprinkler system shall be indicated on the plans. Size and location of the underground water line servicing the fire sprinkler system shall be indicated on the plans. The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. A minimum of a 5-foot wide sidewalk or other approved “all-weather” pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.							
GIS	Lance Singleton	5/21/2019	5/28/2019	5/22/2019	1	APPROVED	See comments
(5/22/2019 11:52 AM LS) Address will be: 1491 S T L TOWNSEND DR, ROCKWALL, TX 75032							
PLANNING	Korey Brooks	5/21/2019	5/28/2019	5/23/2019	2	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

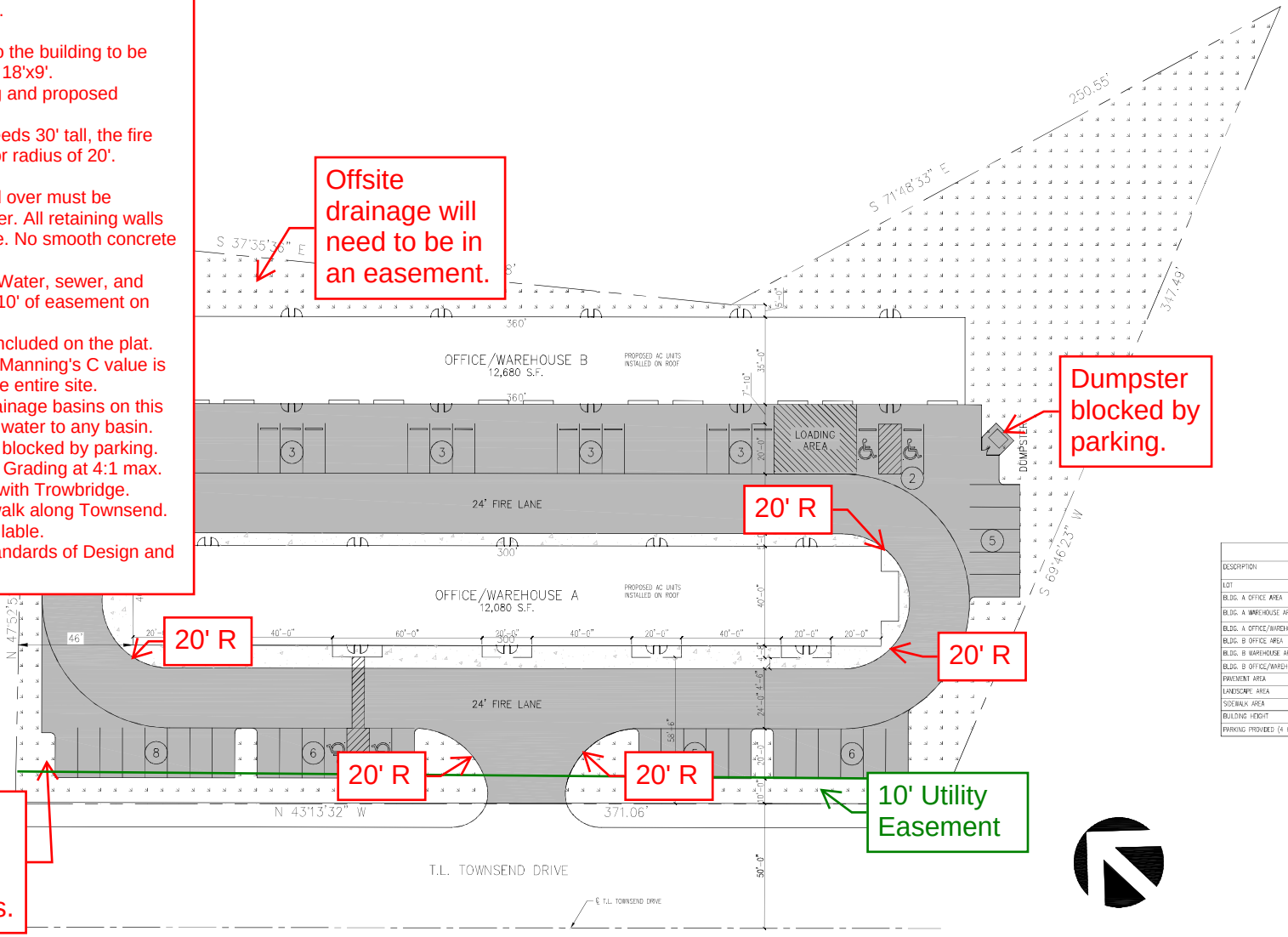
SP2019-018 Site Plan for Office/Warehouse: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1. This is a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive.
2. For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
3. For reference, include the case number (SP2019-018) in the lower right hand corner of all pages on future submittals.
4. Sheet S-1—Please add the following to the site data table: pervious vs. impervious area and %, req. parking, office SF, warehouse SF.
5. Sheet S-1—Please add engineering information (e.g. all easements, radii, topo, etc) graphic scale, vicinity map.
6. Sheet S-1—Please label property line.
7. Sheet S-1---Please show full extend of T.L. Townsend and label centerline.
8. Sheet S-1—What is the hatch pattern covering the site? Please remove
9. Sheet S-1—Please show fireline and one shade of grey and non-firelane/sidewalks as a lighter shade.
10. Sheet S-1—Please show all sidewalks
11. Sheet S-1—Please provide paving material and depth.
12. Sheet S-1--what is the hatch pattern closest to the buildings?
13. Sheet S-1—Please show all building setbacks and landscape buffers.
14. Sheet S-1—Please show adjacent properties and provide property information.
15. Sheet S-1—Please note that as drawn, this will need variances to horizontal articulation.
16. Sheet S-1—Please note that Building B appears to be too close to the property line. Please provide dimension from building to all property lines.
17. Sheet S-1—Please note that parking spaces are 9x20. Please dimension a typical parking space.
18. Sheet S-1—Please label the space between each group of parking spaces.
19. Sheet S-1—What are the "L" shape lines next to each of the doors on Building A?
20. Sheet S-1—Please note that no parking space shall be more than 80-feet from a large tree.
21. Sheet S-1—Please provide owner/engineer/developer information on site plan.
22. Sheet S-1—Please note that the dumpster enclosure shall be 6-feet in height and constructed of materials matching main structure with opaque self-latching gate. Please add note to plans.
23. Sheet S-1—Please note that all plans need to be prepared by a registered architect, engineer, or landscape architect. There does not appear to be any engineer/architect seal on the site plan.
24. Sheet L-1—Please note that the min caliper-inch off trees is 4 caliper inches.
25. Sheet L-1—Please provide vicinity map
26. Sheet L-1—For clarity, please do not show stippling under the tree symbols.
27. Sheet L-1—Please show the full extent of TL. Townsend and show and label centerline.
28. Sheet L-1—Please note that no parking space shall be more than 80-feet from a large tree.
29. Sheet L-1—For clarity, please see note above regarding pavement/firelane shading.
30. Sheet L-1—Please dimension a typical parking space.
31. Sheet L-1—Please label the large space between the groups of parking spaces at Building B.
32. Sheet L-1—Please show all sidewalks
33. Sheet L-1—Please note that the building footprints are not consistent with the site plan.
34. Sheet L-1—Please provide site data table
35. Sheet L-1—Please show and label adjacent properties.
36. Sheet L-1—Please dimension drive approach.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

37. Sheet T-1—Please see notes from L-1
38. Sheet E1.1—Please remove the hatch from the site.
39. Sheet E1.1—Please darken and label property line
40. Sheet E1.1—Please site data table
41. Sheet E1.1—Please provide vicinity map
42. Sheet E1.1—Please show and label adjacent properties.43. Sheet E1.1—Please provide graphic scale
44. Sheet E1.2—Please note that all fixtures must be fully shielded and pointed downward. The third fixture shown on this page is not fully shielded.
45. Sheet E1.1—Please note that the building footprints are not consistent with site plan and landscape plan.
46. Sheet A-2—Please add site data table
47. Sheet A-2—Please note that each building needs its own set of elevations.
48. Sheet A-2—Please indicate which elevation faces the street.
49. Sheet A-2—Please note that as drawn, the building elevations will need several variances: vertical and horizontal articulation, 4-sided architecture, no stone. All 4 sides of the buildings will need to be architectural finished with the same materials and elements as the front.
50. Sheet A-2—Please note that the min stone requirement is 20%
51. Sheet A-2—Please dash-in rooftop units on all elevations and show how they will be screened.
52. Sheet A-2—Please note that although this sheet refers to Building B, the two material percentage charts at the bottom of the page refer to Building A.
53. Sheet A-2—Building B, South Elevation notes the same scale as the North Elevation, however, they are not drawn to the same scale.
54. Sheet A-2—Building B, North Elevation appears to show a tower element projecting from the facade; however, the South Elevation does not show a projecting element.
55. The Architectural Review Board (ARB) meeting for this case will be held on May 28, 2019 at 5:00 p.m.
56. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 4, 2019. The Planning and Zoning Worksession for this case will be May 28, 2019, at 6:00 p.m. The Planning and Zoning Meeting will be June 11, 2019

- 4% Engineering Fees.
- Impact fees.
- All parking adjacent to the building to be 20'x9' and others to be 18'x9'.
- Must show all existing and proposed utilities.
- If building height exceeds 30' tall, the fire lane radii must be 30' or radius of 20'. Minimum width is 24'.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- Easements must be included on the plat.
- Must have detention. Manning's C value is per zoning and is for the entire site.
- There are multiple drainage basins on this site. Must not increase water to any basin.
- Dumpster is currently blocked by parking.
- No walls in detention. Grading at 4:1 max.
- Line up the driveway with Trowbridge.
- Must install a 5' sidewalk along Townsend.
- Water and sewer available.
- Must meet all City Standards of Design and Construction.



SITE PLAN
SCALE: 1" = 20'

SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
BLDG. A OFFICE AREA		–
BLDG. A WAREHOUSE AREA		–
BLDG. A OFFICE/WAREHOUSE TOTAL AREA	12,080 S.F.	12.5 %
BLDG. B OFFICE AREA		
BLDG. B WAREHOUSE AREA		
BLDG. B OFFICE/WAREHOUSE TOTAL AREA	12,680 S.F.	13.1 %
PAVEMENT AREA	38,137 S.F.	39.5 %
LANDSCAPE AREA	28,762 S.F.	29.8 %
SIDEWALK AREA	4,770 S.F.	4.9 %
BUILDING HEIGHT	24 FT.	
PARKING PROVIDED (4 H.C. INCLUDED)	46 SPACES	

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

Revisions

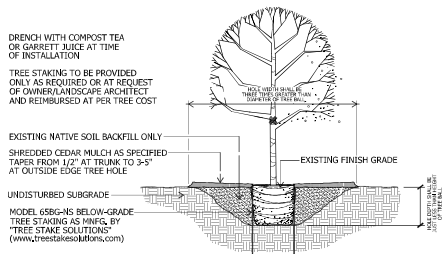
No.	Description/Note	Date

Project Name and Location:
PLATINUM BUSINESS PARK II
1491 S T.L. TOWNSEND DR.
BODIN INDUSTRIAL SUBDIVISION
2.21 ACRES
LIGHT INDUSTRIAL ZONING

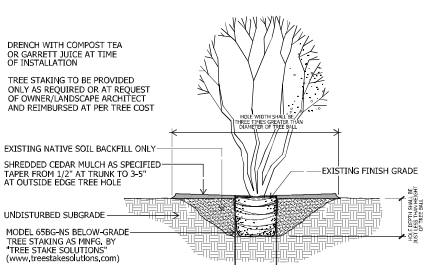
Project No.	17031
Drawn By	S.R.
Checked By	R.R.
Date	5/16/2019
Scale	1" = 20'
Sheet No.	1 of 7

Drawing Name:
SITE PLAN

S-1



TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale

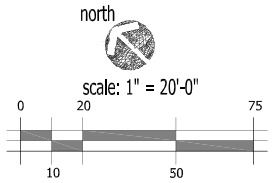


TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale

EXISTING TREE MITIGATION

DESIGNATED MITIGATION TREE
TOTAL - 24 - 3" CALIPER

No trees within 5' of water line in Townsend Blvd. ROW.
ROW must be sodded prior to acceptance.



CITY REQUIREMENTS

STREET FRONTAGE
10' LANDSCAPE BUFFER REQUIRED
10' LANDSCAPE BUFFER PROVIDED

STREET TREES
1 PER 50 LF STREET FRONTAGE
T.L. TOWNSEND
371.06' / 50 = 7.42 = 8 TREES REQUIRED
8 TREES PROVIDED

PARKING LOT LANDSCAPING
5% INTERIOR LANDSCAPE REQUIRED
45,948 SF x 5% = 2,298 SF REQUIRED
3,232 SF PROVIDED (7.03%)

1 TREE PER 10 SPACES
46 SPACES / 10 = 4.6 = 5 TREES REQUIRED
5 TREES PROVIDED

TOTAL LANDSCAPE AREA
20% TOTAL LANDSCAPE REQUIRED
TOTAL SITE
96,490 SF x 20% = 19,298 SF REQUIRED
28,712 SF PROVIDED (29.76%)

LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEET ONLY.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
   - VITAL EARTH COMPOST
   - BACK-TO-EARTH SOIL CONDITIONER
   - LIVING EARTH COMPOST
   - SOIL BUILDING SYSTEMS COMPOST
   - SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259.

PLANTLIST

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NR	N.R. STEVENS HOLLY ILEX x 'NELLIE R. STEVENS'	8	7 GAL.	42"	24"	CONT. GROWN	4'oc
NP	NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT'	96	5 GAL.	26"	18"	FULL	36"oc
MFG	MEX. FEATHERGRASS NASSELLA TENUISSIMA	90	1 GAL.	12"	10"	FULL	18"oc
GL	GREEN LIRIOPE LIRIOPE MUSCARI	72	1 GAL.	10"	10"	FULL	18"oc
SE	STEEL EDGING	352	LIN. FT.	REF. DETAIL			

LANDSCAPE LEGEND

COMMON BERMUDA SOD
(CYNODON DACTYLON)

SOD INSTALLATION NOTES:
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c. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.

appr. by:
drawn by:
date: 05-16-19

revisions

Leeming Design Group
Landscape Architecture
401 Ridge Manor Drive, Suite 100-B
(817) 577-2488 Fax (817) 577-2496
North Richland Hills, Texas 76180
leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

BODIN TRACT
T.L. TOWNSEND DRIVE
ROCKWALL, TEXAS

file name:
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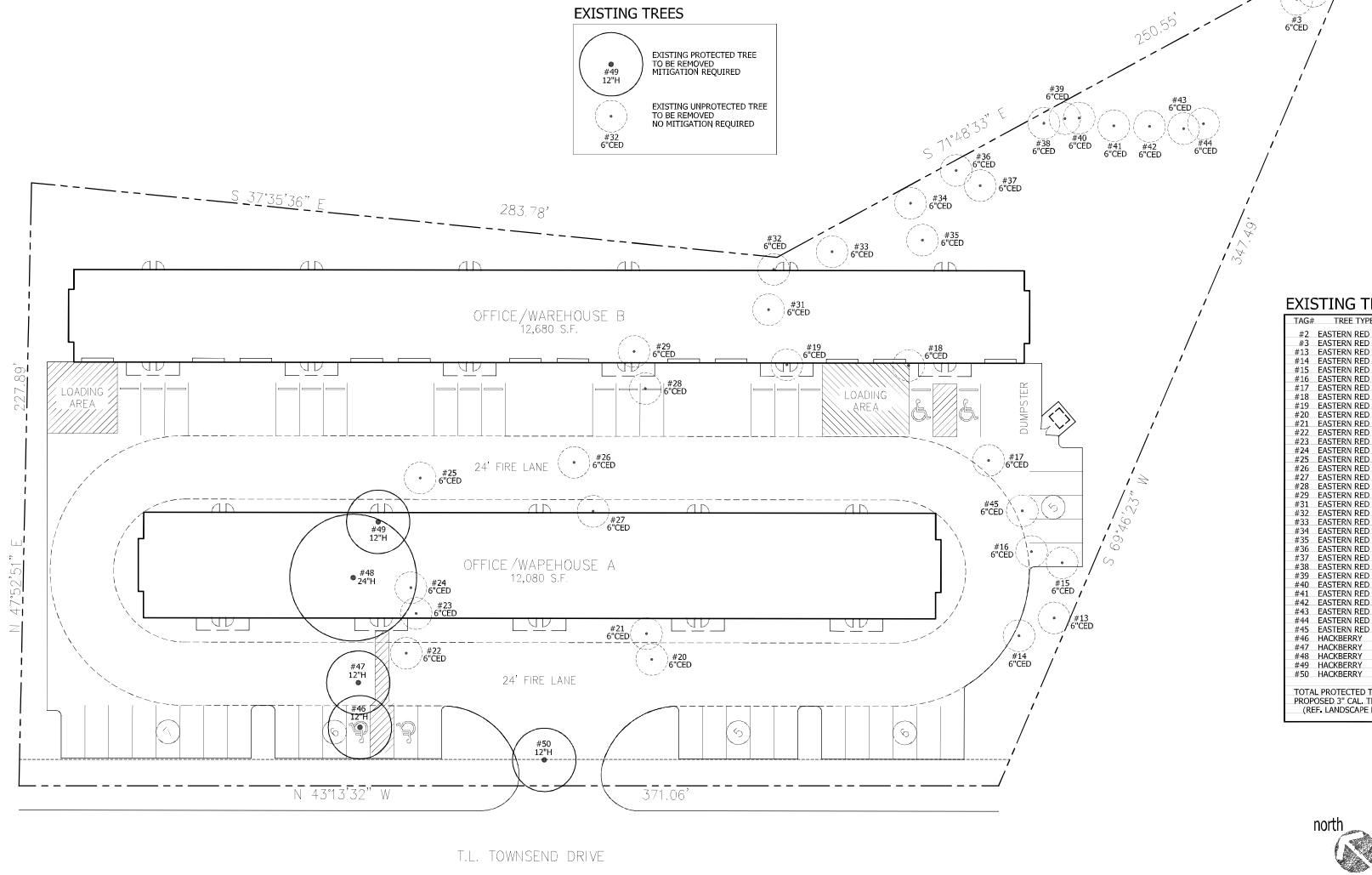
Bdy-Base_Built.dwg

sheet
L-1



EXISTING TREES

TAG#	TREE TYPE	DBH	STATUS
#2	EASTERN RED CEDAR	6"	UNPROTECTED
#3	EASTERN RED CEDAR	6"	UNPROTECTED
#13	EASTERN RED CEDAR	6"	UNPROTECTED
#14	EASTERN RED CEDAR	6"	UNPROTECTED
#15	EASTERN RED CEDAR	6"	UNPROTECTED
#16	EASTERN RED CEDAR	6"	UNPROTECTED
#17	EASTERN RED CEDAR	6"	UNPROTECTED
#18	EASTERN RED CEDAR	6"	UNPROTECTED
#19	EASTERN RED CEDAR	6"	UNPROTECTED
#20	EASTERN RED CEDAR	6"	UNPROTECTED
#21	EASTERN RED CEDAR	6"	UNPROTECTED
#22	EASTERN RED CEDAR	6"	UNPROTECTED
#23	EASTERN RED CEDAR	6"	UNPROTECTED
#24	EASTERN RED CEDAR	6"	UNPROTECTED
#25	EASTERN RED CEDAR	6"	UNPROTECTED
#26	EASTERN RED CEDAR	6"	UNPROTECTED
#27	EASTERN RED CEDAR	6"	UNPROTECTED
#28	EASTERN RED CEDAR	6"	UNPROTECTED
#29	EASTERN RED CEDAR	6"	UNPROTECTED
#31	EASTERN RED CEDAR	6"	UNPROTECTED
#32	EASTERN RED CEDAR	6"	**UNPROTECTED**
#33	EASTERN RED CEDAR	6"	UNPROTECTED
#34	EASTERN RED CEDAR	6"	UNPROTECTED
#35	EASTERN RED CEDAR	6"	UNPROTECTED
#36	EASTERN RED CEDAR	6"	UNPROTECTED
#37	EASTERN RED CEDAR	6"	UNPROTECTED
#38	EASTERN RED CEDAR	6"	**UNPROTECTED**
#39	EASTERN RED CEDAR	6"	UNPROTECTED
#40	EASTERN RED CEDAR	6"	UNPROTECTED
#41	EASTERN RED CEDAR	6"	UNPROTECTED
#42	EASTERN RED CEDAR	6"	UNPROTECTED
#43	EASTERN RED CEDAR	6"	UNPROTECTED
#44	EASTERN RED CEDAR	6"	UNPROTECTED
#45	EASTERN RED CEDAR	6"	UNPROTECTED
#46	HACKBERRY	12"	PROTECTED
#47	HACKBERRY	12"	PROTECTED
#48	HACKBERRY	24"	PROTECTED
#49	HACKBERRY	12"	PROTECTED
#50	HACKBERRY	12"	PROTECTED

TOTAL PROTECTED TREES REMOVED 72"
PROPOSED 3" CAL. TREES 24 x 3" = 72"
(REF. LANDSCAPE PLAN)

No trees within 5' of water line in Townsend Blvd. ROW.
ROW must be sodded prior to acceptance.

north

scale: 1" = 20'-0"

0 20 75
10 50

appr. by:
drawn by:
date: 05-16-19

revisions

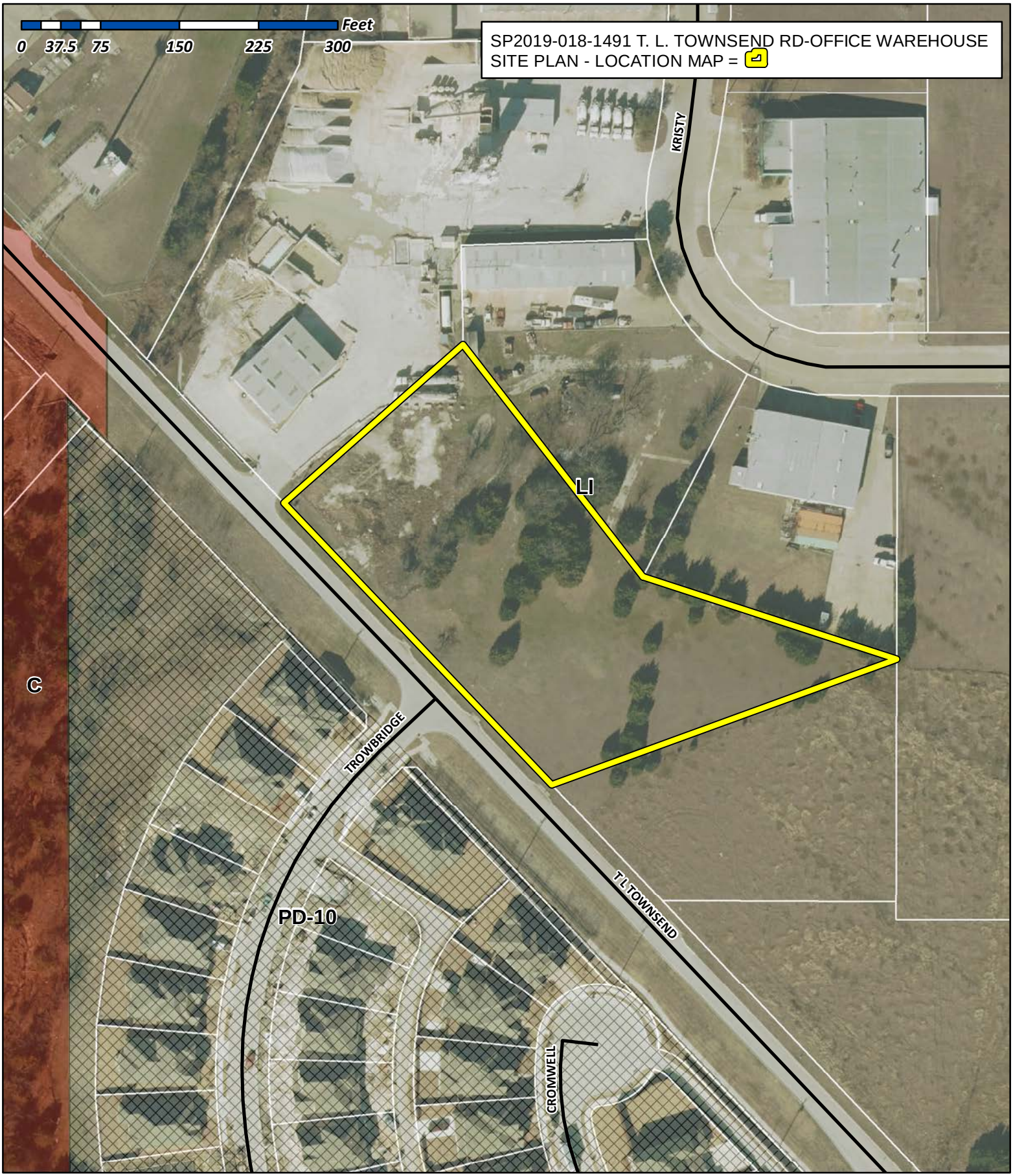
Leeming Design Group
Landscape Architecture

TREESCAPE PLAN

BODIN TRACT
T.L. TOWNSEND DRIVE
ROCKWALL, TEXAS

file name:
c:\Rockwall-Bodin Tract\ldg-base_Bodin.dwg

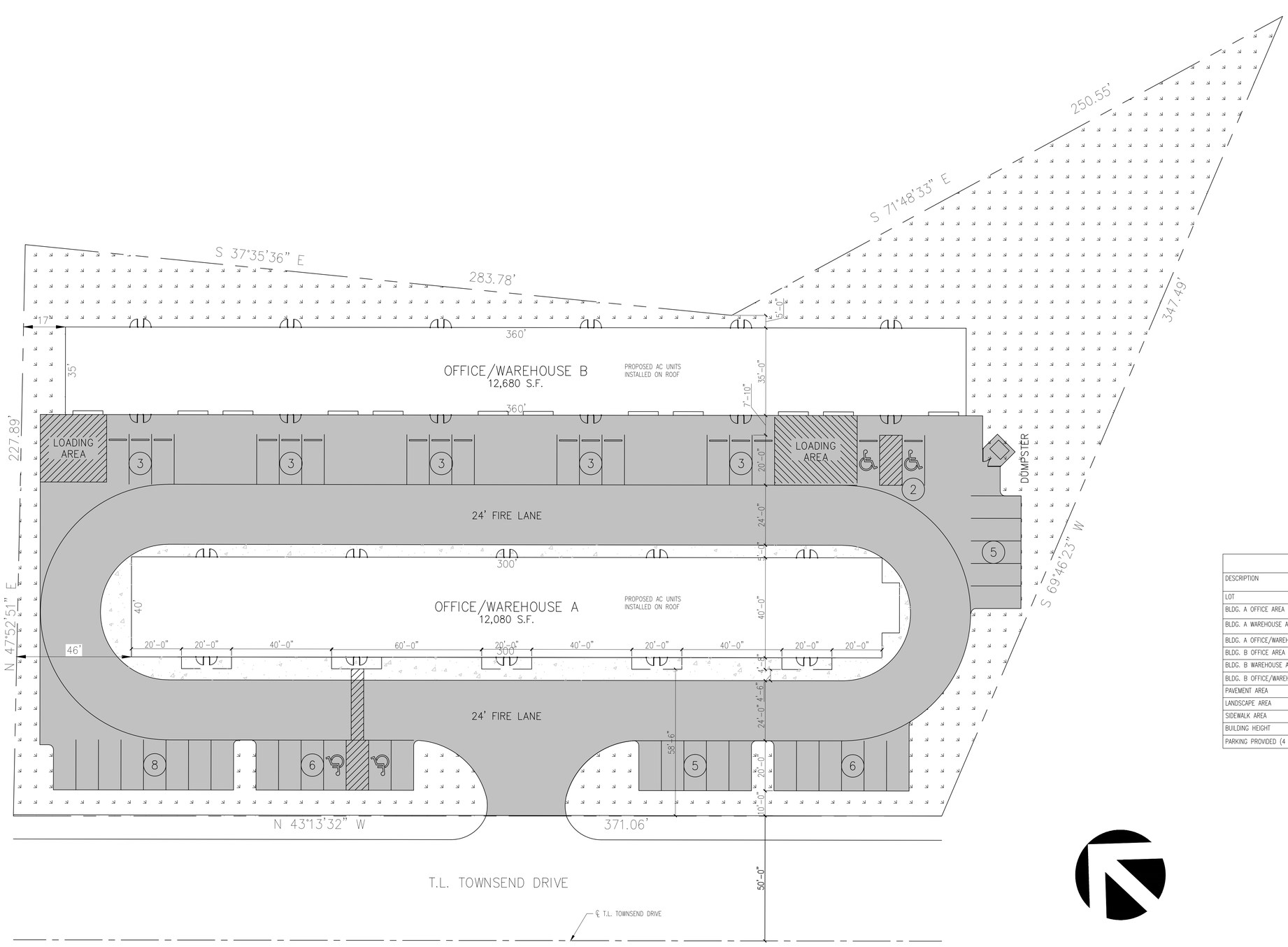
sheet
T-1



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.



SITE PLAN

SCALE: 1" = 20'

SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
BLDG. A OFFICE AREA		–
BLDG. A WAREHOUSE AREA		–
BLDG. A OFFICE/WAREHOUSE TOTAL AREA	12,080 S.F.	12.5 %
BLDG. B OFFICE AREA		
BLDG. B WAREHOUSE AREA		
BLDG. B OFFICE/WAREHOUSE TOTAL AREA	12,680 S.F.	13.1 %
PAVEMENT AREA	38,137 S.F.	39.5 %
LANDSCAPE AREA	28,762 S.F.	29.8 %
SIDEWALK AREA	4,770 S.F.	4.9 %
BUILDING HEIGHT	24 FT.	
PARKING PROVIDED (4 H.C. INCLUDED)	46 SPACES	

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

Revisions

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Project Name and Location:

PLATINUM BUSINESS PARK II
1491 S T.L. TOWNSEND DR.
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2.21 ACRES
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Project No.	17031
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Scale	1" = 20'
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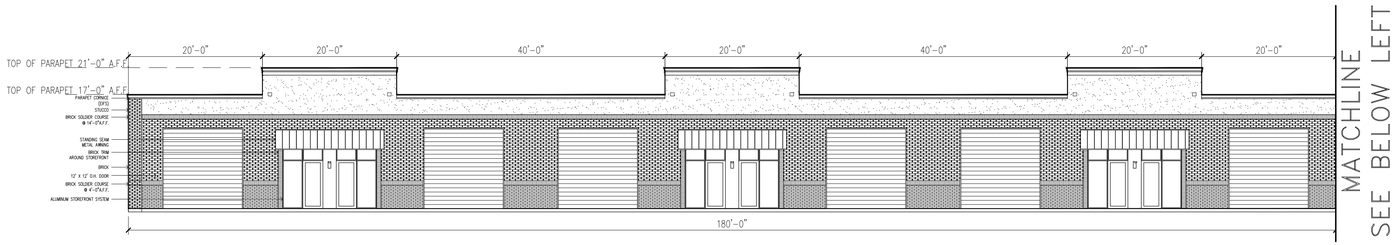
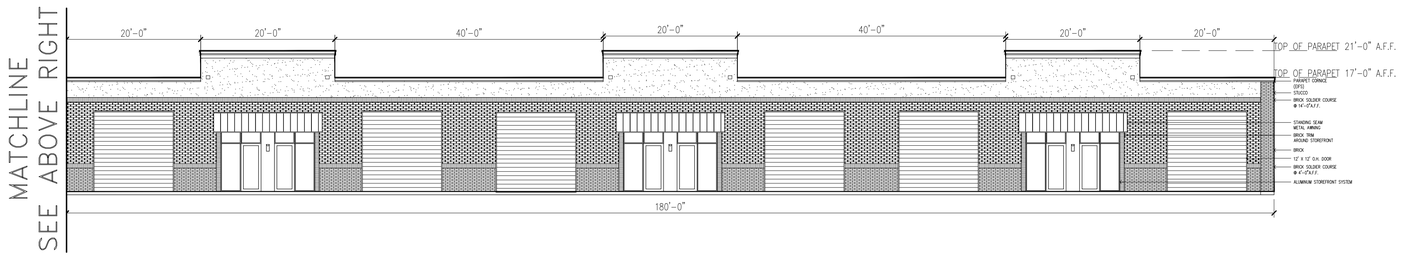
Drawing Name:

SITE PLAN

S-1



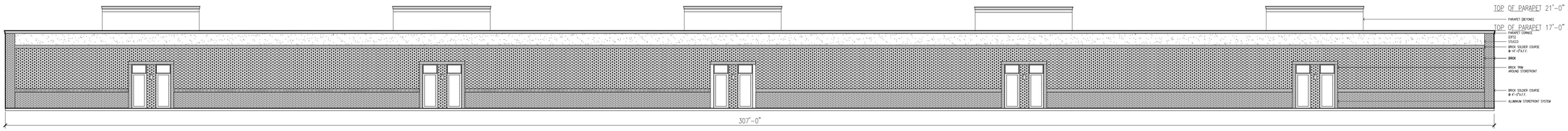
MATERIAL USAGE (%) –BLDG B WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		6,600	
DOORS & WINDOWS (DEDUCTED)		2,376	
ACCOUNTABLE AREA		4,224	100%
MASONRY (BRICK)		2,681	67%
MASONRY (3–STEP STUCCO)		1,262	27%
EIFS (MOLDING)		280	6%



BUILDING B – WEST ELEVATION

SCALE: 3/32" = 1'

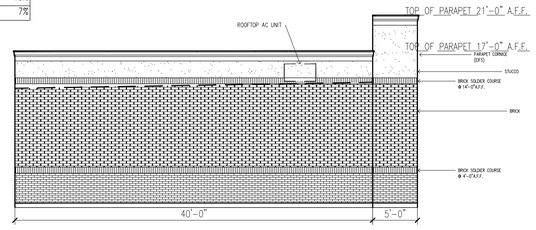
MATERIAL USAGE (%) – BLDG B. EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		6,120	
DOORS & WINDOWS (DEDUCTED)		252	
ACCOUNTABLE AREA		5,868	100%
METAL		5,868	100%
		0	0%
		0	0%



BUILDING B – EAST ELEVATION

SCALE: 3/32" = 1'

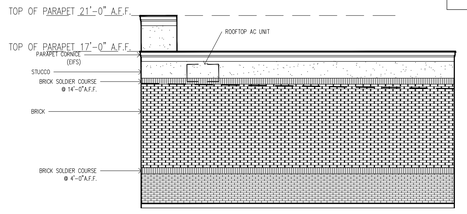
MATERIAL USAGE (%) – BLDG A NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		765	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		765	100%
MASONRY (BRICK)		612	80%
MASONRY (3–STEP STUCCO)		103	13%
EIFS (MOLDING)		50	7%



BUILDING B – NORTH ELEVATION

SCALE: 1/8" = 1'

MATERIAL USAGE (%) – BLDG A SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		785	
DOORS & WINDOWS (DEDUCTED)		21	
ACCOUNTABLE AREA		764	100%
MASONRY (BRICK)		614	80%
MASONRY (3–STEP STUCCO)		100	13%
EIFS (MOLDING)		50	7%



BUILDING B – SOUTH ELEVATION

SCALE: 1/8" = 1'

RAMSAY & REYES
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Scale	AS SHOWN
Sheet No.	3 of 7

Drawing Name:

BLDG. B ELEVATIONS

A–2

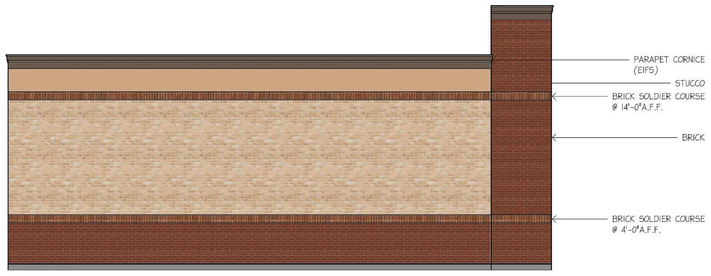


PROPOSED NEW OFFICE/ WAREHOUSE FACILITY

PLATINUM SELF STORAGE
TOWNSEND DR.
ROCKWALL, TEXAS 75087

MAY 16, 2019

PORTION OF BUILDING AT THE EAST



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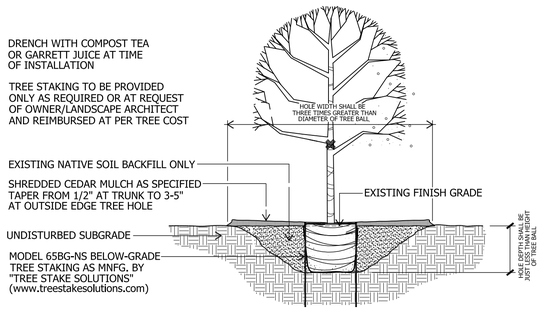
NORTH ELEVATION



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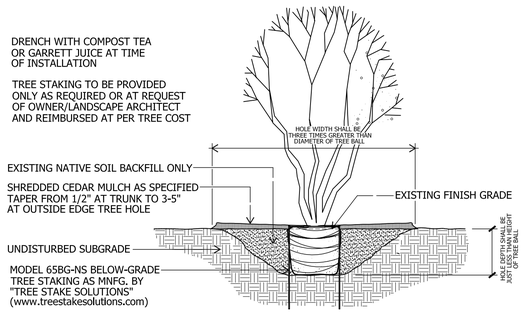

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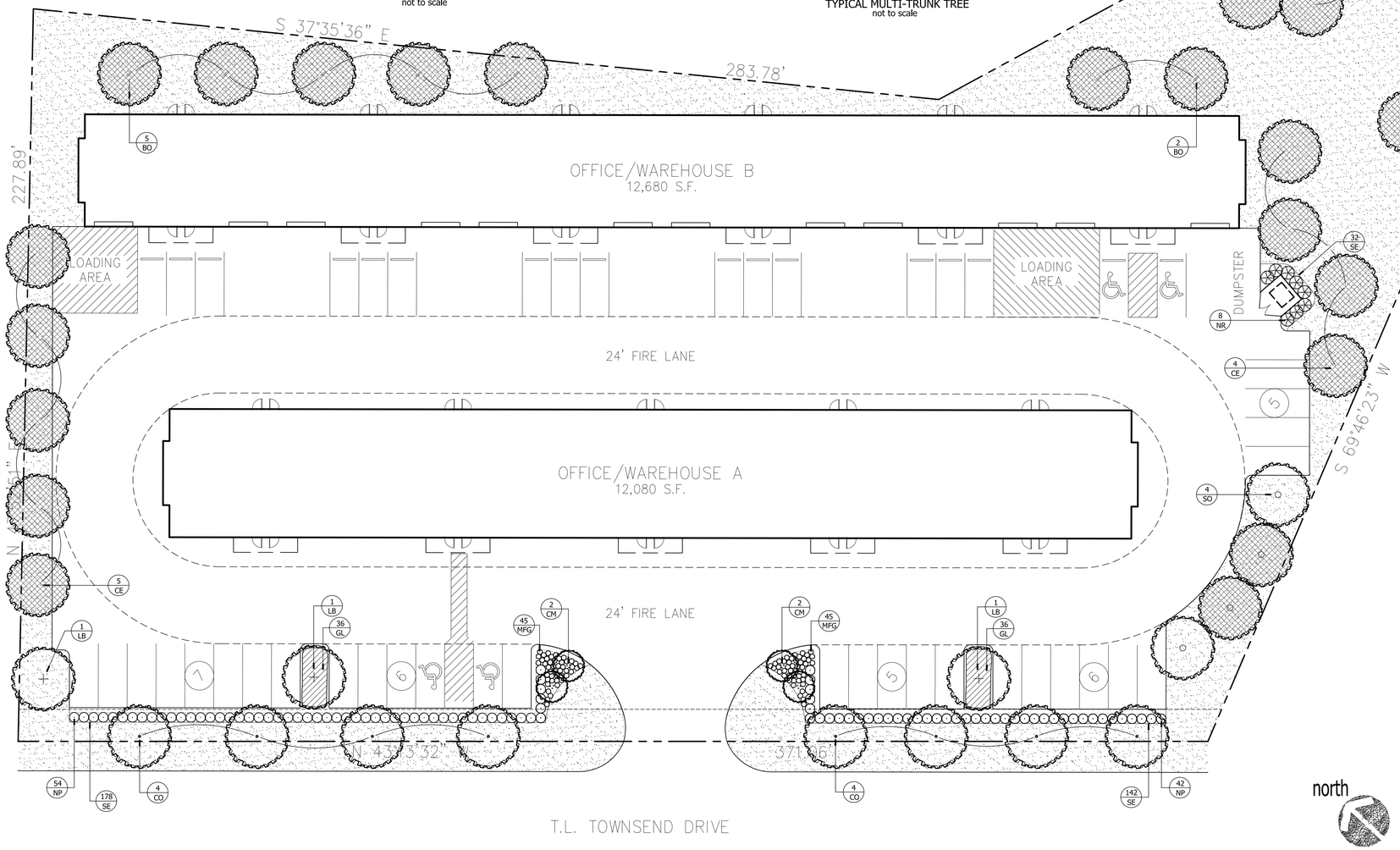

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0 20 75
10 50

appr. by:
drawn by:
date: 05-16-19

revisions

Leeming Design Group
Landscape Architecture
4913 Ruth Stone Drive, Suite 101-B
(817)577-6869 Fax (817)577-6896
North Richland Hills, Texas 76180
leemingdesigngroup@sbcglobal.net

REGISTERED LANDSCAPE ARCHITECT ☆ TEXAS ☆ WILLIAM H. LEEMING III 1138 STATE OF TEXAS

LANDSCAPE PLAN

BODIN TRACT
T.L. TOWNSEND DRIVE
ROCKWALL, TEXAS

file name:
c:\Rockwall-Bodin Tract\
ldg-base_Bodin.dwg

sheet
L-1

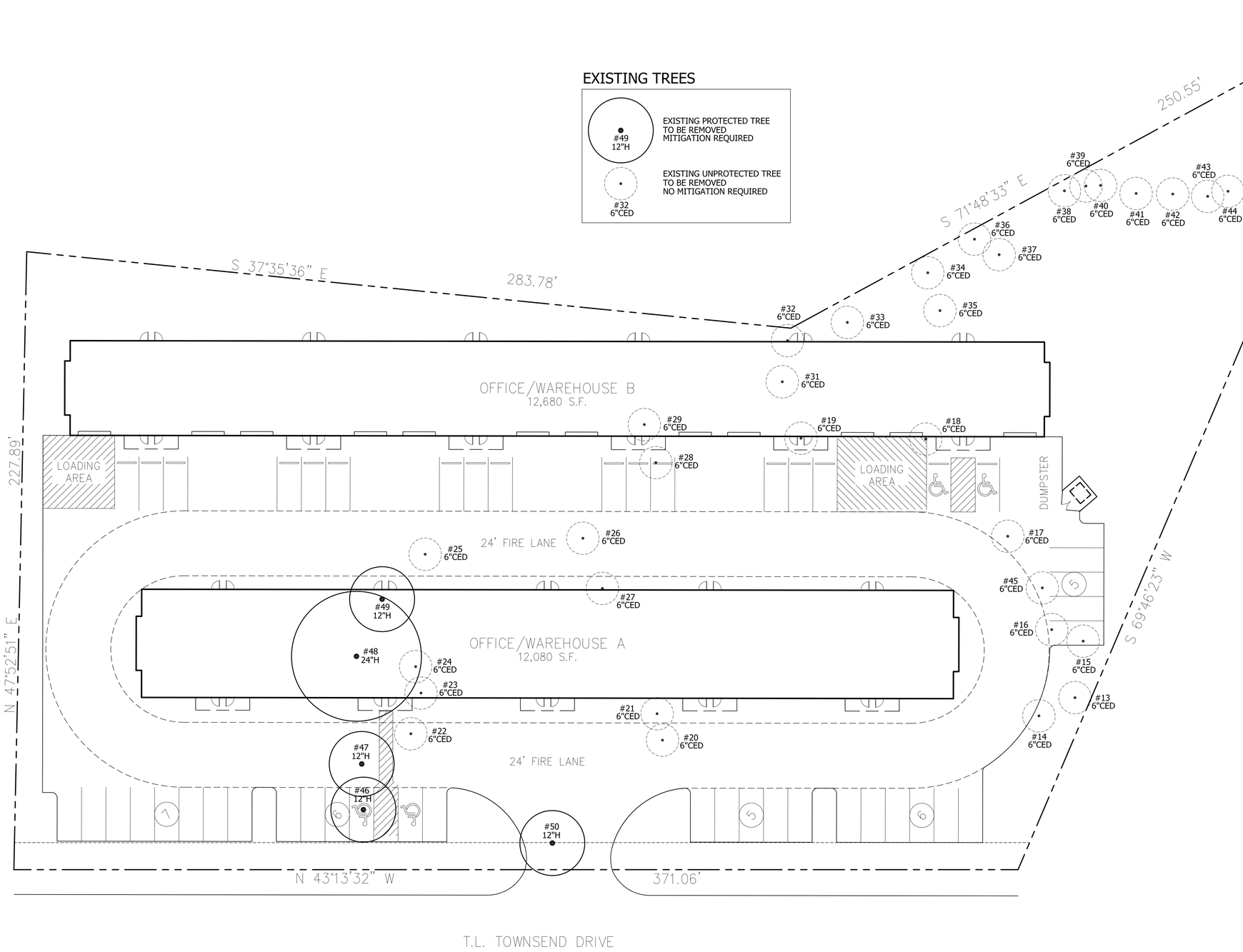
EXISTING TREES

EXISTING PROTECTED TREE
TO BE REMOVED
MITIGATION REQUIRED

#49
12"H

EXISTING UNPROTECTED TREE
TO BE REMOVED
NO MITIGATION REQUIRED

#32
6"CED



EXISTING TREES

TAG#	TREE TYPE	DBH	STATUS
#2	EASTERN RED CEDAR	6"	UNPROTECTED
#3	EASTERN RED CEDAR	6"	UNPROTECTED
#13	EASTERN RED CEDAR	6"	UNPROTECTED
#14	EASTERN RED CEDAR	6"	UNPROTECTED
#15	EASTERN RED CEDAR	6"	UNPROTECTED
#16	EASTERN RED CEDAR	6"	UNPROTECTED
#17	EASTERN RED CEDAR	6"	UNPROTECTED
#18	EASTERN RED CEDAR	6"	UNPROTECTED
#19	EASTERN RED CEDAR	6"	UNPROTECTED
#20	EASTERN RED CEDAR	6"	UNPROTECTED
#21	EASTERN RED CEDAR	6"	UNPROTECTED
#22	EASTERN RED CEDAR	6"	UNPROTECTED
#23	EASTERN RED CEDAR	6"	UNPROTECTED
#24	EASTERN RED CEDAR	6"	UNPROTECTED
#25	EASTERN RED CEDAR	6"	UNPROTECTED
#26	EASTERN RED CEDAR	6"	UNPROTECTED
#27	EASTERN RED CEDAR	6"	UNPROTECTED
#28	EASTERN RED CEDAR	6"	UNPROTECTED
#29	EASTERN RED CEDAR	6"	UNPROTECTED
#31	EASTERN RED CEDAR	6"	UNPROTECTED
#32	EASTERN RED CEDAR	6"	UNPROTECTED
#33	EASTERN RED CEDAR	6"	UNPROTECTED
#34	EASTERN RED CEDAR	6"	UNPROTECTED
#35	EASTERN RED CEDAR	6"	UNPROTECTED
#36	EASTERN RED CEDAR	6"	UNPROTECTED
#37	EASTERN RED CEDAR	6"	UNPROTECTED
#38	EASTERN RED CEDAR	6"	UNPROTECTED
#39	EASTERN RED CEDAR	6"	UNPROTECTED
#40	EASTERN RED CEDAR	6"	UNPROTECTED
#41	EASTERN RED CEDAR	6"	UNPROTECTED
#42	EASTERN RED CEDAR	6"	UNPROTECTED
#43	EASTERN RED CEDAR	6"	UNPROTECTED
#44	EASTERN RED CEDAR	6"	UNPROTECTED
#45	EASTERN RED CEDAR	6"	UNPROTECTED
#46	HACKBERRY	12"	PROTECTED
#47	HACKBERRY	12"	PROTECTED
#48	HACKBERRY	24"	PROTECTED
#49	HACKBERRY	12"	PROTECTED
#50	HACKBERRY	12"	PROTECTED

TOTAL PROTECTED TREES REMOVED	72"
PROPOSED 3" CAL. TREES (REF. LANDSCAPE PLAN)	24 x 3" = 72"

north

scale: 1" = 20'-0"

0 20 75

10 50

appr. by:
drawn by:
date: 05-16-19

revisions

REGISTERED LANDSCAPE ARCHITECT ☆ WILLIAM H. LEEMING III ☆ 1138 ☆ STATE OF TEXAS ☆

Leeming Design Group
Landscape Architecture
4913 Bull Stone Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-6869 Fax (817) 577-6896
leemingdesigngroup@sbcglobal.net

TREESCAPE PLAN

BODIN TRACT
T.L. TOWNSEND DRIVE
ROCKWALL, TEXAS

file name:
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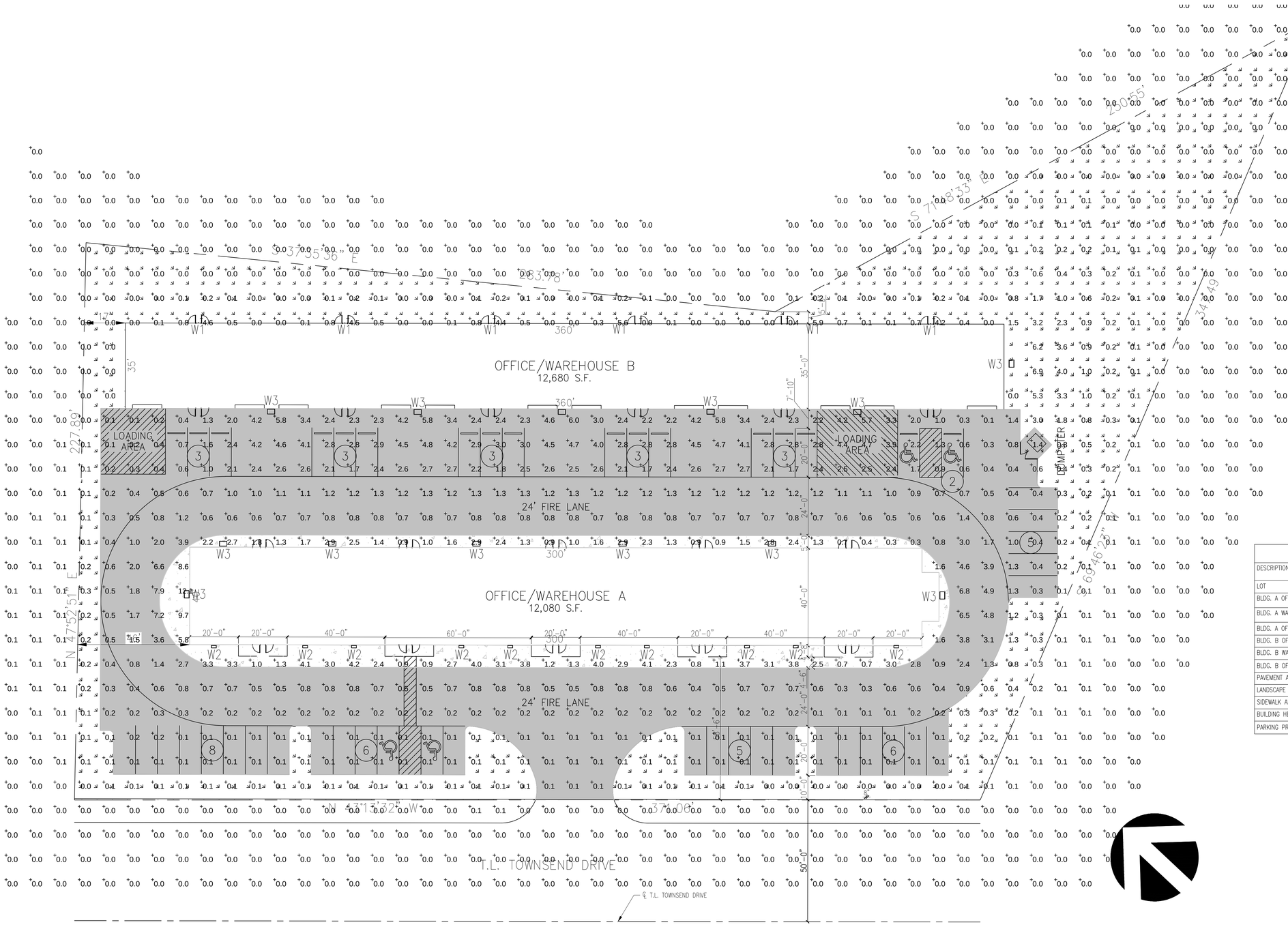
ldg-base_Bodin.dwg

sheet
T-1



SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
BLDG. A OFFICE AREA		–
BLDG. A WAREHOUSE AREA		–
BLDG. A OFFICE/WAREHOUSE TOTAL AREA	12,080 S.F.	12.5 %
BLDG. B OFFICE AREA		
BLDG. B WAREHOUSE AREA		
BLDG. B OFFICE/WAREHOUSE TOTAL AREA	12,680 S.F.	13.1 %
PAVEMENT AREA	38,137 S.F.	39.5 %
LANDSCAPE AREA	28,762 S.F.	29.8 %
SIDEWALK AREA	4,770 S.F.	4.9 %
BUILDING HEIGHT	24 FT.	
PARKING PROVIDED (4 H.C. INCLUDED)	46 SPACES	

OWNER:
PLATINUM CONSTRUCTION
CONTACT: ANNALYSE VALK
1834 S. F.M. 551
FATE, TX 75089
(469) 250-1992

PHOTOMETRIC SITE PLAN

SCALE: 1" = 20'

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

Revisions

No.	Description/Issue	Date

Project Name and Location:
PLATINUM BUSINESS PARK II
1491 S T.L. TOWNSEND DR.
BODIN INDUSTRIAL SUBDIVISION
2.21 ACRES
LIGHT INDUSTRIAL ZONING

Project No.	17031
Drawn By	S.R.
Checked By	R.R.
Date	5/16/2019
Scale	1" = 20'
Sheet No.	6 of 7

Drawing Name:
PHOTOMETRIC SITE PLAN

E1.1

PROJECT:	TYPE:
PLATINUM BUSINESS PARK II	W1
PREPARED BY: RAMSAY & REYES ARCHITECTURE - MANAGEMENT 2235 RIDGE RD. STE. 200 ROCKWALL, TEXAS 75087	DATE: 5/17/2019

Catalog Number

Notes

Type

Contractor Select™

LIL LED

Wall Mount Lighting



The Lithonia Lighting® LIL wall pack is just 5 inch x 5 inch in size and delivers 800 lumens using only 8 watts. It is the ideal, compact "over the door" lighting solution for commercial and residential applications.

FEATURES:

- Replaces up to 100W incandescent lamps, saves 90% energy
- Elegant and compact LED solution. IPhotocell and battery pack options available
- Back box accessory available for conduit wiring

PROJECT:	TYPE:
PLATINUM BUSINESS PARK II	W2
PREPARED BY: RAMSAY & REYES ARCHITECTURE - MANAGEMENT 2235 RIDGE RD. STE. 200 ROCKWALL, TEXAS 75087	DATE: 5/17/2019

LITHONIA LIGHTING

Catalog Number

Notes

Type

Decorative Wall-Mounted Lighting

WSTM

COMPACT FLUORESCENT: 26DTT 26-42TRT

Specifications
Length: 12-1/2 (31.8)
Depth: 7-1/2 (19.1)
Height: 5-3/4 (14.6)
Weight: 16.0 lbs (6.55 kg)

FEATURES & SPECIFICATIONS

INTENDED USE — For building- and wall-mounted application.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing. Die-cast doorframe has a 1/8" thick tempered glass lens. Doorframe is fully gasketed with one-piece solid silicone.

Finish: Standard finish is textured dark bronze (DDBT) corrosion-resistant polyester powder finish, with other architectural colors available. Striping is also available.

OPTICS — Hydroformed reflector for superior uniformity and control. Medium throw (MD) full cutoff distribution only.

ELECTRICAL — Compact fluorescent utilizes an electronic, high frequency ballast. Compact fluorescent socket is four-pin positive latching thermoplastic, UL Listed. Quick-disconnect plug easily disconnects reflector from ballast and fixture from supply wires.

INSTALLATION — Easily installed using provided mounting strap. Mount to any non-combustible vertical surface over a 4" round or square recessed outlet box (by others). Back access through slotted gasket.

LISTINGS — Listed and labeled to UL standards. Listed and labeled to CSA standards (see Options). NOM Certified (see Options). IP65 rated. Wet location listed.

WARRANTY — 5 year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

PROJECT:	TYPE:
PLATINUM BUSINESS PARK II	W3
PREPARED BY: RAMSAY & REYES ARCHITECTURE - MANAGEMENT 2235 RIDGE RD. STE. 200 ROCKWALL, TEXAS 75087	DATE: 5/17/2019

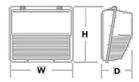


TWH LED

LED Wall Luminaire

Specifications

Width: 16-1/4" (412.8mm)
Height: 15-3/4" (400.0mm)
Depth: 8" (203.2mm)
Weight: 28 lbs (12.7 kg)



A+ Capable options indicated by this color background.

Catalog Number

Notes

Type

SA+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint® Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.2

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM mode per luminaire. Sold Separately: Link to Roam Link to DTL DLL

Revisions

No.	Description/Issue	Date

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

Project Name and Location:
PLATINUM BUSINESS PARK II
1491 S T.L. TOWNSEND DR.
BODIN INDUSTRIAL SUBDIVISION
2.21 ACRES
LIGHT INDUSTRIAL ZONING

Project No.	17031
Drawn By	S.R.
Checked By	R.R.
Date	5/16/2019
Scale	1" = 20'
Sheet No.	7 of 7

Drawing Name:
OUTDOOR LIGHT SPECS.

E1.2

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	May 28, 2019
SUBJECT:	MIS2019-001; *Impact Fee Update*

On April 1, 2019, the City Council approved a contract for professional services with Freese & Nichols, Inc. for the purpose of updating the City's impact fees for roadway facilities. In addition, the Engineering Department has engaged Birkhoff, Hendricks & Carter LLP for the purpose of updating impact fees for water and wastewater facilities. Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments*, of the Texas Local Government Code (TLGC) requires that the City Council appoint a Capital Improvements Advisory Committee (CIAC) to serve in an advisory capacity to the City Council. According to Section 395.058 of the TLGC:

If the political subdivision has a planning and zoning commission, the commission may act as the advisory committee if the commission includes at least one representative of the real estate, development, or building industry who is not an employee or official of a political subdivision or governmental entity.

On May 6, 2019, the City Council adopted *Resolution No. 19-12* appointing the Planning and Zoning Commission as the CIAC. As part of this process, the Planning and Zoning Commission will work with staff and the City's consultants to provide a recommendation relative to the City's anticipated 10-year growth rate, the proposed Land Use Assumptions report, and impact fees relating to water, wastewater, and roadway facilities. At the first CIAC meeting, the Planning and Zoning Commission will hear from Eddie Hass of Freese & Nichols, Inc. on roadway impact fees and Matt Hickey, PE of Birkhoff, Hendricks, & Carter LLP on water and wastewater impact fees. The Planning and Zoning Commission will also hear from City staff concerning the estimated ten (10) year growth rate and the proposed Land Use Assumptions report. Staff will ask the Planning and Zoning Commission to review the recommended three (3) percent growth rate and act to provide direction with regard to this recommendation. Currently, staff has drafted the Land Use Assumptions report with the proposed three (3) percent growth rate.

Contained in the attached packet is a copy of *Resolution No. 19-12*, the draft Land Use Assumptions Report, and a presentation concerning the roadway impact fee update. A presentation concerning the water and wastewater impact fee update will be provided at the meeting on *May 28, 2019*. Should the Planning and Zoning Commission have any questions staff and the City's consultants will be available at the meeting.

CITY OF ROCKWALL

RESOLUTION NO. 19-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AUTHORIZING AN UPDATE TO THE IMPACT FEE PROGRAM FOR ROADWAY, WATER, AND WASTEWATER FACILITIES AND APPOINTING THE PLANNING AND ZONING COMMISSION AS THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE.

WHEREAS, the City of Rockwall currently imposes impact fees for roadway, water, and wastewater facilities pursuant to its authority granted under Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments*, of the Texas Local Government Code (*"Ch, 395 of the TLGC"*) and Article III, *Impact Fee Regulations*, of Chapter 38, *Subdivisions*, of the City of Rockwall Municipal Code of Ordinances; and

WHEREAS, the City Council of the City of Rockwall intends to update its Land Use Assumptions, Impact Fees, and Capital Improvement Plan pursuant to the procedures contained in *Ch. 395 of the TLGC*; and

WHEREAS, the City Council of the City of Rockwall appoints the Planning and Zoning Commission as the Capital Improvements Advisory Committee (CIAC) in accordance with the requirements of *Ch. 395 of the TLGC*, and charges them to advise the City Council on the imposition of impact fees; and

WHEREAS, at least one (1) member of the Planning and Zoning Commission is a member of the development, real estate, and/or building industry; and

WHEREAS, the City Council of the City of Rockwall has determined that the use of impact fees facilitates quality development that is in accordance with the OURHometown Vision 2040 Comprehensive Plan, and the use of impact fees further promotes health, safety, and general welfare for the City of Rockwall and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. RECITALS. The above recitals are found to be true and correct and they are incorporated as findings of the City Council for all purposes.

SECTION 2. CAPITAL IMPROVEMENTS ADVISORY COMMITTEE. The Planning and Zoning Commission is hereby appointed as the Capital Improvement Advisory Committee (CIAC), and is authorized to work with City staff to provide recommendations to the City Council on the imposition of impact fees.

SECTION 3. AUTHORIZATION. The Director of Planning and Zoning and the City Engineer/Director of Public Works are directed to commence the update of the Land Use Assumptions, Impact Fees, and Capital Improvement Plan, and procure such planning, engineering, and/or legal consultation deemed necessary to update the impact fee program for roadway, water, and wastewater facilities. This shall be paid for by the impact fees to be collected under the impact fee program.

SECTION 4. EFFECTIVE DATE. This *Resolution* shall be effective immediately following its passage and approval by the City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 6TH DAY OF MAY, 2019.

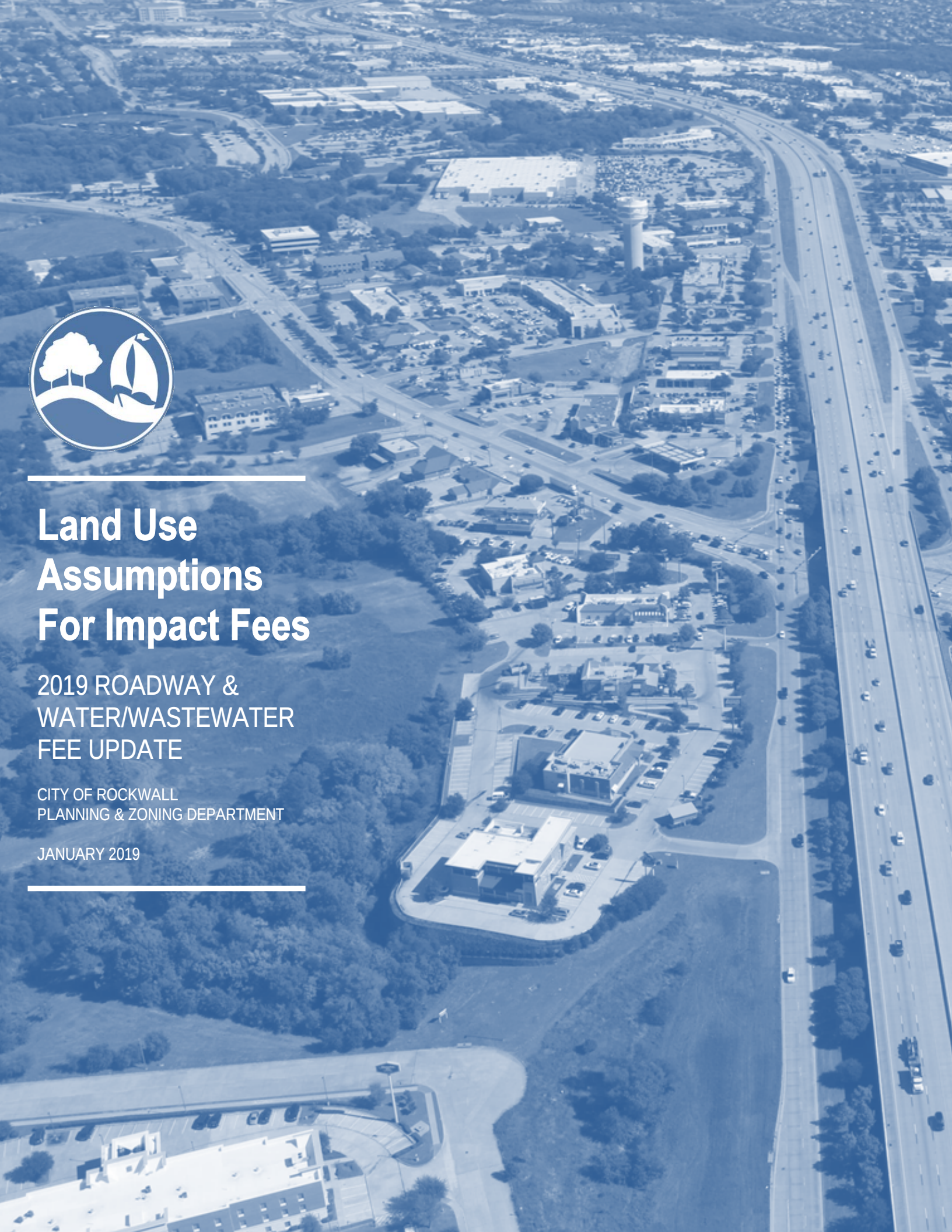
APPROVED:

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

CITY OF ROCKWALL TEXAS
SEAL



Land Use Assumptions For Impact Fees

2019 ROADWAY & WATER/WASTEWATER FEE UPDATE

CITY OF ROCKWALL
PLANNING & ZONING DEPARTMENT

JANUARY 2019

ACKNOWLEDGEMENTS

CITY COUNCIL

- JIM PRUITT, *MAYOR*
- KEVIN FOWLER, *MAYOR PRO-TEM*
- JOHN HOHENSHELT
- BENNIE DANIELS
- DANA MACALIK
- TRACE JOHANNESEN
- PATRICK TROWBRIDGE

CAPITAL IMPROVEMENT ADVISORY COMMITTEE

[*PLANNING AND ZONING COMMISSION*]

- JOHNNY LYONS, *CHAIRMAN*
- ERIC CHODUN, *VICE-CHAIRMAN*
- ANNIE FISHMAN
- MARK MOELLER
- JERRY WELCH
- TRACEY LOGAN
- JOHN WOMBLE

STAFF MEMBERS BY DEPARTMENT/DIVISION

PLANNING AND ZONING DIVISION

- RYAN MILLER, AICP, *DIRECTOR OF PLANNING AND ZONING*
- DAVID GONZALES, AICP, *PLANNING MANAGER*
- KOREY BROOKS, AICP, *SENIOR PLANNER*

GIS DIVISION

- LANCE SINGLETON, *GIS SUPERVISOR*
- LINDSAY HICKS, *GIS ANALYST*
- JORGE RUIZ, *GIS TECHNICIAN*

ENGINEERING DEPARTMENT

- AMY WILLIAMS, PE, *CITY ENGINEER/DIRECTOR OF PUBLIC WORKS*
- JEREMY WHITE, PE, *ENGINEER*
- SARAH HAGER, *EIT*

BUILDING INSPECTIONS DEPARTMENT

- JEFFERY WIDMER, *CHIEF BUILDING OFFICIAL*

ADDITIONAL ACKNOWLEDGEMENTS

- BIRKHOFF, HENDRICKS & CARTER, LLP
- FREESE & NICHOLS, INC.





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GOMACO

FORWARD

What are *Impact Fees? Impact Fees* are charges that are imposed by local governments against new development for the purpose of generating revenue for or to recoup the cost of capital facilities (*i.e. infrastructure*) that are necessitated by and attributable to new development. These fees are generally implemented to reduce the economic burden of a municipality and its taxpayers when addressing the need for adequate capital improvements to accommodate growth. Impact fees are typically paid to a municipality in advance of the completion of a particular development project, and are based on a defined methodology and calculation that is derived from the cost of the facility and the scope/impact of the development.

PURPOSE

Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments*, of the Texas Local Government Code outlines the process for adopting and updating impact fees for political subdivisions. On October 20, 2014, the City of Rockwall adopted roadway and water/wastewater impact fees through *Ordinance No. 14-47*. According to the statutory requirements stipulated by the Texas Local Government Code impact fees are required to be updated at a minimum of every five (5) years [*§395.052*].

In approaching an update to existing impact fees it is important for a city to assess its growth and employment potential, and establish land use assumptions that will guide development for a ten (10) year planning period (*i.e. 2019-2029*) [*§395.001(5)*]. These land use assumptions form the basis for the preparation of the *Impact Fee Capital Improvement Plan* for water, wastewater, and roadway facilities.

In order to determine the need and timing of capital improvements to serve future development, a rational estimate of the future growth of the City is required. The purpose of this report is to formulate growth and employment projections based upon assumptions pertaining to the type, location, quantity and timing of future development within the City, and to establish and document the methodology used for preparing these land use assumptions.

ELEMENTS OF THE LAND USE ASSUMPTIONS REPORT

This report contains the following components:

- *Methodology*: This component of the report contains the systematic and theoretical analysis of the methods and principals used to prepare the projections and land use assumptions contain within this report.
- *Data Collection Zones and Service Areas*: This component provides an explanation of the data collection zones (*i.e. Land Use Districts established in the OURHometown 2040 Comprehensive Plan*) and the Roadway, Water and Wastewater Impact Fee Service Areas for capital facilities.
- *Base Year Data*: This component provides information on population, housing and employment in the City of Rockwall as of January 1, 2019 for each capital facility service area.
- *Ten-Year Growth Projections*: This component provides assumptions with respect to the population, housing and employment data for the City of Rockwall in ten (10) years (*i.e. 2029*). This information is broken out by the capital facility service area.
- *Build Out Analysis:* This component provides projections for population, housing and employment under the assumption that the City and its Extraterritorial Jurisdiction (ETJ) are developed to their carrying capacity, or their *Built Out*.
- *Summary*: This component provides a synopsis of the land use assumptions contained within this report.
- *Appendices:* This component contains information that was important in deriving the population, housing and employment projections for 2019-2029.

METHODOLOGY

Building off the base year and build out projections contained in the OURHometown Vision 2040 Comprehensive Plan, and the growth assumptions and capital improvement needs estimated to support future growth, it is possible to develop an impact fee structure that fairly allocates improvement cost to growing areas of the City with relation to the growths' potential impact on the entire infrastructure system. The data contained in this report has been formulated using reasonable and generally accepted planning principles.

These land use assumptions and future growth projections take into consideration several factors influencing development patterns, including:

- The character, type, density and quantity of existing development.
- The current zoning patterns as documented on the City's zoning map and the anticipated future land uses as established in the OURHometown Vision 2040 Comprehensive Plan, which contains the City's Future Land Use Plan.
- The availability of land and infrastructure to support future expansion of development.
- The current and historical growth trends of both population and employment within the City.
- The location and configuration of vacant parcels of land and their ability to support development.
- The growth of employment utilizing previously established and generally accepted data from ESRI's ArcGIS *Business Analyst*.
- Local knowledge concerning future development projects or anticipated development within the city.

LAND USE ASSUMPTIONS REPORT METHODOLOGY

The following is the general methodology that was used for the preparation of this report:

(1) Population, housing and employment data was collected from the United States Census Bureau, North Central Texas Council of Governments (*NCTCOG*), the City of Rockwall's Geographic Information Systems (GIS) Division, the City of Rockwall's Building Inspection Department and other acceptable sources. This information was then analyzed and used to provide base information for all service areas from which projections could be extrapolated [see *Service Areas and Data Collection Zones*].

(2) The base year (*i.e. January 1, 2019*) estimates for housing, population and employment were calculated based on the information collected [see *Base Year Data*].

(3) From the base year and the information gathered from various sources a growth rate was established by examining recent growth trends experienced by the City over the last ten (10) years. This growth rate was then applied to each of the impact fee service areas to project the base year data over the ten (10) year planning period (*i.e. 2019-2029*) [see *Ten Year Growth Assumptions*].

(4) After the projections for housing, population and employment were prepared for the ten (10) year planning period, city staff made adjustments to account for known or anticipated development activity within the planning periods. In making these adjustments city staff took into consideration the recommendations made within the newly adopted OURHometown Vision 2040 Comprehensive Plan, existing public works data, and demographic information provided by the GIS Division and the Building Inspections Department.

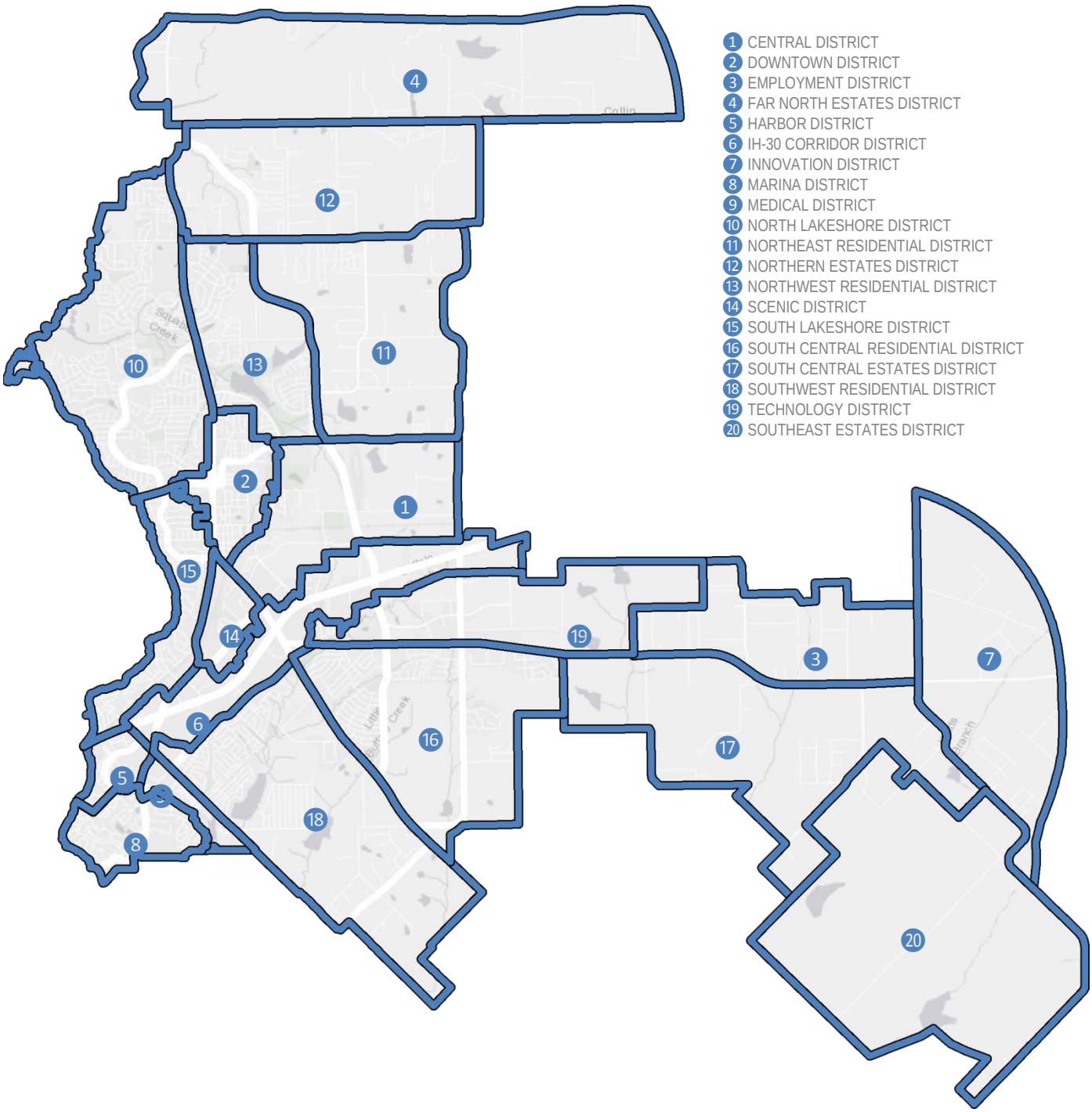
(5) Finally, the City's *Build Out* projections for housing, population and employment were calculated by establishing the City's carrying capacity in terms of developable acres and projecting population forward using the previously established Compound Annual Growth Rate (CAGR) to establish a *Build Out Year*. The housing and employment information were then projected to the *Build Out Year* [see *Build Out Projections*].

DATA COLLECTION ZONES AND SERVICE AREAS

DATA COLLECTION ZONES

The *Data Collection Zones* used for this study were taken from the OURHometown Vision 2040 Comprehensive Plan, which breaks the City down into 20 *Land Use Districts* (*see Figure 1*). These districts were created as a way of breaking down the overall *Future Land Use Plan* to create strategies to help manage growth and land uses in the future. They were also intended to be used as a tool by the City's various boards, commissions and the City Council when contemplating policy changes that could affect certain areas of the City.

FIGURE 1: DATA COLLECTION ZONES
NOTE: The Data Collection Zones are the Land Use Districts contained in the OURHometown Vision 2040 Comprehensive Plan.



SERVICE AREAS

The Texas Local Government Code (TLGC) requires that service areas be established within the corporate boundaries of a political subdivision for the purpose of ensuring that capital improvements service the areas generating need. The boundaries for impact fees are defined as follows:

- *Roadway Impact Fees* refers to a service area that is limited to the corporate boundaries of a political subdivision or city, and cannot extend into the Extraterritorial Jurisdiction (ETJ) or for a distance exceeding more than six (6) miles. The City of Rockwall is divided into four (4) service areas that are depicted in *Figure 3*.

- *Water and Wastewater Impact Fees* refers to a service area that includes a city's corporate boundaries and Extraterritorial Jurisdiction (ETJ), which is depicted in *Figure 2*. This service area is depicted in *Figure 4*.

SUMMARY OF DATA

As opposed to the databases calculated in 2007 and 2013 -- *which utilized Traffic Survey Zones (TSZ) as the data collection zones* -- the current database utilizes the following geographic areas:

- *Land Use Districts from the OURHometown Vision 2040 Comprehensive Plan.* These geographic areas better conformed to the City's corporate boundaries, and were drafted with the OURHometown Vision 2040 Comprehensive Plan as the geographic regions intended to be used for all future long-range planning/data collection exercises.

- *Service Areas.* The Service Areas correlate to the Water, Wastewater and Roadway Service Areas identified in *Figures 3 & 4*. As previously stated, the corporate boundaries of the City of Rockwall serve as the limits for the Roadway Service Areas and the Water and Waste Water Service Areas include the corporate boundaries and the Extraterritorial Jurisdiction (ETJ) of the City.

Additionally, all databases and projections utilized the following variables:

- *Households (2019).* The *Residential Address Point* feature class in the City's Geographic Information Systems (GIS) software includes all residential addresses (i.e. *single-family, duplex, multi-family, group home/quarters, etc.*) existing as of January 1, 2019. The total number of residential address points (*i.e. households*) was queried from this layer to establish the base years' numbers.

FIGURE 2: CITY OF ROCKWALL CITY LIMITS AND EXTRATERRITORIAL JURISDICTION (ETJ)
NOTE: The City Limits of Rockwall are depicted in RED. The Extraterritorial Jurisdiction (ETJ) is depicted in BLUE.

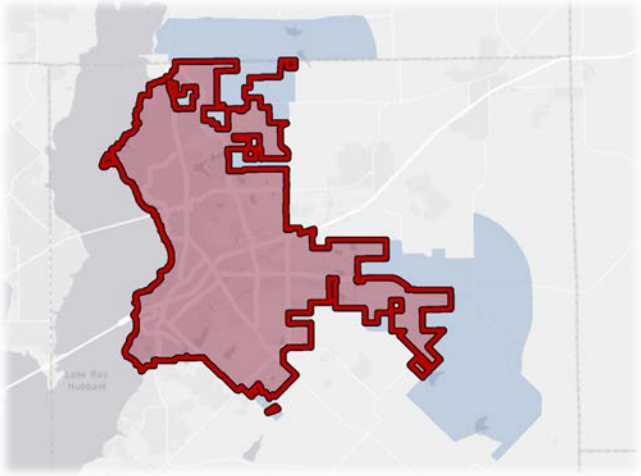


FIGURE 3: ROADWAY SERVICE AREAS
This is the derived service area structure for roadway facilities. These service areas conform to the current city limits of the City of Rockwall and are divided by John King Boulevard and Interstate Highway 30.
NOTE: RED: Service Area 1; BLUE: Service Area 2; GREEN: Service Area 3; YELLOW: Service Area 4

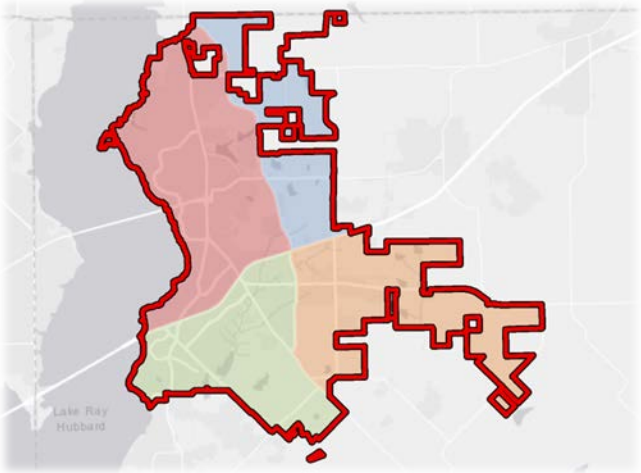
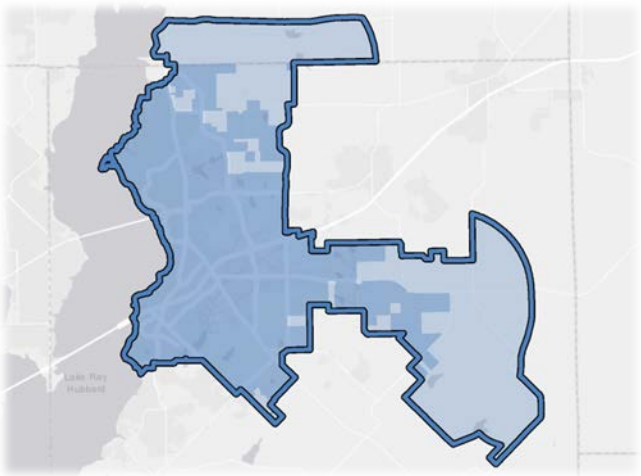


FIGURE 4: WATER/WASTE WATER SERVICE AREAS
This is the derived service area structure for water/wastewater facilities. These service areas conform to the current city limits and Extraterritorial Jurisdiction (ETJ).
NOTE: BLUE: Service Area



- *Households (2029).* This is the projected household data by service area for the year 2029, which represents a ten (10) year growth projection. This information was derived by staff using the stated databases and proper projection techniques.
- *Population (2019)*. This is the existing population for the base year (i.e. *2019*). This information was calculated utilizing the number of households existing as of January 1, 2019, the occupancy, rate and the average household size as established by the United States Census Bureau for each Census Block.
- *Population (2029)*. This is the projected population by service area for the year 2029, which represents a ten (10) year growth projection. This information was derived by staff using the stated databases and proper projection techniques.
- *Employment (2019).* Employment data was aggregated to three (3) employment sectors, which include *Basic*, *Retail* and *Service* as provided by the Business Analyst tool available from ESRI (*the City's provider for its geospatial database software*). These service sectors serve as the basis for non-residential trip generation. The following is a summary of these employment sectors followed by corresponding North American Industry Classification System (NAICS) code:

    - *Basic.* Land use activities that produce goods and services such as those that are exported outside the local economy. These include manufacturing, construction, transportation, wholesale trade, warehousing and other industrial uses (NAICS Code: *#210000 - #422999*).
    - *Retail.* Land use activities that provide for the retail sale of goods that primarily serve households and whose location choice is oriented toward the residential sector. These include uses such as grocery stores, restaurants, etc. (NAICS Code: *#440000 - #454390*).
    - *Service.* Land use activities that provide personal and professional services. These include such uses as financial, insurance, government, and other professional and administrative offices (NAICS Code *#520000 - #928199*).

- *Employment (2029).* The projected employment data was aggregated to three (3) employment sectors, which include *Basic*, *Retail* and *Service* as provided by the Business Analyst tool available from ESRI. These service sectors were then projected by service area to the year 2029, which represents a ten (10) year growth projection. This information was derived by staff using the stated databases and proper projection techniques.

BASE YEAR DATA

This section documents the methods used to derive the base year data for the City of Rockwall as of January 1, 2019. This *benchmark* information provides data for the corporate limits and Extraterritorial Jurisdiction (ETJ) of the City, and creates a starting point in which to extrapolate the ten (10) year growth projections that are depicted in the following section (*see Ten-Year Growth Projections*). This information was initially developed with the OURHometown Vision 2040 Comprehensive Plan, but has been updated to include the additional growth that has taken place since the original numbers were derived and the numbers for January 1, 2019.

HOUSEHOLDS

Utilizing the City's Geographic Information System (GIS) software, the residential addresses for each data collection zone (*i.e. Land Use Districts*) were queried. This provided the raw housing data that was then reviewed to remove any vacant lots or anomalies in the data set. Based on this process, the City of Rockwall was shown to have 16,690 households inside the City's corporate limits and 1,700 households in the City's Extraterritorial Jurisdiction (ETJ) as of January 1, 2019. The total number of households is 18,390. Staff should note that this query included all residential housing types (*i.e. multi-family, single-family, and group homes*) from the data sets.

POPULATION

The City of Rockwall generally uses the North Central Texas Council of Government's (NCTCOG) population estimates as the City's official population; however, for the purposes of this planning study it was necessary to calculate a baseline population that was specific to January 1, 2019. This was also necessary in order to estimate the population of the City's Extraterritorial Jurisdiction (ETJ).

To calculate the population as of January 1, 2019, the City's Geographic Information Systems (GIS) Division utilized the following formula to derive the population estimate for each of the data collection zones:

$$\sum_{d=1}^{20} POP = ((a * o) * f)$$

Where:

POP = Population as of January 1, 2019
d = Land Use District
a = Number of Residential Address Points in Each District
o = Occupancy Rate [per U.S. Census Bureau]
f = Density Factor per Census Block [U.S. Census Bureau]

Using this methodology the base year population as of January 1, 2019 was established to be 44,575 residents inside the corporate limits and 5,041 people residing in the Extraterritorial Jurisdiction (ETJ).

EMPLOYMENT

The base employment data was calculated using ArcGIS *Business Analyst*, which is software that provides location-based market information. Utilizing this tool, the City's Geographic Information Systems (GIS) Division was able to query employment and business information relating to each data collection zone (*i.e. Land Use District*). This information was then broken down into one (1) of the three (3) employment categories (*i.e. Basic, Service, or Retail*). Based on the analysis, the City's corporate limits were shown to have a total employment of 24,083 jobs on January 1, 2019. Of the total employment 2,505 jobs were classified as *Basic*, 12,403 jobs were classified as *Service*, and 9,175 jobs were classified as *Retail*. The Extraterritorial Jurisdiction (ETJ) was shown to have an additional 643 jobs, with 535 jobs being classified as *Service* and 108 jobs being classified as *Retail*. In addition, the GIS Division calculated the total non-residential building square footages (*i.e. improvements*) relating to all of these employment types at ~14,444,596 SF inside the City's corporate boundaries and Extraterritorial Jurisdiction (ETJ), with ~3,209,401 SF being classified as *Basic*, ~5,374,068 SF being classified as *Service*, and ~5,861,127 SF being classified as *Retail*. The total non-residential square footage of land area 139,424,433.67 (or 3,200.74-acres), with 11,967,581.81 SF being classified as *Basic*, 58,451,896.18 SF being classified as *Service*, and 69,004,955.68 SF being classified as *Retail*.

TEN-YEAR GROWTH PROJECTIONS

GROWTH ASSUMPTIONS

In this planning study, growth is characterized in two (2) forms: 1) Population (*i.e. residential land use*), and 2) Employment (*i.e. non-residential land use*). To calculate a reasonable growth rate for population and employment it was necessary for staff to make a series of assumptions on which to base the ten (10) year growth projections. These assumptions are summarized as follows:

- Future growth identified within this study will conform to the *Future Land Use Plan* depicted in the OURHometown Vision 2040 Comprehensive Plan.
- Infrastructure will continue to be development driven, and the City will continue to be able to finance any other necessary improvements needed to accommodate future growth.
- School facilities will continue to be sufficient to accommodate any increases in population.
- Densities will generally conform to the land classifications and *District Strategies* identified within the OURHometown Vision 2040 Comprehensive Plan, and as depicted on the Future Land Use Map.
- The residential and non-residential carrying capacity for the City or its *build out* will occur simultaneously.

The ten (10) year projections for population are based on the growth rate, which was previously discussed and staff's consideration of past development trends. The ten (10) year projections for employment are based on the overall carrying capacity for non-residential development compared to the current non-residential development in the City. *Tables 1 & 2* detail the ten (10) year projections for households, population and employment for the service areas associated with roadway and water/wastewater impact fees.

POPULATION GROWTH RATE ANALYSIS

The City of Rockwall has experienced steady residential population growth (*see Figure 5*) over the last 18-years and -- *with the City being ~48.29% vacant and taking into account the City's current availability of water and wastewater infrastructure* -- staff anticipates that the population growth will continue to be fairly steady. It should be noted, however, that the City has seen a slight decline in the population growth percentage over the last five (5) years. From 2000 to 2018, the population growth percentage was 5.08%, but when looking at the last five (5) years this number drops to 1.79% (*see Table 3*).

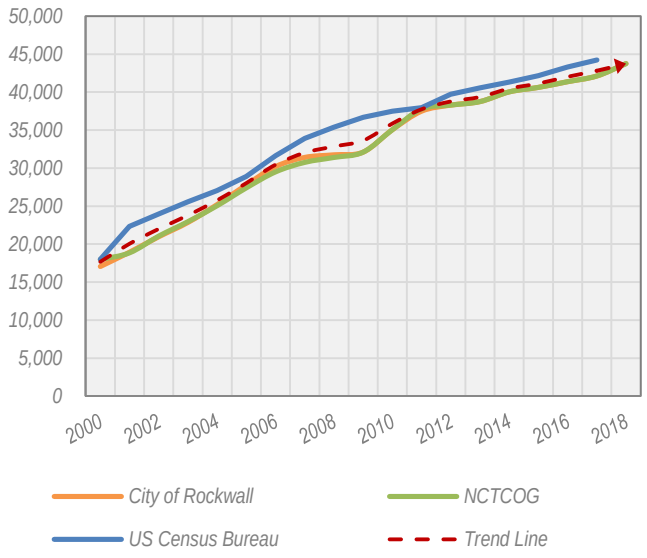
TABLE 1: SUMMARY OF TEN-YEAR GROWTH (ALL ROADWAY SERVICE AREAS)

	2019	2029	Increase
Households	16,690	22,135	32.62%
Population	44,575	59,898	34.38%
Total Employment	24,083	24,771	2.86%
Basic	2,505	2,568	2.51%
Service	12,403	12,768	2.94%
Retail	9,175	9,436	2.84%

TABLE 2: SUMMARY OF TEN-YEAR GROWTH (WATER/WASTE WATER SERVICE AREA)

	2019	2029	Increase
Households	18,390	26,609	44.69%
Population	49,616	73,228	47.59%
Total Employment	24,726	25,735	4.08%
Basic	2,505	2,568	2.51%
Service	12,938	13,527	4.55%
Retail	9,283	9,640	3.85%

FIGURE 5: POPULATION BY AGENCY, 2000-2018



To calculate the ten (10) year population projections, City staff utilized the *Compound Annual Growth Rate (CAGR)* method. CAGR allows for a general assessment of growth when considering periodic increases and decreases in residential

population growths that coincide with changing economic conditions. The formula for CAGR is as follows:

$$CAGR = \left(\frac{x}{y}\right)^{\left(\frac{1}{n}\right)} - 1$$

Where:
CAGR = Compound Annual Growth Rate
x = End Value
y = Beginning Value
n = Number of Years

In 2007, a CAGR of four (4) percent was used to calculate the ten (10) year population projections; however, based on the five (5) year annual growth rate and the number depicted in *Table 3*, staff utilized a more conservative three (3) percent annual growth rate. In assessing the past growth rates, staff used several sources including the North Central Texas Council of Governments (NCTCOG), the U.S. Census Bureau, and the City of Rockwall. Based on a three (3) percent CAGR, the following chart shows the anticipated population growth over the next ten (10) years:

TABLE 4: TEN (10) YEAR POPULATION GROWTH
This table shows the projected ten (10) year population growth at a three (3) percent Compound Annual Growth Rate (CAGR).

Year	Population
2019	44,575
2020	45,907
2021	47,284
2022	48,703
2023	50,164
2024	51,669
2025	53,219
2026	54,815
2027	56,460
2028	58,154
2029	59,898

TABLE 3: CITY OF ROCKWALL GROWTH RATES

Data Source	Growth Rate
2014 – 2017 US Census	*1.70%*
2010 – 2017 US Census	*2.08%*
2000 – 2017 US Census	*5.13%*
2014 – 2018 Single Family Permits	*1.82%*
2010 – 2018 Single Family Permits	*4.80%*
2000 – 2018 Single Family Permits	*-2.93%*
Future Growth Projection	*3.0%*

PROJECTED POPULATION FOR 2029

Utilizing the three (3) percent Compound Annual Growth Rate (CAGR) established in the previous section, staff projects that the population for the City will be 59,898 in 2029 (*see Table 4 and Figure 6*). This estimate does appear to be consistent with trends that have been observed at the county and regional level (*see Figure 7 for a comparison of the City's population growth versus the County's population growth*). Although, the growth rate has slowed over the last five (5) years this is seen as a temporary trend and not a sign indicative of the City's future growth trend.

In determining this population projection, staff observed how this projection would relate to the City's projected building permits, and the additional population added to the City on an annual basis (*see Table 5*). Taking this into consideration, the estimated average annual building permits anticipated over this time period is approximately 522. This represents a decrease of approximately 121 permits annually from the estimates completed in 2014. This estimate -- *while still likely high in some years due to shifts in market demand* -- is a more conservative estimate than what was used in 2014. It should be noted that this estimate takes into consideration the type of development likely to occur in a given area (*i.e. single-family or multi-family*).

FIGURE 6: TEN (10) YEAR POPULATION GROWTH
This chart shows the projected ten (10) year population growth at a three (3) percent Compound Annual Growth Rate (CAGR).

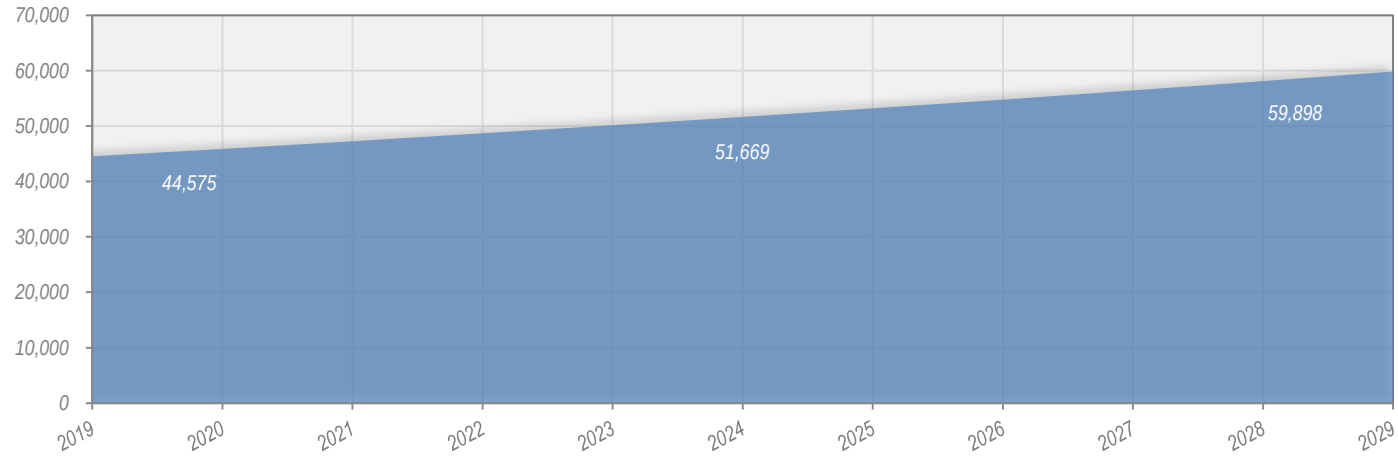
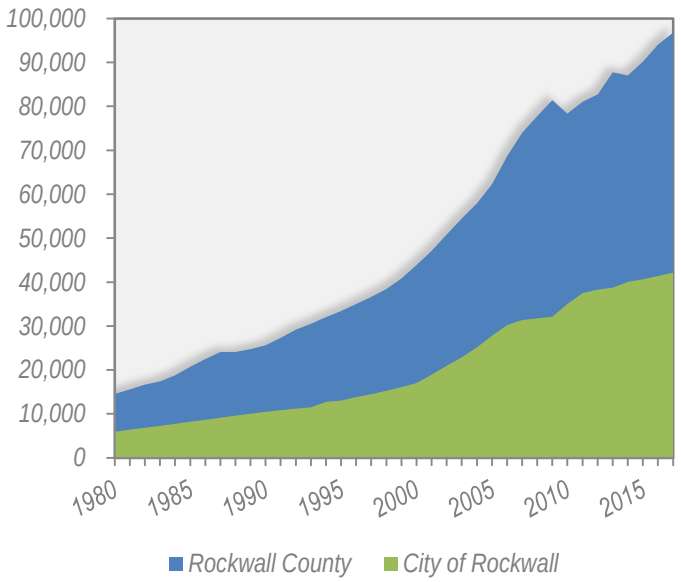


TABLE 5: PROJECTED BUILDING PERMITS

Year	Population	New Residents	New Building Permits
2019	44,575	825	294
2020	45,907	1,332	474
2021	47,284	1,377	490
2022	48,703	1,419	505
2023	50,164	1,461	520
2024	51,669	1,505	536
2025	53,219	1,550	552
2026	54,815	1,597	568
2027	56,460	1,644	585
2028	58,154	1,694	603
2029	59,898	1,745	621
Average Number of Annual Permits:			522



PROJECTED EMPLOYMENT FOR 2029

Employment data for the year 2029 was calculated by taking the information established in the base year analysis -- *which was obtained through the ArcGIS Business Analyst tool* -- and the corresponding ratio of employment to population, and extrapolating this information out to January 1, 2029. These estimates are summarized in Appendix C, *Employment Breakdown by Roadway Service Area*, and Appendix D, *Employment Breakdown by Water/Wastewater Service Area*.

FIGURE 7: CITY POPULATION VS COUNTY POPULATION, 1980-2017

BUILD OUT ANALYSIS

A *Build Out Projection* for a city (also referred to as the city's *Carrying Capacity*) is an estimate of the location and density of all potential development, employment and population that a city can support within its future corporate boundaries.

ESTABLISHING HOUSEHOLDS AND POPULATION AT THE CITY'S BUILD OUT

As part of the newly adopted OURHometown Vision 2040 Comprehensive Plan, City staff calculated the number of households and residents at *Build Out*. In establishing the City's households and population at *Build Out* staff made the following assumptions:

- All vacant or undeveloped land within the City's corporate boundaries will develop with the maximum density permitted for the current zoning per the Unified Development Code (UDC).
- All Agricultural (AG) District property is assumed to be vacant or undeveloped and will develop at the maximum density permitted in accordance to the property's' designation on the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan.
- All property within the Extraterritorial Jurisdiction (ETJ) is assumed to be vacant and will be developed in conformance with the Future Land Use Map at the maximum density permitted by the OURHometown Vision 2040 Comprehensive Plan.
- The City's ETJ is fixed and will not increase in the future.

Taking these assumptions into consideration, staff utilized Geographical Information Systems (GIS) software to calculate all the undeveloped land within the city's corporate boundaries, including the ETJ. Once calculated the acreages were broken down by land use and multiplied by the maximum density permitted for each of the land uses as established within the Unified Development Code (UDC) and the Comprehensive Plan. These totals were then multiplied by the average people per household [*i.e. 2.81 per the US Census Bureau*] to establish the unadjusted population at *Build Out*. Staff then reviewed the projected densities coupled with current land use patterns, and adjusted the numbers to account for known or anticipated development activity. Based on the final *Build Out* population (*i.e. 149,525*), staff projected the population forward using the previously established three (3) percent Compound Annual Growth Rate (CAGR) [*see the Ten-Year Growth Assumptions section*] until the build out population was reached (*see Table 6*). This established a build out year of 2060. The following formula lays out the methodology used to calculate these numbers:

TABLE 6: PROJECTED POPULATION @ 3% COMPOUND ANNUAL GROWTH (CAGR)

Year	Population	New Residents
2018	43,750	1,630
2019	44,570	820
2020	45,907	1,337
2021	47,284	1,377
2022	48,703	1,419
2023	50,164	1,461
2024	51,669	1,505
2025	53,219	1,550
2026	54,815	1,597
2027	56,460	1,644
2028	58,154	1,694
2029	59,898	1,745
2030	61,695	1,797
2031	63,546	1,851
2032	65,453	1,906
2033	67,416	1,964
2034	69,439	2,022
2035	71,522	2,083
2036	73,667	2,146
2037	75,877	2,210
2038	78,154	2,276
2039	80,498	2,345
2040	82,913	2,415
2041	85,401	2,487
2042	87,963	2,562
2043	90,602	2,639
2044	93,320	2,718
2045	96,119	2,800
2046	99,003	2,884
2047	101,973	2,970
2048	105,032	3,059
2049	108,183	3,151
2050	111,429	3,245
2051	114,771	3,343
2052	118,215	3,443
2053	121,761	3,546
2054	125,414	3,653
2055	129,176	3,762
2056	133,052	3,875
2057	137,043	3,992
2058	141,154	4,111
2059	145,389	4,235
2060	149,751	*BO:* 149,525

$$BO = P + CP + EP$$

$$CP = (\sum[(LU_1 xD_1) \dots (LU_x\, xD_x)]\,) x\ AHS$$

$$EP = (LDR\ x\ 2.5) + (MDR\ x\ 3.5) + (HDR\ x\ 5)$$

Where:

BO = Build Out Population
P = Population as of January 1, 2019
CP = Population of Vacant or Undeveloped Land in the City Limits
EP = Population of Vacant or Undeveloped Land in the ETJ
LU = Vacant Available Land Inside the City Limits for a Land Use
D = Maximum Density Permitted for a Land Use per UDC
AHS = Average Household Size [2.81185 per US Census Bureau]
LDR = Low Density Residential Acreage Available in ETJ
MDR = Medium Density Residential Acreage Available in ETJ
HDR = High Density Residential Acreage Available in ETJ

ESTABLISHING EMPLOYMENT AT THE CITY'S BUILD OUT

To calculate employment at *Build Out*, staff utilized the employment numbers calculated with the base year analysis, and -- *based on the estimated current year population* -- calculated ratios between employment and population for the City and its Extraterritorial Jurisdiction (ETJ). These ratios were then used to extrapolate the number of employees for basic, service and retail sectors for the ten (10) year and build out projections.

SUMMARY

The following is a summary of staff's findings when preparing the *Land Use Assumption Report* in preparation for the update of the Roadway, Water and Wastewater Impact Fees for 2019:

- The average annual growth rate as calculated by staff is three (3) percent. This growth rate was established based on data from the US Census, North Texas Council of Governments (NCTCOG), the City and County of Rockwall. Using this growth rate staff projected the following population numbers:
  - The population of the City of Rockwall as of January 1, 2019 was 44,691. This is expected to increase by 25.39% in the next ten (10) years to an estimated 59,898 by January 1, 2029.
  - The population for the City of Rockwall and its Extraterritorial Jurisdiction (ETJ) as of January 1, 2019 was 49,743. This is expected to increase by 32.07% in the next ten (10) years to an estimated 73,228 by January 1, 2029.
- The estimated employment for the City of Rockwall as of January 1, 2019 was 24,083 jobs, with another 1,286 jobs existing within its Extraterritorial Jurisdiction (ETJ). Staff estimates this number to climb to 32,366 jobs within the current city limits, and another 1,698 jobs within the current Extraterritorial Jurisdiction (ETJ) by January 1, 2029.
- Staff has established that there are currently 8,204.17 undeveloped acres of land within the city limits. This represents ~48.29% of the current land in the City. Additionally, the City of Rockwall has access to another 14,083.24-acres of land within its current Extraterritorial Jurisdiction (ETJ). Approximately 75.11% (10,577.67-acres) of the land within this area is vacant.
- According to staff's estimate, the City of Rockwall is expected to be built out in the year 2060, with a total population of 149,525.

APPENDIX A: SUMMARY OF ROADWAY SERVICE AREAS

SERVICE AREA 1

	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
DISTRICTS	HU	POP	EMP	HU	POP	EMP	HU	POP	EMP
Central District	216	455	2,332	427	899	3,134	816	1,714	4,331
Downtown District	971	2,332	3,105	1,056	2,519	4,173	1,060	2,531	5,767
IH-30 Corridor District	-	-	2,825	-	-	3,797	-	-	5,247
North Lakeshore District	3,884	11,081	944	4,318	12,324	1,269	4,326	12,350	1,753
Northern Estates District	3	9	4	12	34	5	184	513	7
Northwest Residential District	1,422	3,974	667	2,291	6,401	896	2,324	6,493	1,239
Scenic District	1,084	2,280	1,161	1,217	2,559	1,560	1,248	2,624	2,156
South Lakeshore District	1,578	3,317	968	1,578	3,317	1,301	1,595	3,352	1,798
	9,158	23,448	12,006	10,898	28,053	16,135	11,553	29,577	22,298

SERVICE AREA 2

	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
DISTRICTS	HU	POP	EMP	HU	POP	EMP	HU	POP	EMP
IH-30 Corridor District	1	3	205	-	-	276	-	-	381
South Central Estates District	37	112	122	148	448	164	2,504	7,611	227
South Central Residential District	795	2,417	-	1,487	4,522	-	2,399	7,293	-
Technology District	47	100	824	162	367	1,107	1,748	4,760	1,530
	880	2,632	1,151	1,797	5,336	1,547	6,651	19,664	2,138

SERVICE AREA 3

	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
DISTRICTS	HU	POP	EMP	HU	POP	EMP	HU	POP	EMP
Harbor District	552	1,255	2,766	1,040	2,364	3,717	1,713	3,893	5,137
IH-30 Corridor District	-	-	2,613	-	-	3,512	-	-	4,853
Marina District	1,423	3,441	630	1,525	3,702	847	1,537	3,734	1,170
Medical District	-	-	1,897	-	-	2,549	-	-	3,523
South Central Residential District	1,089	3,310	371	1,089	3,310	499	1,089	3,310	689
Southwest Residential District	2,257	7,260	1,900	3,695	11,847	2,553	3,943	12,509	3,529
Technology District	615	1,292	63	618	1,298	85	658	1,383	117
	5,936	16,558	10,240	7,966	22,520	13,762	8,940	24,829	19,018

SERVICE AREA 4

	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
DISTRICTS	HU	POP	EMP	HU	POP	EMP	HU	POP	EMP
Central District	92	193	167	182	382	224	349	735	310
IH-30 Corridor District	-	-	71	-	-	95	-	-	132
Northeast Residential	361	1,009	438	762	2,129	589	1,786	4,988	813
Northern Estates District	263	735	10	529	1,478	13	1,066	2,984	19
	716	1,937	686	1,473	3,990	922	3,201	8,707	1,274

GRAND TOTAL	16,690	44,575	24,083	22,135	59,898	32,366	30,345	82,777	44,728

APPENDIX B: SUMMARY OF WATER/WASTEWATER SERVICE AREA

	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
DISTRICTS	HU	POP	EMP	HU	POP	EMP	HU	POP	EMP
Central District	308	648	2,499	609	1,281	3,358	1,165	2,449	4,641
Downtown District	971	2,332	3,105	1,056	2,519	4,173	1,060	2,531	5,767
Employment District	314	971	880	532	1,645	1,162	630	1,952	5,538
Far North Estates District	230	674	96	676	1,980	127	4,426	12,950	-
Harbor District	552	1,255	2,766	1,040	2,364	3,717	1,713	3,893	5,741
IH-30 Corridor District	1	3	5,714	-	-	7,679	-	-	10,612
Innovation District	268	822	66	794	2,438	87	5,323	16,407	415
Marina District	1,423	3,441	630	1,525	3,701	847	1,537	3,734	1,170
Medical District	-	-	1,897	-	-	2,549	-	-	3,523
North Lakeshore District	3,884	11,081	944	4,317	12,324	1,269	4,326	12,350	1,753
Northeast Residential District	629	1,758	438	1,244	3,476	589	2,384	6,658	813
Northern Estates District	512	1,439	14	1,090	3,065	19	2,626	7,390	26
Northwest Residential District	1,422	3,974	667	2,291	6,401	896	2,324	6,493	1,239
Scenic District	1,084	2,280	1,161	1,217	2,558	1,560	1,248	2,624	2,156
South Lakeshore District	1,578	3,317	968	1,578	3,317	1,301	1,595	3,352	1,798
South Central Residential District	1,970	5,987	371	3,265	9,923	499	3,618	10,998	689
South Central Estates District	315	956	366	824	2,502	486	3,760	11,428	1,762
Southwest Residential District	2,267	7,286	1,900	3,772	12,068	2,553	4,229	13,344	3,529
Technology District	662	1,392	887	780	1,665	1,192	2,406	6,143	1,647
Southeast Estates District	-	-	-	-	-	-	8,168	24,829	441
	18,390	49,616	25,369	26,609	73,228	34,064	52,538	149,525	53,262

APPENDIX C: EMPLOYMENT BREAKDOWN BY ROADWAY SERVICE AREAS

SERVICE AREA 1

	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
DISTRICTS	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL
Central District	973	633	726	1,308	851	976	1,807	1,176	1,348
Downtown District	608	1,104	1,393	817	1,484	1,872	1,129	2,050	2,587
IH-30 Corridor District	599	916	1,310	805	1,231	1,761	1,112	1,701	2,433
North Lakeshore District	-	608	336	-	817	452	-	1,129	624
Northern Estates District	-	4	-	-	5	-	-	7	-
Northwest Residential District	-	531	136	-	714	183	-	986	253
Scenic District	-	650	511	-	874	687	-	1,207	949
South Lakeshore District	-	572	396	-	769	532	-	1,062	735
	2,180	5,018	4,808	2,930	6,744	6,462	4,049	9,320	8,930

SERVICE AREA 2

	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
DISTRICTS	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL
IH-30 Corridor District	-	-	205	-	-	276	-	-	381
South Central Estates District	-	94	28	-	126	38	-	175	52
South Central Residential District	-	-	-	-	-	-	-	-	-
Technology District	298	283	243	400	380	327	553	526	451
	298	377	476	400	507	640	553	700	884

SERVICE AREA 3

	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
DISTRICTS	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL
Harbor District	27	2,456	283	36	3,301	380	50	4,561	526
IH-30 Corridor District	-	845	1,768	-	1,136	2,376	-	1,569	3,284
Marina District	-	267	363	-	359	488	-	496	674
Medical District	-	1,651	246	-	2,219	331	-	3,066	457
South Central Residential District	-	331	40	-	445	54	-	615	74
Southwest Residential District	-	924	976	-	1,242	1,312	-	1,716	1,813
Technology District	-	44	19	-	59	26	-	82	35
	27	6,518	3,695	36	8,760	4,966	50	12,105	6,862

SERVICE AREA 4

	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
DISTRICTS	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL
Central District	-	167	-	-	224	-	-	310	-
IH-30 Corridor District	-	-	71	-	-	95	-	-	132
Northeast Residential	-	313	125	-	421	168	-	581	232
Northern Estates District	-	10	-	-	13	-	-	19	-
	-	490	196	-	659	263	-	910	364

GRAND TOTAL	2,505	12,403	9,175	3,367	16,669	12,330	4,652	23,035	17,040

APPENDIX D: EMPLOYMENT BREAKDOWN BY WATER/WASTEWATER SERVICE AREA

	ESTIMATES (JANUARY 1, 2019)			ESTIMATES (JANUARY 1, 2029)			BUILD OUT (2060)		
DISTRICTS	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL
Central District	973	800	726	1,308	1,075	976	1,807	1,486	1,348
Downtown District	608	1,104	1,393	817	1,484	1,872	1,129	2,050	2,587
Employment District	-	742	138	-	980	182	-	4,670	869
Far North Estates District	-	86	10	-	114	13	-	-	-
Harbor District	27	2,456	283	36	3,301	380	50	5,103	589
IH-30 Corridor District	599	1,761	3,354	805	2,367	4,507	1,112	3,271	6,229
Innovation District	-	54	12	-	71	16	-	340	76
Marina District	-	267	363	-	359	488	-	496	674
Medical District	-	1,651	246	-	2,219	331	-	3,066	457
North Lakeshore District	-	608	336	-	817	452	-	1,129	624
Northeast Residential District	-	313	125	-	421	168	-	581	232
Northern Estates District	-	14	-	-	19	-	-	26	-
Northwest Residential District	-	531	136	-	714	183	-	986	253
Scenic District	-	650	511	-	874	687	-	1,207	949
South Lakeshore District	-	572	396	-	769	532	-	1,062	735
South Central Residential District	-	331	40	-	445	54	-	615	74
South Central Estates District	-	282	84	-	375	112	-	1,358	404
Southwest Residential District	-	924	976	-	1,242	1,312	-	1,716	1,813
Technology District	298	327	262	400	439	352	553	607	487
Southeast Estates District	-	-	-	-	-	-	-	189	252
	2,505	13,473	9,391	3,367	18,082	12,616	4,652	29,958	18,651



FREESE AND NICHOLS

May 28, 2019

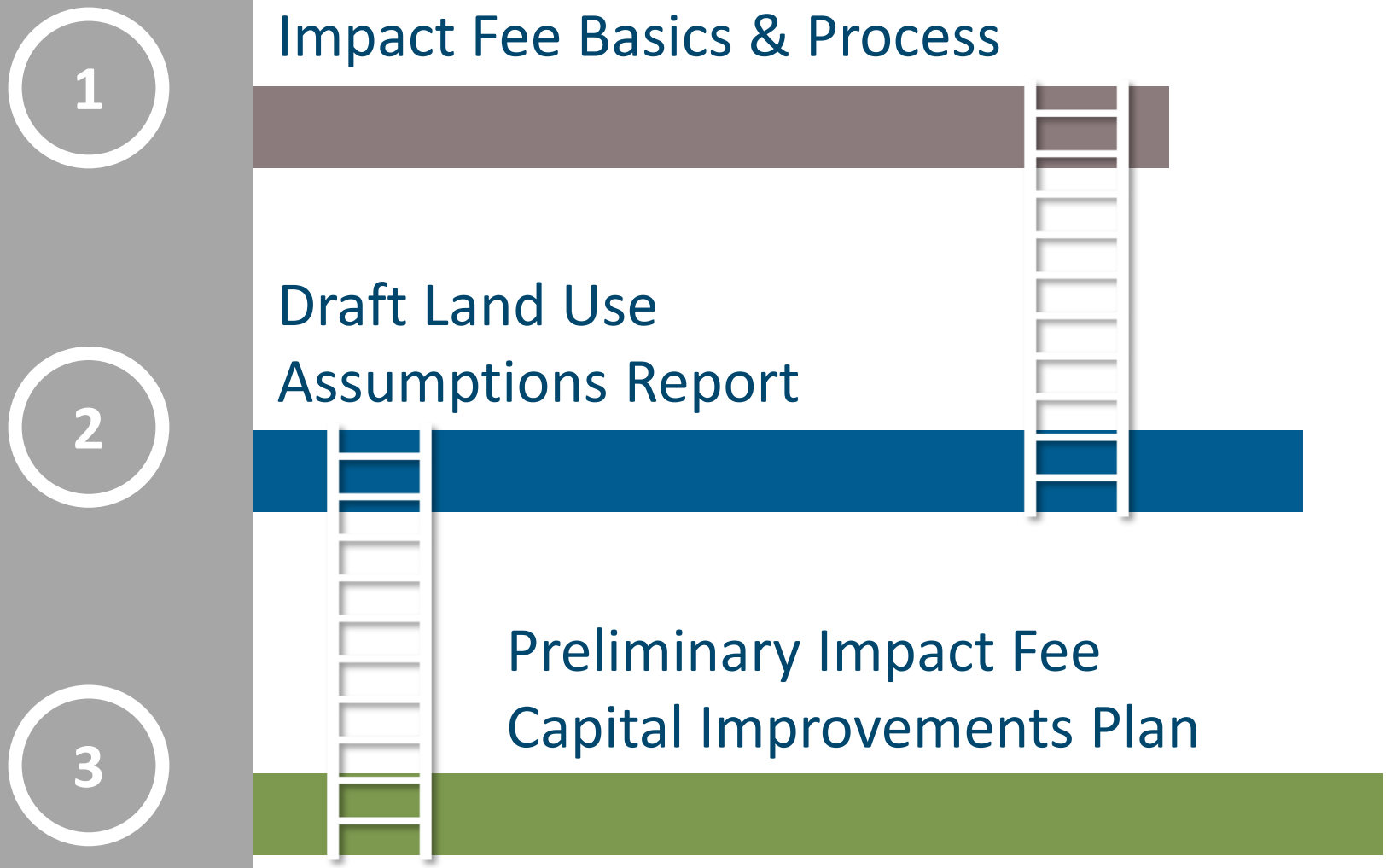


Capital Improvements Advisory Committee (CIAC)

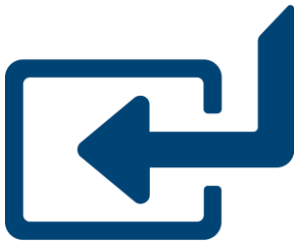
Impact Fee Basics, Land Use Assumptions, and Preliminary CIP

Roadway Impact Fee Study Update

Agenda

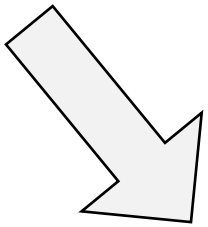

1
Impact Fee Basics & Process
2
Draft Land Use
Assumptions Report
3
Preliminary Impact Fee
Capital Improvements Plan

Role as CIAC Member



Provide Comment:

- Land Use Assumptions
- Impact Fee Capital Improvements Plan (CIP)





Recommendation:

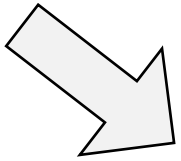
Collection Rate to City Council

What are Impact Fees?

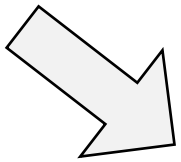
One-time charge assessed to new development for a ***portion of costs*** related to specific capital improvements

- New planned facilities
- Recoupment of built roads













Systematic, structured approach to assessment of fees

Basis of Impact Fees?



New development should pay for the cost of public infrastructure required to serve it.

"Growth Paying for Growth"

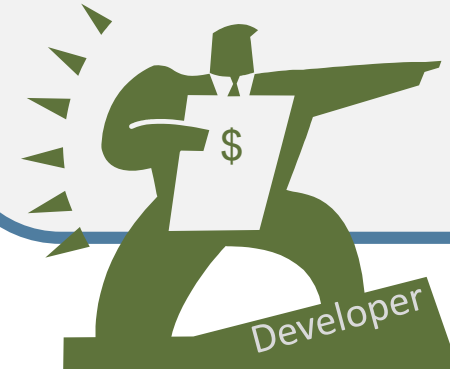
- State Law: Chapter 395 Texas LGC
- Specific requirements for program administration and fee calculation
- Update required every five years
- Fee proportional to development's impact on system



WHO PAYS FOR GROWTH?

IMPACT FEES

New development shares in part of this responsibility





NO IMPACT FEES

Existing and future tax payers build all capital facilities



Legislative Basis

CHAPTER 395, TEXAS LOCAL GOVERNMENT CODE

- Precise methodology prescribed
- Adoption procedures
- Administrative rules of the program





- Initiated in 1987, sponsored by Texas Homebuilders
- Last updated in 2001

Impact Fee Considerations

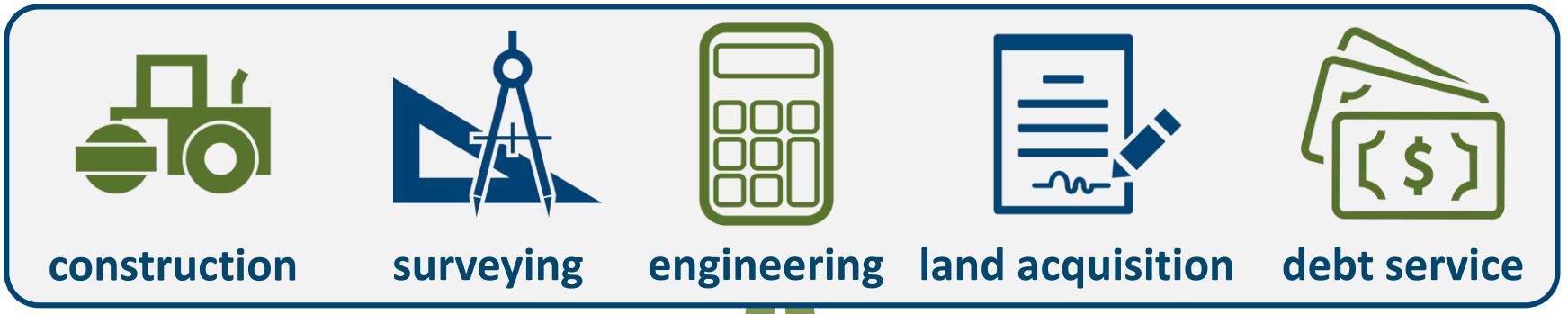
ADVANTAGES

- ✓ Allowable by state law; alleviates burden of new facilities on existing tax payers.
- ✓ Allows for **implementation of key system improvements** over piece-meal approach.
- ✓ Allows recoupment of projects already constructed which contains oversized or excess capacity.
- ✓ **Fairly charges based on system impacts.**
- ✓ Provides **up front knowledge of the exact fee** to be imposed.
- ✓ Allows for pooling of funds.
- ✓ Allows for developer credits.
- ✓ **Establishes rough proportionality**.

DISADVANTAGES

- × City may likely have to front the cost of improvements and collect fees as development occurs.
- × Slower economic times means cost recovery may be slow and is dependent on new development.
- × Fees can only be applied to projects within city limits.
- × System update every five years.
- × Administrative requirements may be burdensome to some cities.
- × Increases the cost of development which can affect economic development strategies.

What can Impact Fees Pay for?

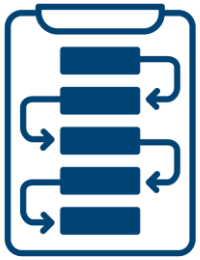




Water supply, treatment, and distribution facilities



roadway facilities



included in the specific
Impact Fee
Capital Improvement Plan

Impact fees can also pay for required system updates

What do Impact Fees NOT Pay for?

- Projects not included in the Impact Fee CIP
- Repair, operation, or maintenance of existing or new facilities
- Upgrades to serve existing development
- Administrative and operating costs of the impact fee program
- Debt service for projects that are not included in the Impact Fee CIP



Types of Impact Fees

ROADWAY

- Based on size of development, service area, and type of development
- Collected at time of building permit





WATER & WASTEWATER

- Based on meter size
- Collected at time of connection to system
- Collected and applied citywide

Both types of fees are calculated based on Service Units – units of development brought online

Fee Collection Process

1. **Final plat** submitted for review
2. Fee calculated and **assessed** upon final plat approval
3. Fee **collected** at time of building permit issuance
4. Fees used to **implement projects** in the Impact Fee Capital Improvement Plan



Fees are imposed on:

- New development
- Expansion
- Change in use to higher intensity development

Key Policy Issues

- What rate to charge, if less than the maximum to offset other City objectives
- Credit the CIP 50% or conduct a credit analysis
- Contents of Capital Improvements Plan
- Application of Fee
  - Percent of maximum (i.e., 25% of max)
  - Across the Board fee ($1,500 SF everywhere)
  - Residential vs. Non-Residential Uses
  - Incremental Increase over Time
- Exemptions
  - Public Schools and Public Housing
  - Other land uses as defined by policy



Program Update Process

CIAC COORDINATION

1. Update Land Use Assumptions
2. Update Capital Improvement Plan
3. Conduct Impact Fee Calculations/ Prepare Technical Report
4. Public Hearing and Council Consideration
5. Adopt Updated Impact Fee Ordinance

Technical Components

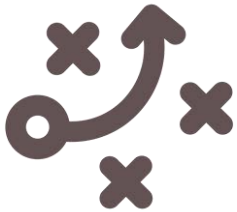
- Defined **Service Areas** and **Service Units**



- **Land use and demographic** projections for the next 10 years



- An **Impact Fee Capital Improvement Plan** – a list of all facilities that will need to be built or expanded due to new development



- **Cost per Service Unit Calculations** and fee schedules based on these criteria



- Program must be adopted by **ordinance**



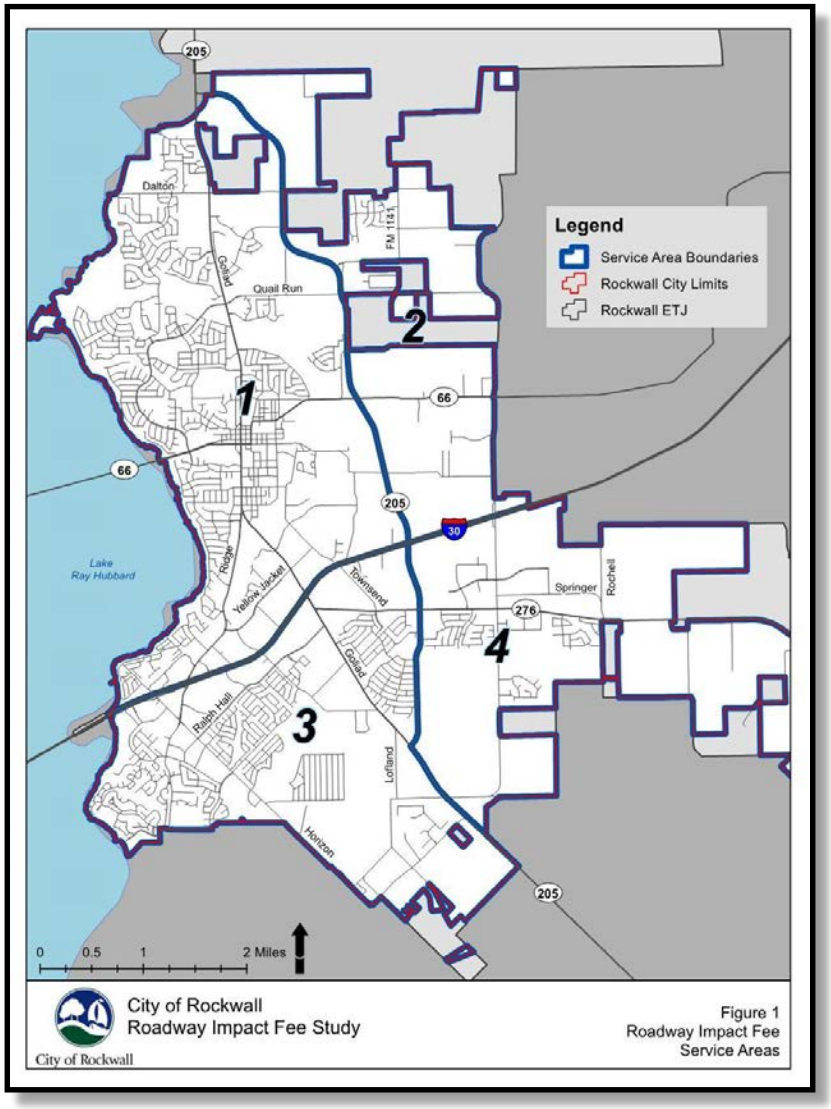
Service Areas

ROADWAY

- Defines area to be served by CIP
- Confined to city limits; 6-miles
- 4 established areas
- Fees must be spent in the service area where collected

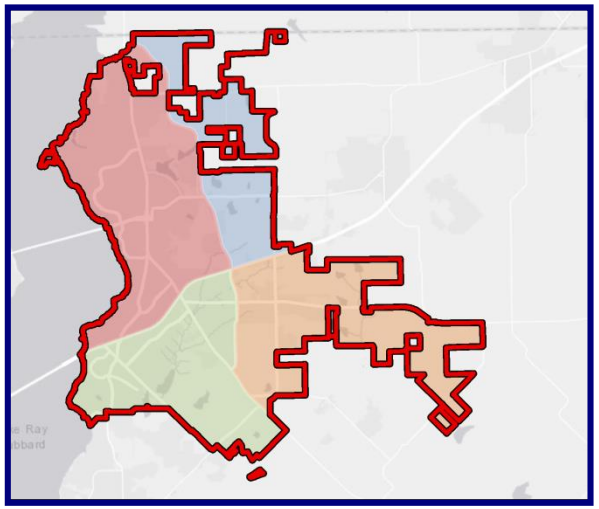
WATER & WASTEWATER

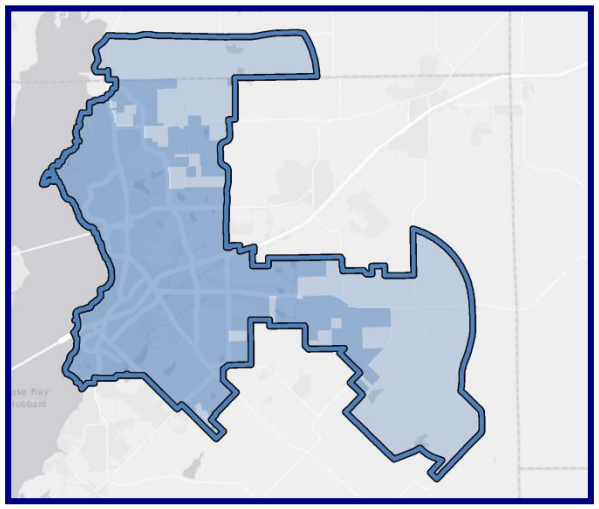
- One service area: Citywide
- Fees collected may be spent anywhere in the service area

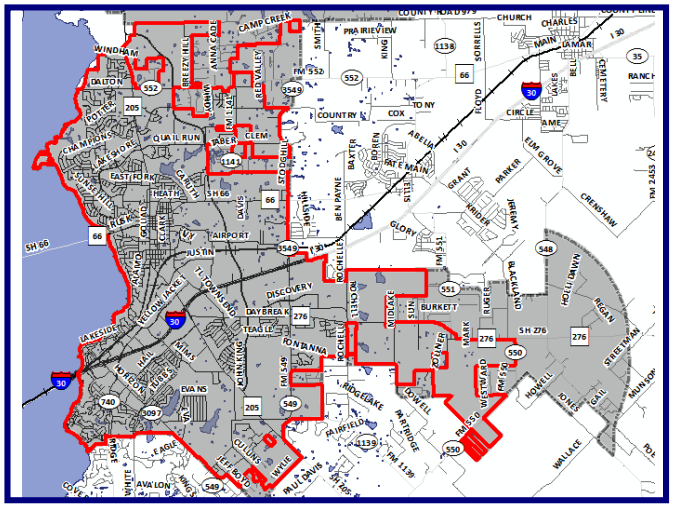


Service Areas for Land Use Assumptions

- **Roadway (city limits)**
- **Water (CCN boundary)**
- **Wastewater (ETJ boundary)**

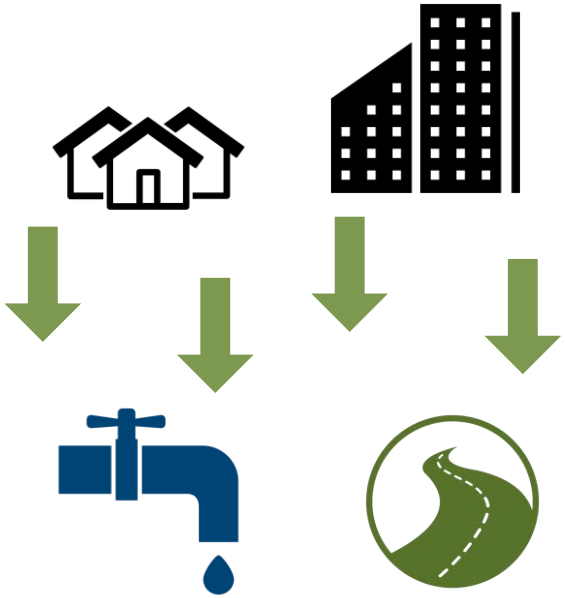






Service Units

Service Units are standardized measurements of the demands placed on water and roadway facilities by a new development





Roadway service units = vehicle-miles traveled (VMT) that the development will generate during evening peak hour travel



Water/Wastewater service units = capacity of the water meter installed at the development

Service Units – Vehicle Mile

- Establishes a relationship between supply (roadway projects) and demand
- Vehicle-Mile during PM peak hour used as service unit
  - **Supply = Vehicle Capacity x Length**

    Roadway Projects

    Capacity x Length

    Supply = 700 vehicles/hour/lane x 4 lanes x 2 miles

    Supply = 5,600 vehicle-miles supplied in peak hour

  - **Demand = Trips Activity x Trip Length**

    Roadway Projects: Existing Utilization

    Demand = 793 vehicles x 1.12 miles

    Demand = 888 vehicle-miles in peak hour

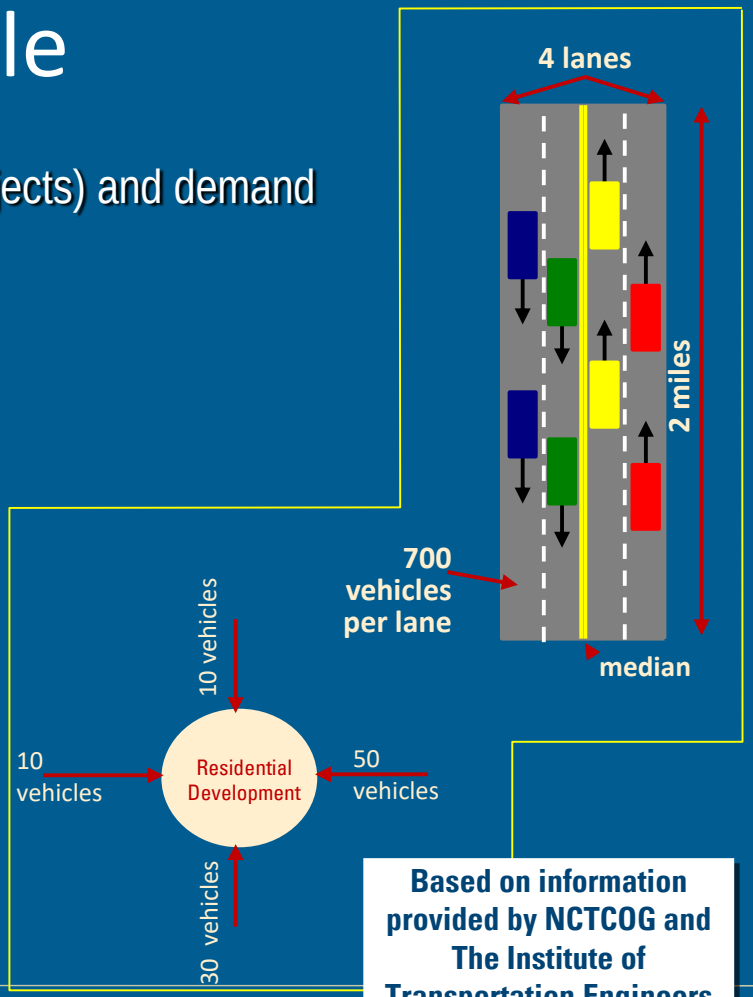
    New Development

    Example: 100 unit residential development

    Demand = 100 vehicles x 3 miles

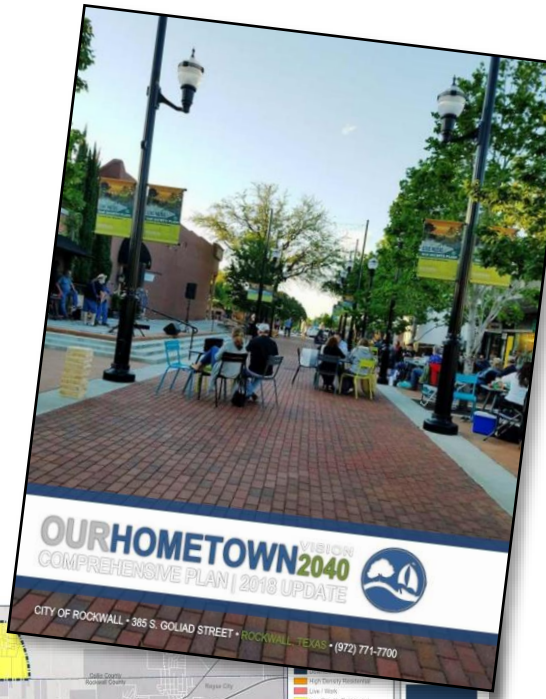
    Demand = 300 vehicle-miles in the PM peak hour

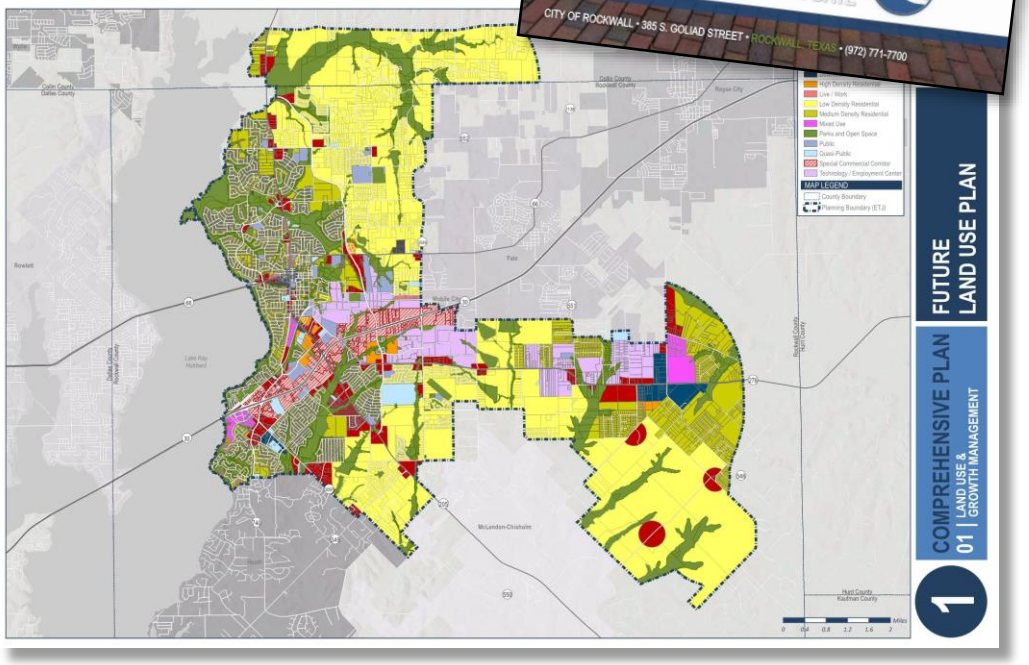
- Traffic counts conducted at 25 locations throughout city



Land Use Assumptions

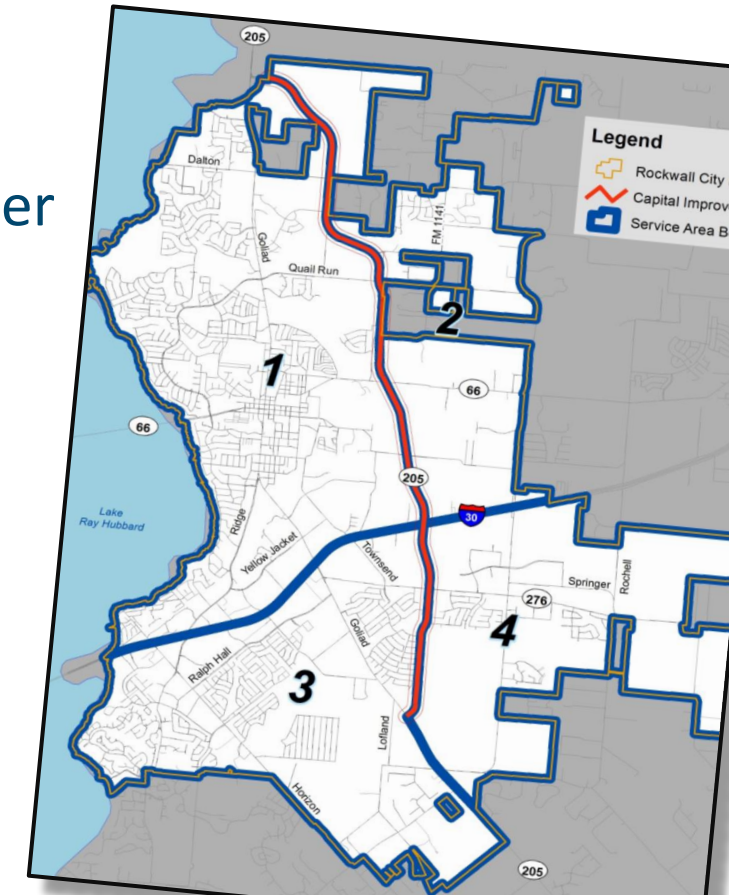
- 10-year growth projections
- Based on community growth
  - Res. Growth: Added Dwelling Units
  - Basic, Service, Retail Employment
- Calculate Growth using Land Use Equivalency Table
- Prepared by Service Area
- Basis for CIP Development





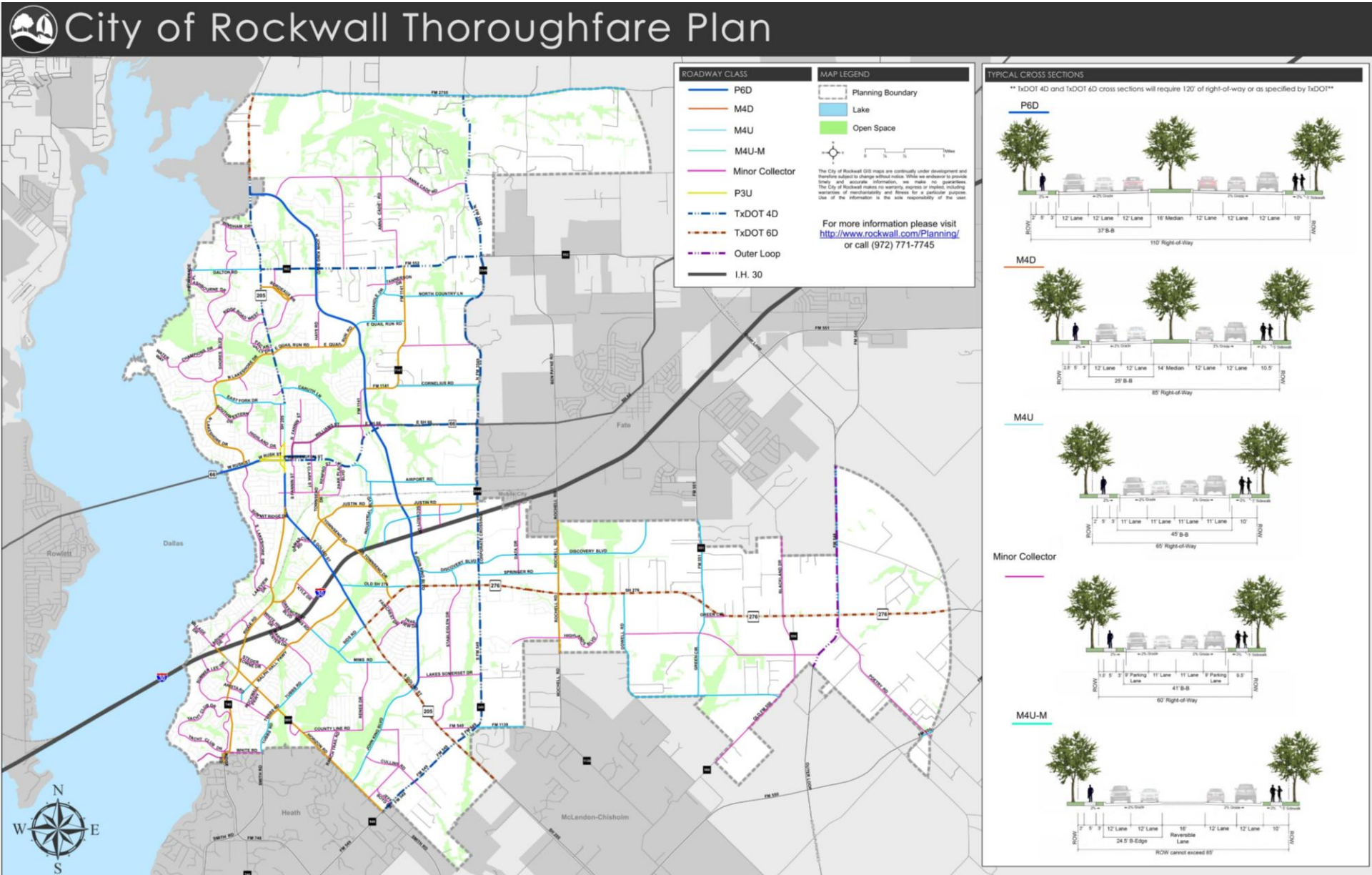
Capital Improvement Plan

- Impact fee CIP different from traditional CIP
- Projects eligible include *arterial* and *collector* roads on thoroughfare plan
- May include completed projects with excess capacity, projects under construction, and future projects
- State routes (City $) eligible



ROADWAY

Impact Fee Eligible Projects

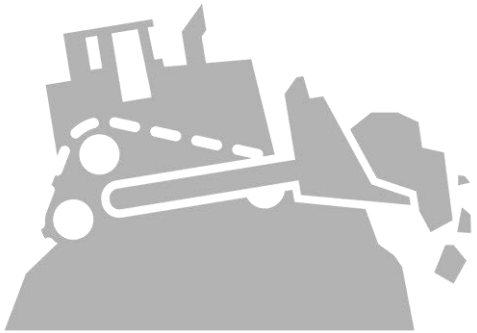


Cost Considerations

City's Portion of Cost



- New Projects
  - Construction
  - Engineering/Survey/Testing
  - ROW Acquisition
  - Finance/debt service
- Recoupment Projects
  - Actual costs



Study Update Costs



****CIP Cost Credited for Ad Valorem****

Impact Fee Analysis



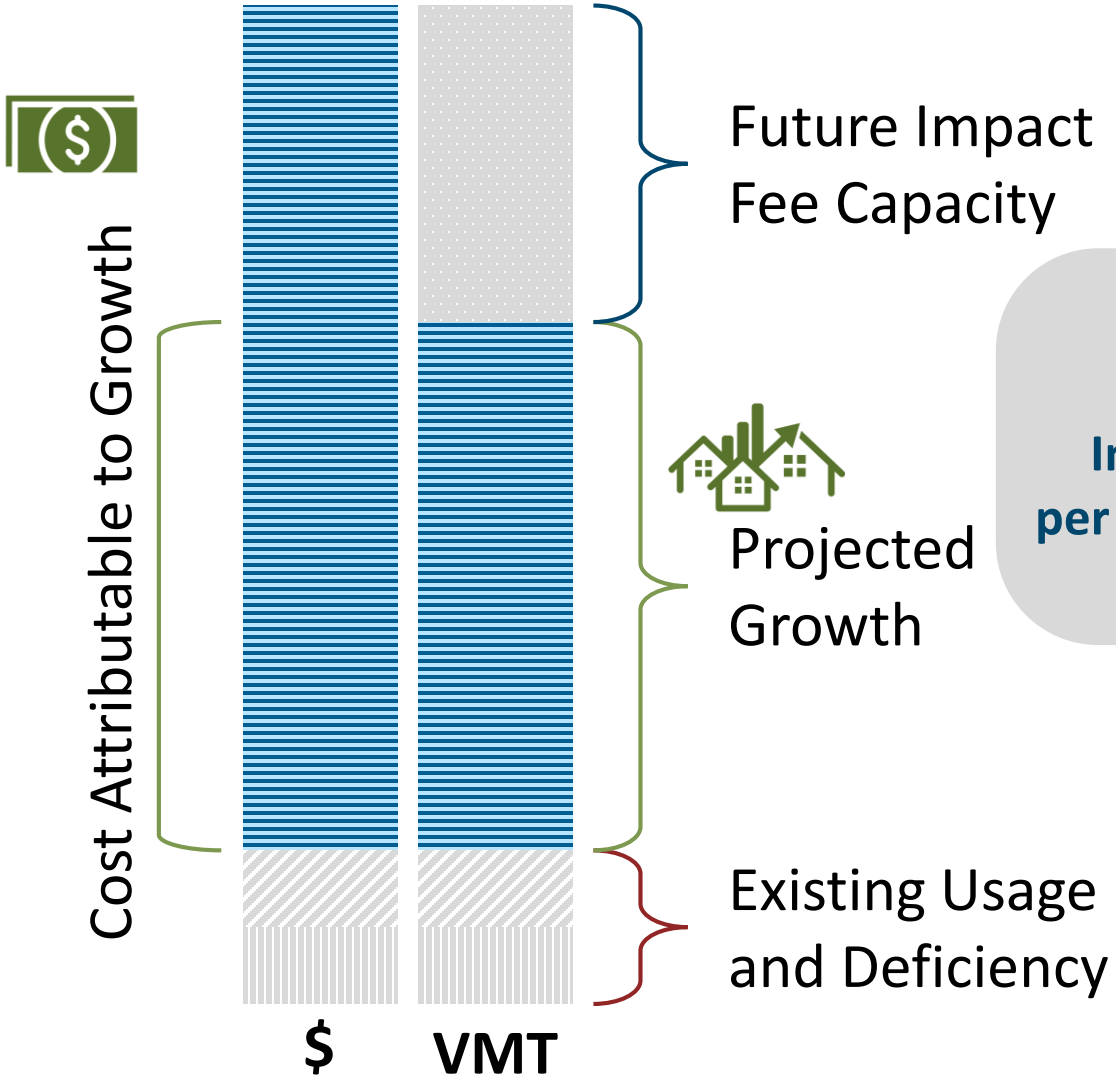
$$\text{Impact Fee per Service Unit} = \frac{\text{Credited CIP Cost}}{\text{Projected Growth}}$$





- Calculated by Service Area
- Collection rate can be less than maximum by policy

Cost per Service Unit Calculation



Impact Fee per Service Unit = **Credited Cost Attributable to Growth** / **Projected Growth**

Cost per Service Unit Assessment vs. Collection

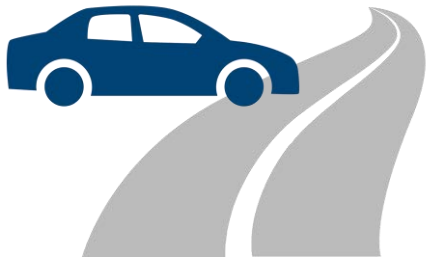
- Study = Technical derivation of fee; maximum allowable that can be *assessed*
  - 50% of max
- Policy direction as to what will be *collected*
  - Currently 5-50%

Service Area	Actual Cost per Service Unit	Cost per Service Unit (50% Credit)	2013 Collection Rate	Percent of Maximum
1	$1,278	$639	$256	20%
2	$5,058	$2,529	$256	5%
3	$240	$120	$120	50%
4	$738	$369	$256	35%

Land Use Equivalency Table

Residential
Office
Commercial
Industrial
Institutional

- Service Unit Generation of specific land use types
- Categorized by major land use type
  - 5 major land use classes; specific land uses within each class
- Trip Generation
  - Institute of Transportation Engineers or local rates, if available
  - PM Peak Hour by typical development size
    (i.e., Residential = D.U.; Office, Retail, Industrial = 1000 GFA)
  - Adjusted for pass-by and diverted trips
- Trip Length
  - Based on traffic modeling statistics and available data
  - Adjusted to account ½ of trip



Land Use Equivalency Table

Rockwall Land Use/Vehicle Mile Equivalency Table

CATEGORY	LAND USE	DEVELOPMENT UNITS (X)	TRIP RATE	LOCAL TRIP LENGTH (mi.)	TOTAL SERVICE UNITS (VEH-MI / DEV UNIT)
RESIDENTIAL					
	SINGLE-FAMILY DETACHED	D.U.	1.01	3.15	3.18
	APARTMENT/TOWNHOUSE	D.U.	0.57	3.15	1.80
	RETIREMENT COMMUNITY	D.U.	0.29	2.27	0.66
	INDEPENDENT SR. LIVING FACILITY	D.U.	0.26	2.27	0.59
OFFICE					
	GENERAL OFFICE BLDG	1000 GFA	1.49	3.41	5.08
	CORPORATE HEADQUARTERS BLDG	1000 GFA	1.40	3.41	4.77
	MEDICAL-DENTAL OFFICE BLDG	1000 GFA	3.55	2.72	9.66
	U.S. POST OFFICE	1000 GFA	3.26	2.26	7.37
	BUSINESS PARK	1000 GFA	1.29	3.41	4.40
	RESEARCH AND DEVELOPMENT CENTER	1000 GFA	1.02	3.41	3.47
COMMERCIAL					
	RETAIL/SHOPPING CENTER	1000 GLA	2.25	1.16	2.62
	QUALITY RESTAURANT	1000 GFA	3.15	1.06	3.33
	FAST FOOD RESTAURANT WITH DRIVE-THROUGH	1000 GFA	10.34	1.00	10.31
	HIGH TURNOVER RESTAURANT	1000 GFA	4.37	1.10	4.79
	GAS STATION w/CONVENIENCE MARKET	1000 GFA	11.85	0.50	5.93
	CONVENIENCE MARKET WITH GASOLINE PUMPS	1000 GFA	7.27	0.50	3.64
	GROCERY/SUPERMARKET	1000 GFA	4.08	0.52	2.13
	DISCOUNT CLUB	1000 GFA	2.02	1.12	2.27
	AUTO SALES	1000 GFA	1.58	1.26	2.00
	VIDEO RENTAL STORE	1000 GFA	3.67	0.81	2.97
	BANK	1000 GFA	12.35	0.74	9.17
	PHARMACY/DRUGSTORE WITH DRIVE-THROUGH	1000 GFA	3.28	0.55	1.79

Calculating an Impact Fee

ROADWAYS - A Two Step Process:

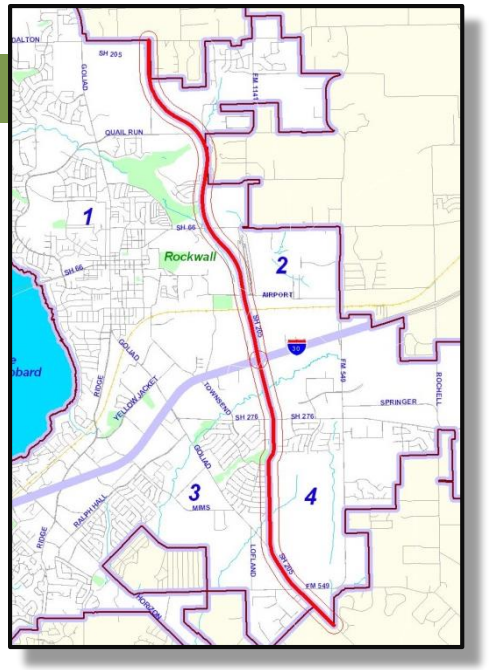
Step 1: **Determine number of service units (vehicle-miles) generated by the development using the equivalency table.**

No. of Development Units	x	Vehicle-miles per development unit	=	Development's Vehicle-miles

Step 2: **Calculate the impact fee based on the fee per service unit for the roadway service area where the development is located.**

Development's Vehicle-miles	x	Cost per Vehicle-mile	=	Impact Fee due from Development

Calculating an Impact Fee



***Example**: Development located in Rockwall with a collection rate of $256 per vehicle-mile.*

1 Single-Family Home

1 dwelling unit x 3.18 veh-miles/dwelling unit = 3.18 veh-miles

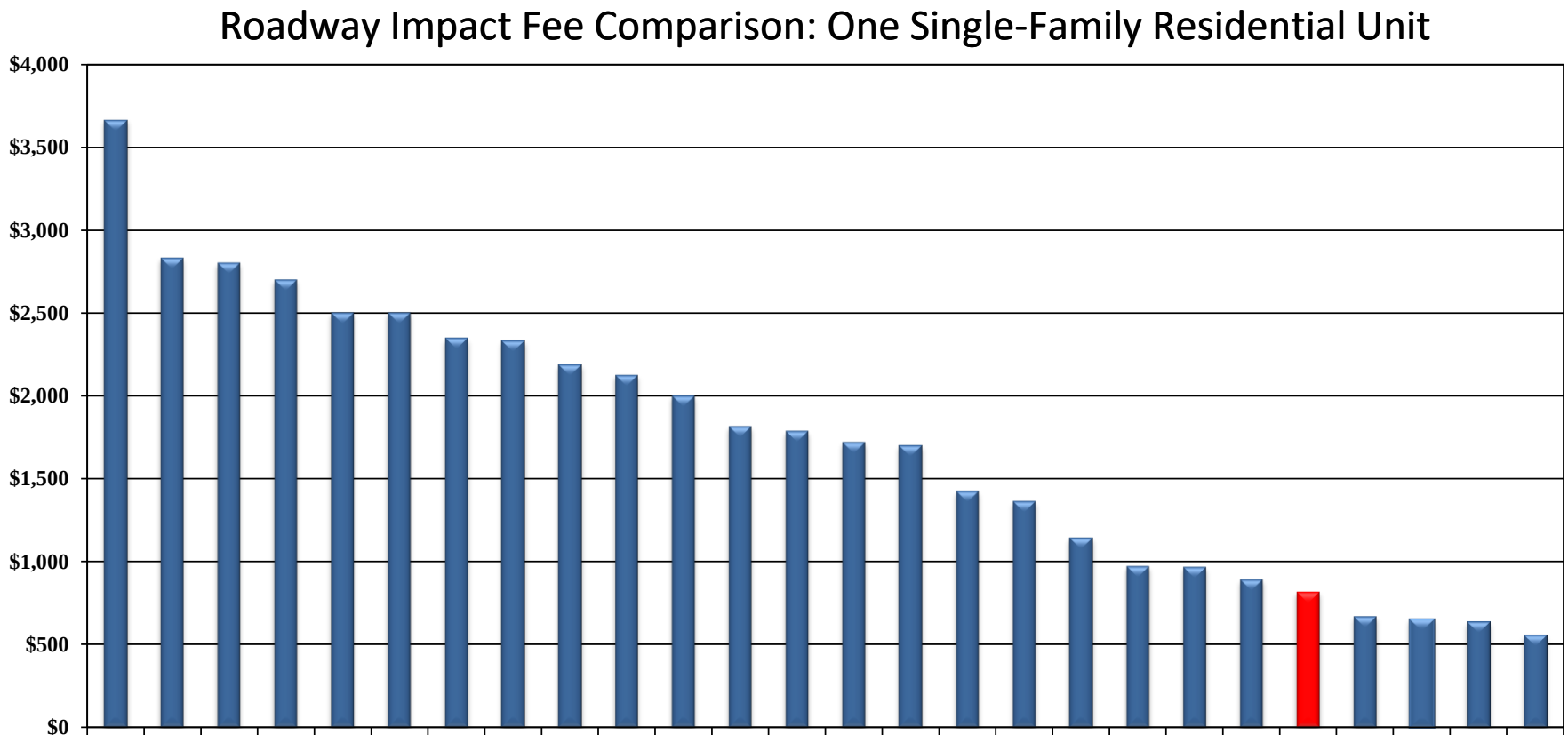
3.18 veh-miles x $256/veh-mile = **$814.08**

10,000 square foot (s.f.) Office Building

10 (1,000 s.f. units) x 5.08 veh-miles/1,000 s.f. units = 50.80 veh-miles

50.80 veh-miles x $256/veh-mile = **$12,928.00**

Benchmarking (to be updated)



Policy Considerations



- Across the Board
- Uniform Fee (Residential)
- Residential vs. Non-residential
- Special Considerations
  - Incremental Increases
  - Policy Considerations

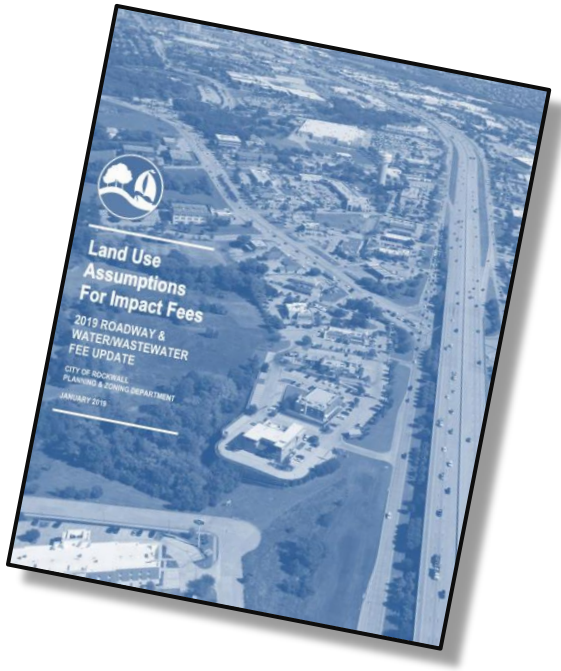


Land Use Assumptions



Land Use/Growth Assumptions

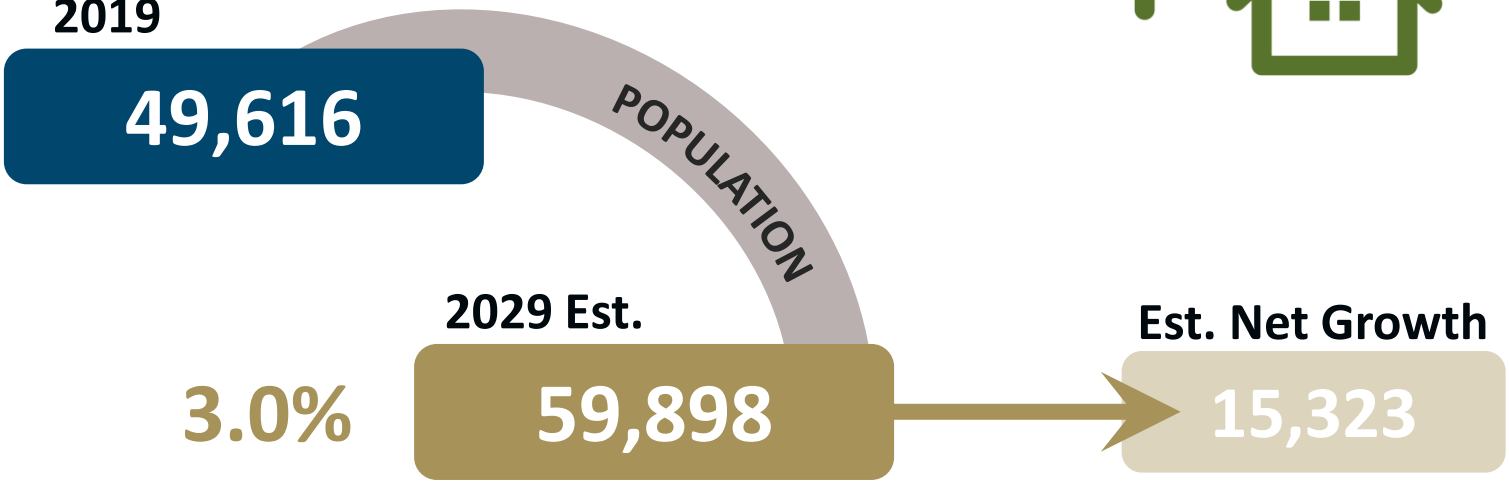
- 10-year growth projections for CRFs
- Based on trend/forecasted community growth
- Population/employment used to derive demand from future development
- Basis for CIP development
- **LUA draft prepared April 2019**
  - To be used for both Roadway and W/WW update





Ten-Year Growth Rate





Why 3.0% Growth?

- Matches OURHometown Vision 2040 expectation
- Recent variation in historic growth counts
- Review of building permit history
- Conservative estimate given recent fluctuation

Ten-Year Growth Rate

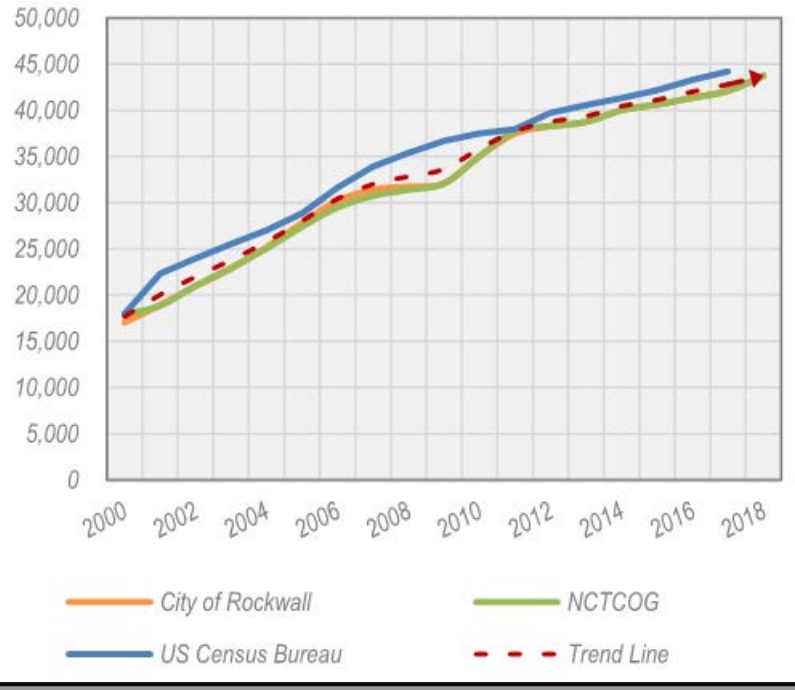
TABLE 3: CITY OF ROCKWALL GROWTH RATES

Data Source	Growth Rate
2014 – 2017 US Census	1.70%
2010 – 2017 US Census	2.08%
2000 – 2017 US Census	5.13%
2014 – 2018 Single Family Permits	1.82%
2010 – 2018 Single Family Permits	4.80%
2000 – 2018 Single Family Permits	-2.93%
Future Growth Projection	3.0%

TABLE 5: PROJECTED BUILDING PERMITS

Year	Population	New Residents	New Building Permits
2019	44,575	825	294
2020	45,907	1,332	474
2021	47,284	1,377	490
2022	48,703	1,419	505
2023	50,164	1,461	520
2024	51,669	1,505	536
2025	53,219	1,550	552
2026	54,815	1,597	568
2027	56,460	1,644	585
2028	58,154	1,694	603
2029	59,898	1,745	621
Average Number of Annual Permits:			522

FIGURE 5: POPULATION BY AGENCY, 2000-2018



Summary: Population & Employment Growth

TABLE 1: SUMMARY OF TEN-YEAR GROWTH
(ALL ROADWAY SERVICE AREAS)

	2019	2029	Increase
Households	16,690	22,135	32.62%
Population	44,575	59,898	34.38%
Total Employment	24,083	24,771	2.86%
Basic	2,505	2,568	2.51%
Service	12,403	12,768	2.94%
Retail	9,175	9,436	2.84%

TABLE 2: SUMMARY OF TEN-YEAR GROWTH
(WATER/WASTE WATER SERVICE AREA)

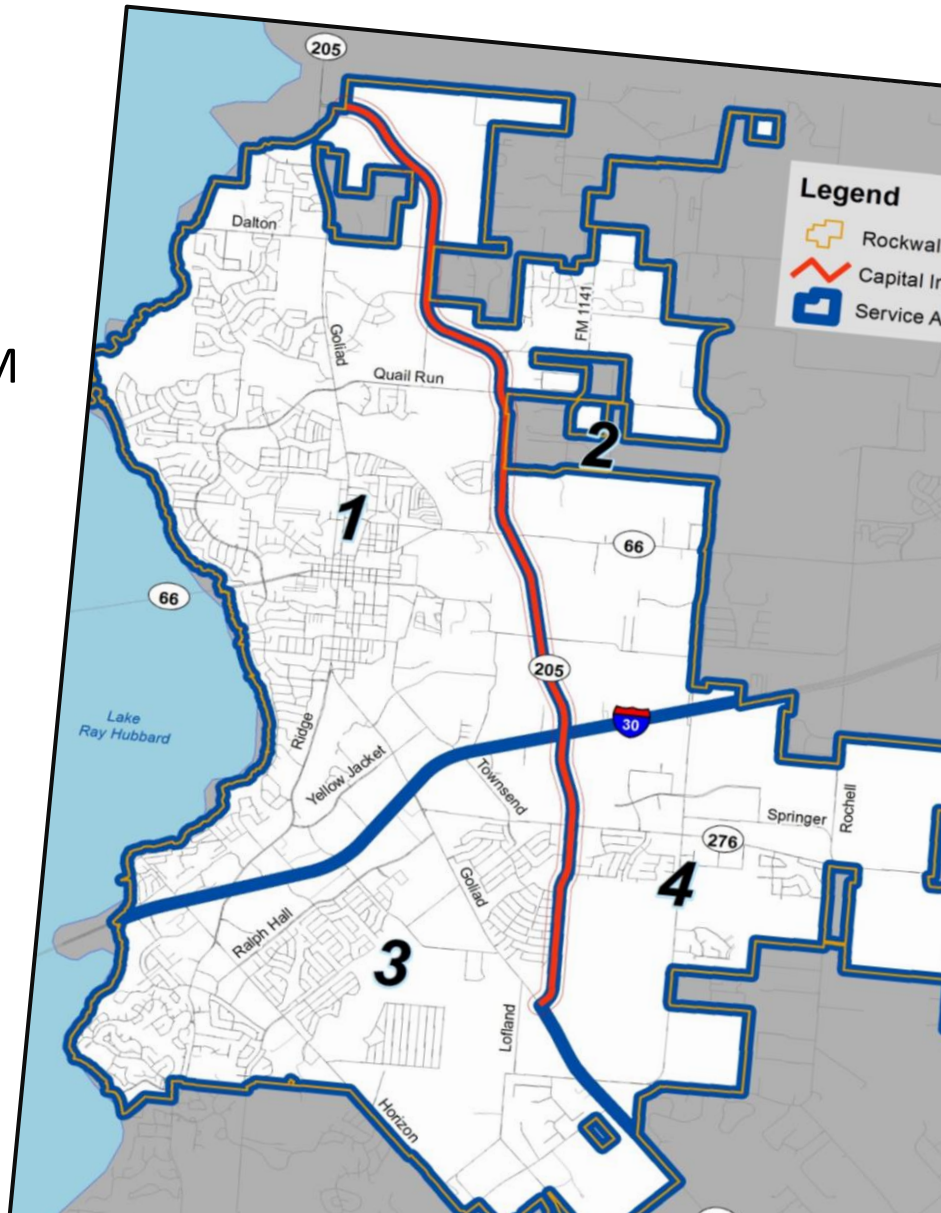
	2019	2029	Increase
Households	18,390	26,609	44.69%
Population	49,616	73,228	47.59%
Total Employment	24,726	25,735	4.08%
Basic	2,505	2,568	2.51%
Service	12,938	13,527	4.55%
Retail	9,283	9,640	3.85%

Roadway Impact Fee
Capital Improvements Plan

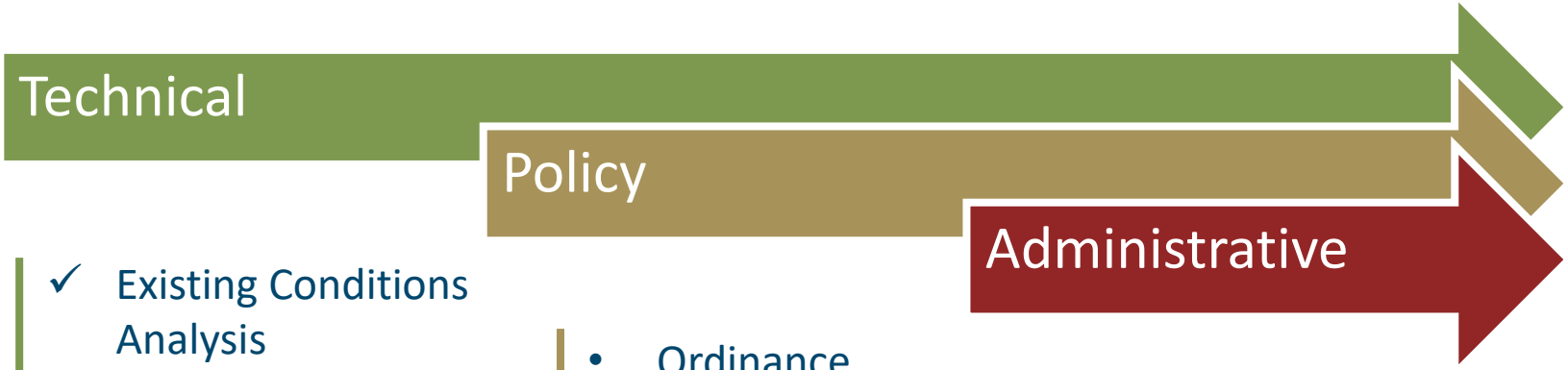


Impact Fee CIP

- 1 project: John King Boulevard
  - CIP Cost; $82.9M
  - CIP Credit @ 50% - $41.5M
  - Cost Attributable to growth: $26.6M
- Capacity Provided by CIP
  - 11,398 VM net capacity
  - 10-year demand: 39,904
  - 100% capacity projected to be used by forecasted growth



Next Steps

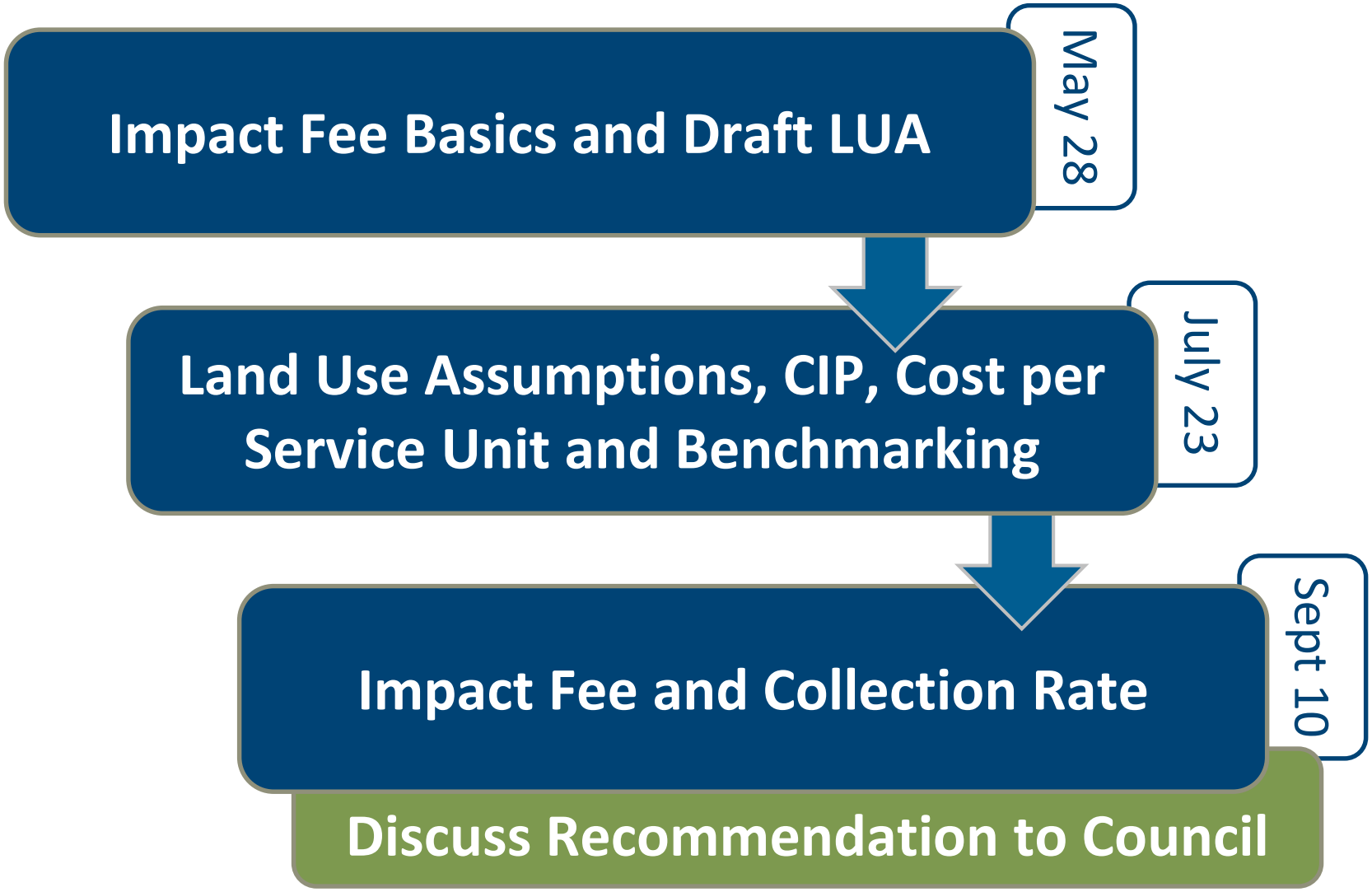


- ✓ Existing Conditions Analysis
- ✓ Service Area Structure
- ✓ Service Unit Equivalency
- ✓ 10-Year Projections
- ✓ Preliminary IFCIP
- • Cost per Service Unit Calc.

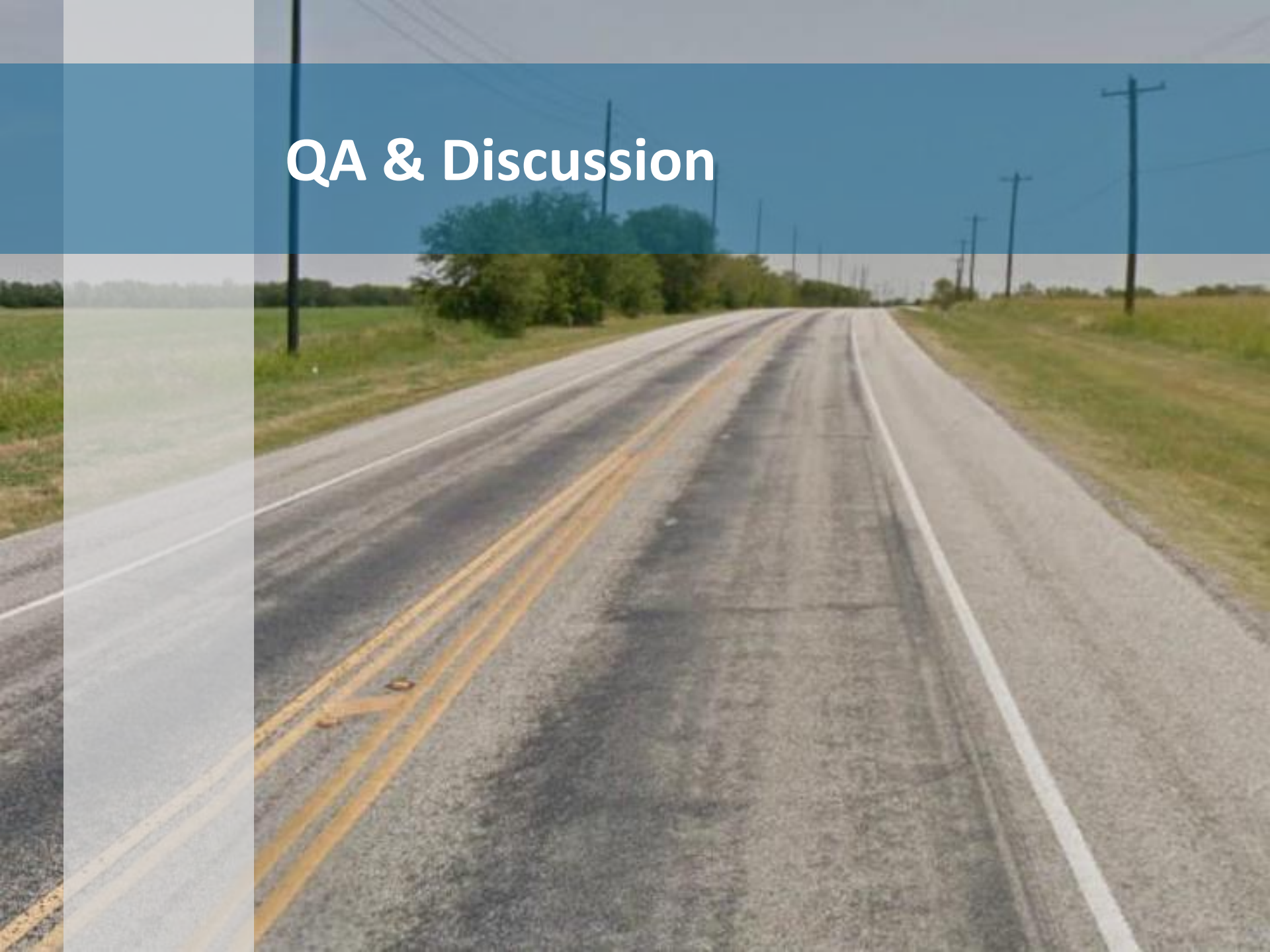
- • Ordinance Consideration & Update

- • Administrative Tools

CIAC Schedule



QA & Discussion





FREESE AND NICHOLS

May 28, 2019

Thank You!

Roadway Impact Fee Study Update

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 11, 2019
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. Approval of Minutes for the *May 14, 2019* Planning and Zoning Commission meeting.

2. **SP2019-013** (David)
   Discuss and consider a request by Bill Bauman of Bauman Consultants on behalf of John Gatz of Eco-Site for the approval of a site plan for a *Freestanding Commercial Antenna* on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as *Yellow Jacket Park*, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [*SH-205*] and Yellow Jacket Lane, and take any action necessary.

3. **P2019-024** (Korey)
   Consider a request by Charles Corbett for the approval of a vacating plat establishing Lots 17 & 18, Block B, Lago Vista Addition being a 1.09-acre parcel of land currently identified as Lot 19, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for single family land uses, addressed as 2835 Marcie Lane, and take any action necessary.

APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

5. **Z2019-012** (Korey)
   Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family-1 (SF-1) District land uses on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the west side of Stodgehill Road [*FM-3549*] north of the intersection of Stodgehill Road [*FM-3549*] and Cornelius Road, and take any action necessary.

6. **Z2019-013** (Ryan)
   Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a PD Development Plan within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Sub-District* of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

ACTION ITEMS

7. **SP2019-014** (Korey) ***[Postponed to the June 25, 2019 Planning and Zoning Commission Meeting]***
   Discuss and consider a request by Ahmed Helaluzzaman on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a site plan for a *retail shopping center* and *house of worship* on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [*FM-740*], and take any action necessary.

8. **SP2019-016** **(David)**
   Discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a site plan for two (2) metal buildings in conjunction with an existing commercial business on a 1.55-acre parcel of land identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

9. **SP2019-017** **(David)**
   Discuss and consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Vincent Stagliano for the approval of a site plan for an animal boarding/kennel without outside pens on a 1.2113-acre tract of land identified as Lot 4, Block A, Ellis Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

10. **SP2019-018** **(Korey)**
    Discuss and consider a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action necessary.

DISCUSSION ITEMS

11. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

- ✓ P2019-020: Lot 2, Block A, RISD Elementary School Addition [*Approved*]
- ✓ P2019-021: Lots 1-3, Block A, Town Place Marriott Addition [*Approved*]
- ✓ P2019-022: Lot 5, Block A, Harbor Village Addition [*Approved*]
- ✓ Z2019-009: SUP for a Restaurant at 505 N. Goliad Street (*2nd Reading*) [*Approved*]
- ✓ Z2019-010: SUP for Guest Quarters/Secondary Living Unit and Barn or Agricultural Accessory Building at 777 & 839 Cornelius Road (*2nd Reading*) [*Approved*]
- ✓ Z2019-011: Amended PD Development Standards for Planned Development District 47 (PD-47) (*2nd Reading*) [*Approved*]

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 7th day of June 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
June 11, 2019
5:00 PM

CALL TO ORDER

ACTION ITEMS

1. **SP2019-014** **(Korey)**
   Discuss and consider a request by Ahmed Helaluzzaman on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a site plan for a *retail shopping center* and *house of worship* on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [*FM-740*], and take any action necessary.

2. **SP2019-016** **(David)**
   Discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a site plan for two (2) metal buildings in conjunction with an existing commercial business on a 1.55-acre parcel of land identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

3. **SP2019-018** **(Korey)**
   Discuss and consider a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action necessary.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 7th day of June 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 14, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:02 p.m. The Commissioners present at the meeting were, Jerry Welch, John Womble, Eric Chodun and Annie Fishman. Absent from the meeting were Commissioners Mark Moeller and Tracey Logan. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the April 9, 2019 Planning and Zoning Commission meeting.

2. SP2019-009
Discuss and consider a request by Cari Foote of Cari Foote & Associates, PLLC for the approval of a site plan for an office building on a one (1) acre parcel of land identified as Lot 1, Block A, Isaac Pena Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 925 N. Goliad Street, and take any action necessary.

3. SP2019-010
Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of an amended site plan for 42 townhomes on a 4.08-acre tract of land identified as Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District No. 32 (PD-32), situated within the *Residential Subdistrict* of the Harbor and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [FM-740] and Glen Hill Way, and take any action necessary.

Commissioner Chodun made a motion to approve the consent agenda. Commissioner Womble seconded the vote which passed by a vote of 5-0 with Commissioners Moeller and Logan absent.

III. PUBLIC HEARING ITEMS

4. Z2019-009
Hold a public hearing to discuss and consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a Specific Use Permit (SUP) for a *restaurant less than 2,000 SF without a drive-through or drive-in* on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant, is requesting a Specific Use Permit to allow a restaurant, without a drive-through or drive-in that is less than 2,000 square feet within Planned Development District 50. More specifically, the applicant is proposing to convert the existing single-family home to a commercial property to accommodate the proposed restaurant land use. Currently situated on the subject property is a 1,916 square foot single family home, which according to the Historic Resource Survey, that was performed by the City of Rockwall in 2017, was constructed circa 1915, and is identified as a Medium Contributing Property, a property that displays an architectural style, use unusual to construction methods, or for some other reason has a potentially significant historic significance. According to the City's historic zoning maps, the subject property has been zoned Planned Development District 50 for Residential Office District land uses since August 5, 2002.

Mr. Gonzales further noted that Bonafide Betties Pie Company is currently located at 103 S. San Jacinto Street, and is planning to relocate to a larger facility at 505 N. Goliad Street. This location is located with Planned Development District 50 with the Residential Office District, which is the underlying zoning designation for Planned Development District 50, requires a Specific Use Permit for a restaurant with additional restrictions that stipulate the restaurant be less than 2,000 square feet and not have a drive-through or a drive-in. The proposed restaurant is a limited service restaurant, and parking for the facility will be calculated at one parking space per 250 square feet of area. This means the restaurant would require eight parking spaces. Based on size of the site and the area taken up by the existing single-family home, the applicant is only able to incorporate a total of seven parking spaces on-site. Staff has included an operational condition allowing the reduced number of parking spaces. Staff has also included operational conditions requiring the installation of a minimum six foot tall, board-on-board, wood fence to be constructed along the western property boundary, and that the second floor be used only for storage purposes and these have been included as conditions of approval in the SUP ordinance. The intent of the Residential-Office District is to allow for the conversion of older residential homes into low-intensity professional office and/or retail businesses. This creates a transition from the adjacent residential neighborhoods to more intense land uses or higher intensity thoroughfares. In addition, conversion of this home would extend the economic life of the structure. The use as a limited service restaurant is consistent with other properties in the district. A limited service restaurant tends to operate in a similar way to a low-intensity retail establishment in that it usually involves customers that are picking up food or baked goods, and does not typically involve a dine-in experience. Included in the attached packet is a concept plan, floor plan, and a draft ordinance containing regulations for the proposed land use. Based on staff's review, the applicant's request does appear to be consistent with the intent of the district; however, the approval of a Specific Use Permit is a discretionary decision for the City Council.

Mr. Gonzales went on to share that on May 2, 2019, staff mailed 34 notices to property owners and residents within 500-feet of the subject property. Staff did not send a neighborhood notification as there are no Home Owners Associations or neighborhood groups participating in the Neighborhood Notification Program within 1,500-feet of the subject property. Staff received one notice and two emails in favor of the applicant's request.

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Chris Lam
6884 Woodhill
Sachse, TX

Mr. Lam came forward and indicated they will follow staff recommendations and he was available for questions.

Commissioner Womble asked if the SUP would expire if it changed to a different use. Mr. Gonzales shared that if the land use were to change the Specific Use Permit would not be available to that particular use it is only for the limited use restaurant.

Commissioner Fishman asked what the second floor would be used for. Mr. Lam stated that would be used for storage.

Chairman Lyons asked if anyone wished to speak to come forward and do so there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Womble made a motion to approve Z2019-009 with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 5-0 with Commissioners Moeller and Logan absent.

5. Z2019-010

Hold a public hearing to discuss and consider a request by Dwayne Cain of EVSR (D), LLC for the approval of a Specific Use Permit (SUP) for a *guest quarters/secondary living unit* and *barn or agricultural accessory building* on a 10.61-acre portion of a larger 26.078-acre tract of land identified as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background pertaining to the request. Currently, there is a single-family home on the subject property and the applicant is requesting approval of a Specific Use Permit to allow a guest quarters/secondary living unit and barn or agricultural building in conjunction with this structure. The structure will be 4,950 square feet in total size, with 576 square feet being dedicated to the guest quarters/secondary living unit. The proposed building will be situated behind the main structure, have four roll-up garage doors, and be clad with metal on the exterior. The proposed building will primarily serve as storage for vehicles/equipment and contain a small bathroom with a shower. The subject property is addressed as 777 & 839 Cornelius Road and is zoned Agricultural District. It was annexed on January 4, 2010 by Ordinance No. 10-01. On January 7, 2019, the City Council directed staff to amend the Land Use Standards contained the Unified Development Code to incorporate the ability to request a Specific Use Permit for guest quarters/secondary living units not meeting the requirements stipulated in the Unified Development Code. In conjunction with this direction, the City Council also directed staff to create a new land use for barns and/or agricultural accessory buildings. This text amendment was approved on March 4, 2019 by Ordinance No. 19-12. Based on the approval of the text amendment, the applicant submitted a request for a Specific Use Permit for a guest quarters/secondary living unit and barn or agricultural accessory building.

Mr. Brooks further noted that according to the Unified Development Code, a guest quarters/secondary living unit is allowed as an accessory use in an Agricultural District. The Unified Development Code also stipulates that such a structure shall not exceed 30% of the main structure and shall not be sold or conveyed separately without meeting the requirements of the zoning district and subdivision ordinance. The Unified Development Code also provides the ability for a guest quarters/secondary living unit not meeting those requirements to request a Specific Use Permit. In this case, the proposed guest quarters is ancillary to the primary structure; however, since the proposed guest quarters/secondary living unit will be approximately 576 square feet, it will exceed 30% of the main structure and will require a Specific Use Permit. According to the UDC a barn or agricultural accessory building is permitted by Specific Use Permit in an Agricultural District. The UDC requires that the structure be between 2,000 and 4,999 square feet in total size, and be located behind the front façade of the primary structure. In addition, the code allows the structure to be constructed utilizing metal and or other materials, and specifically exempts these structures from the masonry requirements. In this case, the proposed barn or agricultural accessory building will be approximately 4,950 square feet, located behind the front façade of the main structure, and will be clad with metal. Additionally in order to have a barn in an Agricultural property the minimum lot size is 10 acres. The applicant initially did submit an exhibit showing the lot divided however it left a remainder tract in the back half which is not accessible therefore staff has requested an exhibit showing how the property can be subdivided by meeting the requirements of the UDC. Staff has not received that however that is a condition of approval. When analyzing the applicant's request and with the exception of the guest quarters exceeding the maximum allowable size the proposed accessory building is generally in conformance with the requirements of the Unified Development Code.

Mr. Brooks went on to state that on May 1, 2019, staff mailed 16 notices to property owners and residents within 500-feet of the subject property and there are no Homeowner's Associations /Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff received four notices in favor of the request.

Mr. Brooks advised the Commission the applicant was present and available for questions as well as staff.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Dwany Cain
305 Stonebridge Drive
Rockwall, TX

Mr. Cain came forward and provided additional details pertaining to the request and indicated he was available for questions.

Chairman Lyons asked if anyone wished to speak to come forward and do so there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Welch made a motion to approve Z2019-010 with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 5-0 with Commissioners Moeller and Logan absent.

6. Z2019-011

Hold a public hearing to discuss and consider a request by Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) [*Ordinances 99-17 & 07-04*] being a 14.4715-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church, Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, generally located at the northeast corner of the intersection of Ridge Road [*FM-740*] and White Road, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background pertaining to the request. The applicant is requesting to amend the development standards contained in Planned Development District 47 Ordinance No. 99-17. Specifically, the applicant is requesting three (3) changes to the ordinance. 1) The minimum masonry requirement be 60% with all lap-siding being a cementitious fiber material (e.g. HardiBoard or HardiPlank); 2) The maximum lot coverage be 55%, and 3) Front-facing garages be allowed provided they are set back a minimum of 20-feet from the front façade of the structure. Currently, Planned Development District 47 is comprised of two (2) areas. Area 1 the Whisper Rock Subdivision is undeveloped and contains 28 single-family residential lots on a 9.477-acre tract of land. Area 2 is currently occupied by First Christian Church. The applicant is requesting changes to the development standards for Area 1. Specifically, the applicant would like to reduce the minimum masonry requirement to 60% from 80%, change the maximum lot coverage from 45% to 55%, and change the garage standards to allow front facing garages provided the garages are setback a minimum of 20-feet from the front of the structure. Currently, the development standards for Planned Development District 47 require all garages to be in a J-Swing or Traditional Swing format with no garage doors facing the street. According to the Unified Development Code in single-family districts, garages must be located at least 20-feet behind the front building façade for front-entry garages. In this case, the applicant's request conforms to the requirements of the Unified Development Code for garages, and changing the Planned Development District ordinance does not appear to negatively impact the subject property or surrounding properties. With regard to the masonry and lot coverage requirements, the applicant is requesting to minimally reduce these standards; however, the Planning and Zoning Commission have approved similar requests in previous cases, and if approved it would not negatively impact surrounding or adjacent properties.

Mr. Brooks went on to state that on May 1, 2019, staff mailed 123 notices to property owners and residents within 500-feet of the subject property and notified Spyglass Phases 2 & 3, the Rainbow Lakes, Chandler's Landing, and Foxchase Homeowner's Associations, which are the only HOA's/Neighborhood Associations within 1,500-feet of the subject property and participating in the Neighborhood Notification Program. Staff received two notices in favor, one in opposition, and one notice in favor with the exception of the front-facing garages.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Matt Atkins
Engineering Concepts
201 Winco Circle
Wylie, TX

Mr. Atkins came forward came forward and indicated he was representing the applicant Scott Lewis. He provided additional details pertaining to the request. He indicated he was available for questions.

Chairman Lyons asked if anyone wished to speak to come forward and do so there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Welch made a motion to approve Z2019-011 with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 5-0 with Commissioners Moeller and Logan absent.

IV. ACTION ITEMS

7. SP2019-012

Discuss and consider a request by Kyle McCullah of Callaway Architecture on behalf of Jason Lee of Lollicup USA, Inc. for the approval of an amended site plan for an existing manufacturing facility on a 34.23-acre tract of land identified as Lot 2, Block A, Rockwall Technology Park, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 3201 Capital Boulevard, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background pertaining to the request. The applicant is requesting approval of an amended site plan for the purpose of constructing 22, 60-foot tall storage silos that will be located adjacent to the rear façade (i.e. south elevation). The silos will be visible from Discovery Boulevard, Corporate Crossing, and IH-30. According to the Unified Development Code, the proposed silos are considered ground mounted appurtenances, mechanical equipment, which require screening. The UDC goes on to say that loading and service areas shall be located on the rear and side of buildings where possible. In the event that a loading or service area faces towards the Primary Roadway, additional screening of the loading and service area may be required by the Architectural Review Board and Planning and Zoning Commission. The applicant has submitted a landscaping plan showing an additional row of mature evergreen trees that planted along the southern property boundaries. Staff should point out that as compensatory measure of the original site plan case, the applicant agreed to plant a single row of mature evergreen trees along this boundary to help mitigate for the lack of vertical and horizontal articulation on the southern and western building façade, which faces onto Discovery Boulevard. The additional row of evergreen trees will not create a complete screening of the silos; however, there are intervening properties to the south and west of the subject property that could potentially be developed in the future that could provide additional screening of the silos. The variance to the screening requirements for the use of landscape screening for the silos remains a discretionary decision for the Planning and Zoning Commission. On April 30, 2019, the Architectural Review Board reviewed the amended building elevations and sightline studies provided by the applicant and recommended approval of the amended building elevations.

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Kyle McCullah
1207 Hampshire Lane, Suite 105
Richardson, TX

Mr. McCullah came forward and provided a brief explanation of the request. The request is for 22 silos that will be 60 feet in height and will be adding a coating to the silos to match the existing building. They recently added new landscaping along Discovery Blvd. Their goal is to blend them in and not it as an eyesore. Mr. McCullah indicated he was available for questions.

Chairman Lyons brought the item back to the Commission for discussion or a motion.

Commissioner Chodun shared that although the height is of some concern, with it being in the Technology Park he generally expressed being in favor of the request.

Commissioner Womble generally expressed not being in favor of the request.

Commissioner Chodun made a motion to approve SP2019-012 with staff recommendations. Chairman Lyons seconded the motion which passed by a vote of 4-1 with Commissioner Womble dissenting and Commissioners Logan and Moeller absent.

V. DISCUSSION ITEMS

8. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2019-018: Replat for Park Place, Phase III Addition [*Approved*]
- ✓ P2019-019: Final Plat for Lot 11, Block A, SH-205 Business Park Addition [*Approved*]
- ✓ Z2019-006: SUP for a Structure Exceeding 60-Feet in a Light Industrial (LI) District (*2nd Reading*) [*Approved*]
- ✓ Z2019-007: SUP for Outdoor Commercial Amusement/Recreation (*2nd Reading*) [*Approved*]
- ✓ Z2019-008: Amended PD Development Plan for Planned Development District 32 (PD-32) (*2nd Reading*) [*Approved*]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VI. ADJOURNMENT

Chairman Lyons adjourned the meeting at 6:42 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	06/11/2019
APPLICANT:	Bill Bauman; *Bauman Consultants*
CASE NUMBER:	SP2019-013; *Site Plan for Freestanding Commercial Antenna*

SUMMARY

Discuss and consider a request by Bill Bauman of Bauman Consultants on behalf of John Gatz of Eco-Site for the approval of a site plan for a *Freestanding Commercial Antenna* on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as *Yellow Jacket Park*, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [*SH-205*] and Yellow Jacket Lane, and take any action necessary.

BACKGROUND

The subject property is a 0.0826-acre portion of a larger 7.64-acre tract of land known as Yellow Jacket Park, which contains three (3) baseball fields with 80 public parking spaces. The property is owned by the City of Rockwall. The proposed *Freestanding Commercial Antenna* will be located at the southwest corner of Yellow Jacket Park. The property was annexed on August 15, 1960 by *Ordinance No. 60-02.* According to the City's historic zoning maps, the subject property has been zoned General Retail (GR) District since at least January 3, 1972. According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a *freestanding commercial antenna* is a permitted use by a Specific Use Permit (SUP) within a General Retail (GR) District. The City Council approved a SUP to allow for the freestanding commercial antenna [*Case No. Z2018-045*] land use for the subject property on December 3, 2018.

PURPOSE

On May 10, 2019, the applicant -- Bill Bauman of Bauman Consultants -- submitted an application requesting approval of a site plan for the purpose of constructing a 150-foot tall *freestanding commercial antenna*. An antenna (*i.e. T-Mobile*) and lighting rod will be affixed to the top of the monopole, which will extend the overall height to 160-feet.

ADJACENT LAND USES AND ACCESS

The subject property is situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [SH-205] and Yellow Jacket Lane. The proposed *freestanding commercial antenna* is located at the southwest corner of Yellow Jacket Park on property owned by the City of Rockwall. The land uses adjacent to the subject property are as follows:

North: Directly north and adjacent to the subject property are multi-family residential developments known as Sonoma Court, Canyon Ridge, and Pebble Brook Apartment Complexes. These properties are zoned Multi-Family 14 (MF-14) District, with Canyon Ridge being zoned Planned Development District 39 (PD-39) for Multi-Family (MF-14) District land uses.

South: Directly south of the subject property is the Rockwall Ford Car Dealership, Best Western Hotel, and Rockwall Honda, which are located along E. IH-30. These properties are zoned Commercial (C) District and are located within the IH-30 Overlay (IH-30 OV) District.

East: Directly east of the subject property is the Hobby Lobby shopping center, which includes uses such as restaurants, nail salons, and other retail businesses. This shopping center is zoned General Retail (GR) District.

West: Directly west of the subject property is the Rockwall Ford Dealership and Liberty Heights congregate care facility. Rockwall Ford is zoned Commercial (C) District, and Liberty Heights is zoned General Retail (GR) District.

CHARACTERISTICS OF REQUEST

The proposed monopole will incorporate an additional three (3) antennas -- *for different carriers* -- in the future. The antennas will have ground-mounted equipment that will be enclosed within a metal cabinet. The proposed monopole, metal cabinets, and any accessory equipment will be enclosed in a 50-foot by 50-foot compound that will be secured by an eight (8) foot high wrought iron fence, and screened by 18, Nellie R. Stevens Holly trees that will be planted on eight (8) to ten (10) foot centers. Operational conditions have been established in the SUP Ordinance [*i.e. Ordinance No. 18-49*] for a maximum overall height of 160-feet, the addition of three (3) antennas in the future, providing for separate cabinets/buildings for each antenna [*maximum of four (4)*], and for the construction of 30 additional public parking spaces. Prior to constructing the proposed *freestanding commercial antenna*, the applicant has stated that the additional 30 public parking spaces will be constructed along the western property line of the park. This will increase the total number of public parking spaces in the park from 80 parking spaces to 110 parking spaces. The site is subject to the requirements and land uses stipulated for the General Retail (GR) District as stated by the Unified Development Code (UDC).

CONFORMANCE WITH THE CITY'S CODES

With the exception of the items listed in the *Project Plan Review*, and the *Recommendation* section of this case memo, the submitted site plan and landscape plan conform to the technical requirements contained within *SUP Ordinance No. S-198* and the Unified Development Code (*UDC*) for properties zoned General Retail (GR) District.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan (*Comp Plan*) indicates that the subject property is located in the *Scenic District* which is…"significantly developed and has residential land uses that range from medium to high density…this district has a large percentage (~26.58%) of public and quasi-public land uses, which include Rockwall High School, Yellow Jacket Park, Heritage Christian Academy and Our Lady of the Lake Catholic Church.." (*Ch. 1; Land Use Plan*)

According to the Comprehensive Plan, and where there is potentially a negative impact on the adjacent properties, "screening and buffering should be utilized to mitigate these conflicts and impacts." The applicant is providing 18, Nellie R Stevens holly trees and an eight (8) foot tall wrought iron fence to screen the ground mounted equipment from the adjacent properties. The Comprehensive Plan goes on to state that "(a)ll non-residential developments should screen residential land uses from…other undesirable externalities" Based on the applicant's landscape plan, they are in compliance with the policy. (*Ch. 9; 06.03*)

ARCHITECTURAL REVIEW BOARD (ARB):

On May 28, 2019, the Architectural Review Board (ARB) reviewed the proposed site plan and approved a motion to recommend approval by a vote of 4 to 0 with Board Members Meyrat and Johnson absent, and one (1) vacancy.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

(2) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance [i.e. *Ordinance No. 18-49*];

(3) Submittal and approval of a site plan and building permit shall be required prior to the installation of the communications tower/monopole and/or any of its components.

(4) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Revision 1 comments highlighted. Please address.

Project Number	SP2019-013	**Owner**	CITY, OF ROCKWALL	**Applied**	5/13/2019 LM
Project Name	Freestanding Commercial Antenna	**Applicant**	BAUMAN CONSULTANTS FOR ECO-SITE	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
991 W YELLOW JACKET LN	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	11		11	0065-0000-0011-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/13/2019	5/20/2019	5/21/2019	8	APPROVED	
ENGINEERING	Sarah Hager	5/13/2019	5/20/2019	5/24/2019	11	COMMENTS	
(5/24/2019 11:07 AM SH) - How is water getting to the site for irrigation? - Impact fees will apply for any new taps. - Show/label detention area or add in a note. - Easements to be 20' wide minimum.							
ENGINEERING	Sarah Hager	6/7/2019	6/7/2019	6/7/2019		COMMENTS	
(6/7/2019 11:25 AM SH) - Must submit a Site Plan showing the approximate location of the detention pond. Also, must include the approximate water line connection for the irrigation. - Impact fees will apply for any new water taps. - Minimum easement width is 20'. this must be labeled on the site plan. - All other other sheets will not be reviewed until the engineering review process.							
FIRE	Ariana Hargrove	5/13/2019	5/20/2019	5/23/2019	10	APPROVED	
GIS	Lance Singleton	5/13/2019	5/20/2019	5/22/2019	9	APPROVED	See comment
(5/22/2019 12:09 PM LS) Address will be: 991 W YELLOW JACKET LN, ROCKWALL, TX 75087							
Parks Department	Andy Hesser	5/23/2019	5/30/2019	6/6/2019	14	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(6/6/2019 2:19 PM DG) Per Andy applicant to coordinate sprinkler connections with the Parks And Recreations Department before beginning work The City's system is on a booster pump not static pressure line and may not work with their plans in the field.							
PLANNING	David Gonzales	5/13/2019	5/20/2019	5/23/2019	10	COMMENTS	See comments

Discuss and consider a request by Bill Bauman of Bauman Consultants on behalf of John Gatz of Eco-Site for the approval of a site plan for a Freestanding Commercial Antenna on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as Yellow Jacket Park, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [SH-205] and Yellow Jacket Lane, and take any action necessary.

PLANNING AND ZONING 1ST ROUND COMMENTS (05.23.2019):

The following staff comments are to be addressed and resubmitted no later than Tuesday June 4, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments & Requirements to address/acknowledge:

1. Adherence to the requirements of the SUP [Ordinance No. 18-49, SUP S-198], the Unified Development Code (UDC), and the Planning, Building Inspections, Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and a Building Permit are required
3. Label all revised site plan documents with "Case No. SP2019-013" at the lower right corner of each plan.
4. Parking lot to be constructed prior to the installation of the communications tower per the SUP Ordinance

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

Site Plan:
1. Provide adjacent property owner infomation on site plan.
2. Delineate and label 24-ft firelane easement as "24-ft Firelane, Public Access, Drainage and Utility Easements (as appropriate for site).
3. Use a lighter scale line drawings to better depict site plan elements (i.e. lines are too heavy) on overall site plan.
4. Provide more detail on site plan (i.e. parking area measurements, easement lines, landscape buffers, etc.).
5. Remove lable on site plan indicating the removal of existing trees. No trees are to be removed without first obtaining a permit through the Parks and Recreations Department.
6. Provide an enlarged site plan for the parking lot area to be constructed.

Landscape Plan:
1. Indicate wrought iron fence as a minimum 8-ft in height.
2. Nelly R Stevens are to be a minimum of 4-ft in height when planted. 12 to 24 inches will not be acceptable, does not provide the necessary immediate screening.

Photometric Plan:
1. Will there be any exterior ligthing added to this site? If so, provide cut sheets for all exterior lighting fixtures.

Building Elevations:
1. Provide elevations/drawings/cutsheets of the cabinets being used to house the equipment.

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Meeting Dates to Attend: Architectural Review Board: may 28, 2019 (5:00 p.m.) [Recommendations from ARB] Planning - Work Session: May 28, 2019 (6:00p.m.) [Applicant to present/discuss project] Architectural Review Board: June 11, 2019 (5:00 p.m.) [Subsequent meeting if necessary] Planning - Action: June 11, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)] ** IF REQUIRED -- City Council - Action: Monday, June 17, 2019 (6:00 p.m.) [ONLY FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **							
PLANNING	David Gonzales	6/6/2019	6/13/2019	6/6/2019		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

PLANNING AND ZONING 2nd ROUND COMMENTS (06.06.2019):

The following staff comments are to be addressed and resubmitted no later than Tuesday June 18, 2019. Please provide two large copies [24" X 36" FOLDED] and one PDF version for a subsequent/final review by staff. The revised copies are not to include civil plans or building plans.

** Planning Department General Comments & conditions of approval forwarded to the Planning and Zoning Commission:

1. Adherence to the requirements of the SUP [Ordinance No. 18-49, SUP S-198], the Unified Development Code (UDC), and the Planning, Building Inspections, Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans after approval of the site plan. A Building Permit may be submitted after approval of the civil plans

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

Site Plan:
1. Provide a label for the "24-ft Firelane, Public Access, Drainage and Utility Easements (as appropriate for site).
2. Any tree removal from this site requires express written permission from the Parks and Recreations Department
3. A one (1) sheet site plan with all layers indicating the necessary elements (i.e. easements, buffers, parking dimensions, detention, etc.) for review will need to be provided, rather than on individual sheets. This provides a rough depiction of the site. See check list on the planning and zoning webpage.

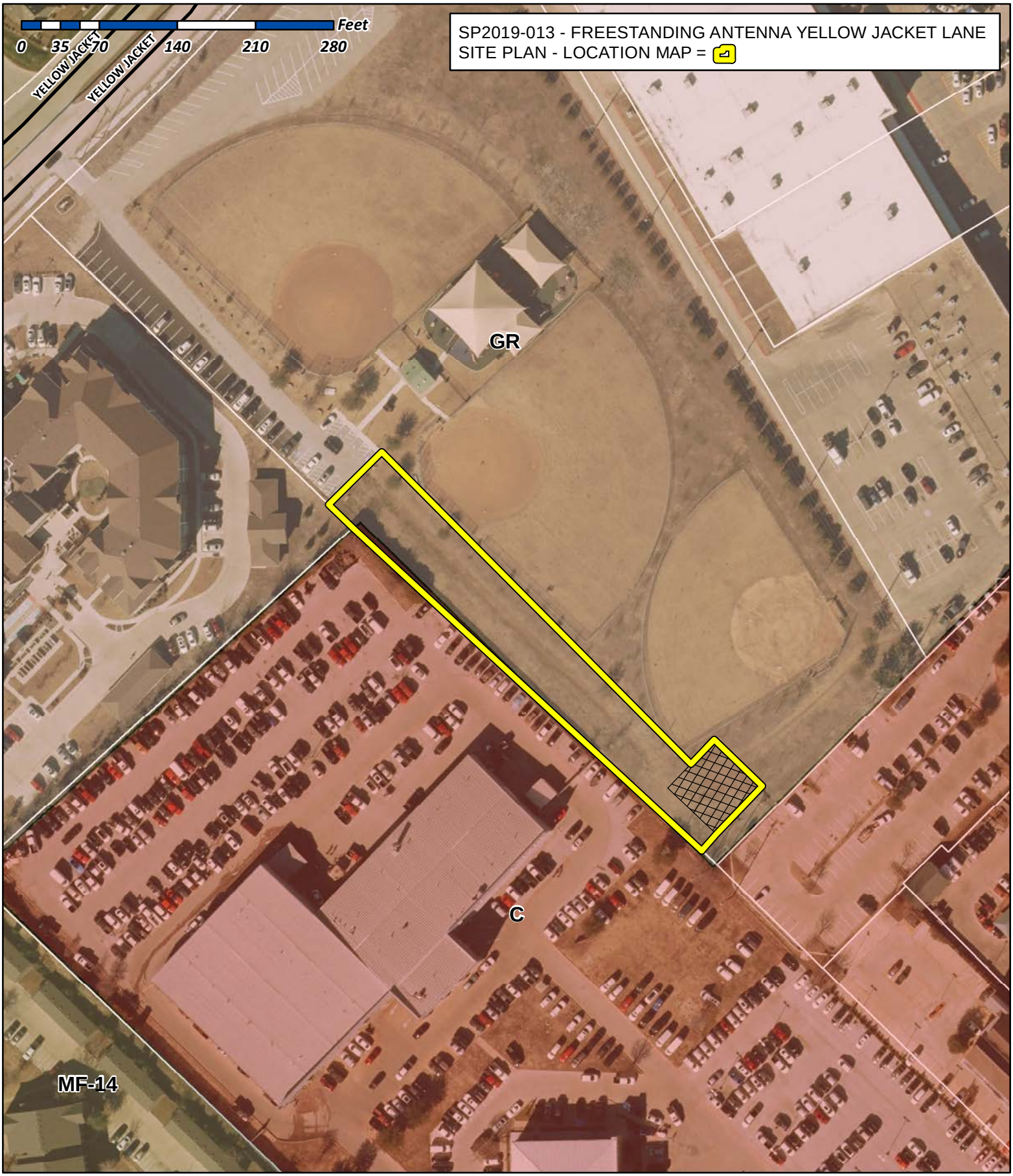
Other Plans Submitted:
1. The additional plans submitted (i.e. civil plan, building plans, etc.) that do not pertain to the site plan submittal requirements were not reviewed and are not considered approved as a part of this submittal (refer to submittal check list for each phase of the development cycle). Civil plan and building plan submittal occur after the initial site plan application has been approved. Civil plans may be submitted at your convenience after receiving a conditional approval of the site plan. Building Plans are submitted after receiving approval of the civil plans from the Engineering Department

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the SitePlan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Consent Agenda: June 11, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

** IF REQUIRED -- City Council - Action: Monday, June 17, 2019 (6:00 p.m.) [ONLY FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **



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.

IMPORTANT SITE NOTES:

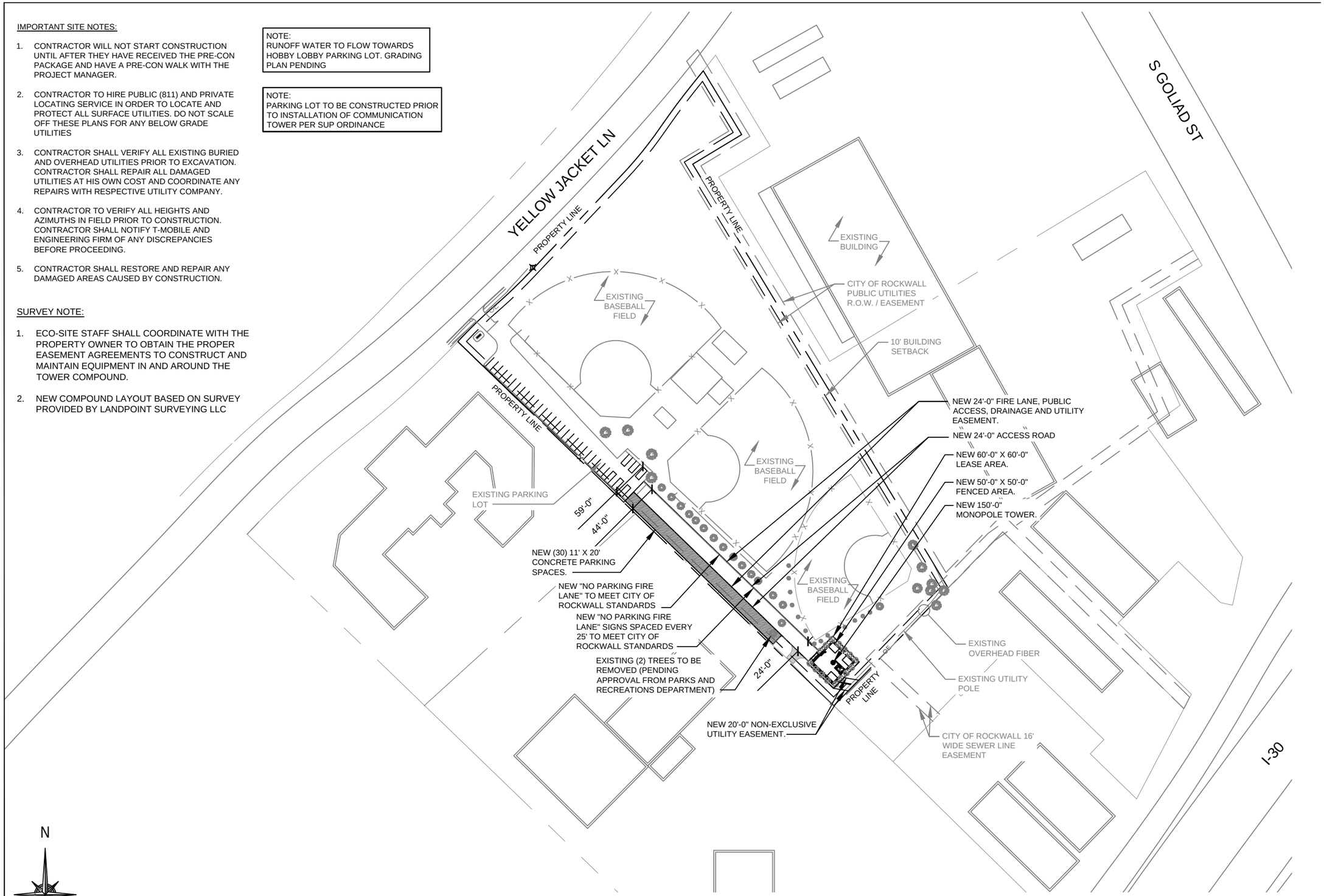
1. CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-CON PACKAGE AND HAVE A PRE-CON WALK WITH THE PROJECT MANAGER.
2. CONTRACTOR TO HIRE PUBLIC (811) AND PRIVATE LOCATING SERVICE IN ORDER TO LOCATE AND PROTECT ALL SURFACE UTILITIES. DO NOT SCALE OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES
3. CONTRACTOR SHALL VERIFY ALL EXISTING BURIED AND OVERHEAD UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL REPAIR ALL DAMAGED UTILITIES AT HIS OWN COST AND COORDINATE ANY REPAIRS WITH RESPECTIVE UTILITY COMPANY.
4. CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY T-MOBILE AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.
5. CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.

SURVEY NOTE:

1. ECO-SITE STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. NEW COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY LANDPOINT SURVEYING LLC

NOTE:
RUNOFF WATER TO FLOW TOWARDS HOBBY LOBBY PARKING LOT. GRADING PLAN PENDING

NOTE:
PARKING LOT TO BE CONSTRUCTED PRIOR TO INSTALLATION OF COMMUNICATION TOWER PER SUP ORDINANCE



N

OVERALL SITE PLAN

SCALE: 1" = 150'-0"

1

CASE NO. SP2019-013

Eco-Site
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

WT GROUP
Engineering with Precision, Pace and Passion.
5580 Peterson Lane, Suite 250
DALLAS, TX 75240 | T: 214.384.0744
wtengineering.com
Texas Firm Registration No.: F-11754 Exp: 9/30/19

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WT Group
Engineering - Design - Consulting

TX-0274 / YELLOWJACKET PARK
T-MOBILE: DA02390A
991 W YELLOW JACKET LN
ROCKWALL, TX 75087

STATE OF TEXAS
JEFFS. GUTOWSKY
106604
LICENSED
PROFESSIONAL ENGINEER

JEFFERY S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF TEXAS LICENSE # PE106604
EXPIRES: 06/30/19 SIGNED: 05/31/19

REVISIONS

REV.	ISSUED FOR	DATE	BY
4	90% CD's	02/04//19	BA
3	ISSUED FOR FINAL	04/11/19	DAZ
2	REVISED FINAL	04/15/19	DAZ
1	REVISED FINAL	5/31/19	DAZ

PLOT SCALE: 1:1 @ 11" x 17"

AQUATIC \ DESIGN & PROGRAM MANAGEMENT
CIVIL \ TELECOMMUNICATION \ MECHANICAL
PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECK: AG
DRAWN: DAZ
JOB: T1801313
CASE NO. SP2019-013

C-1.0
OVERALL SITE PLAN

GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ECO-SITE CONSTRUCTION MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND ECO-SITE SPECIFICATIONS, THE ECO-SITE CONSTRUCTION MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.

3. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE EC0-SITE CONSTRUCTION MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE CONSTRUCTION MANAGER AND/OR ENGINEER.

4. CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.

5. WAVEGUIDE BRIDGE AND PRE-FAB SHELTER ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE PRE-ENGINEERED DRAWINGS FOR SPECIFIC INFORMATION INCLUDING FOOTINGS AND WAVEGUIDE BRIDGE LOCATION.

6. ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.

7. THE NEW TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CAISSONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWINGS BY OTHERS. DO NOT SCALE. NOTIFY ENGINEER OR ECO-SITE CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS FROM ECO-SITE CONSTRUCTION MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.

8. THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.

9. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.

10. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "STATE 811" 48 NUMBER OF HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (713)-432-0365. ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.

11. CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.

12. CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY ECO-SITE CONSTRUCTION MANAGER.

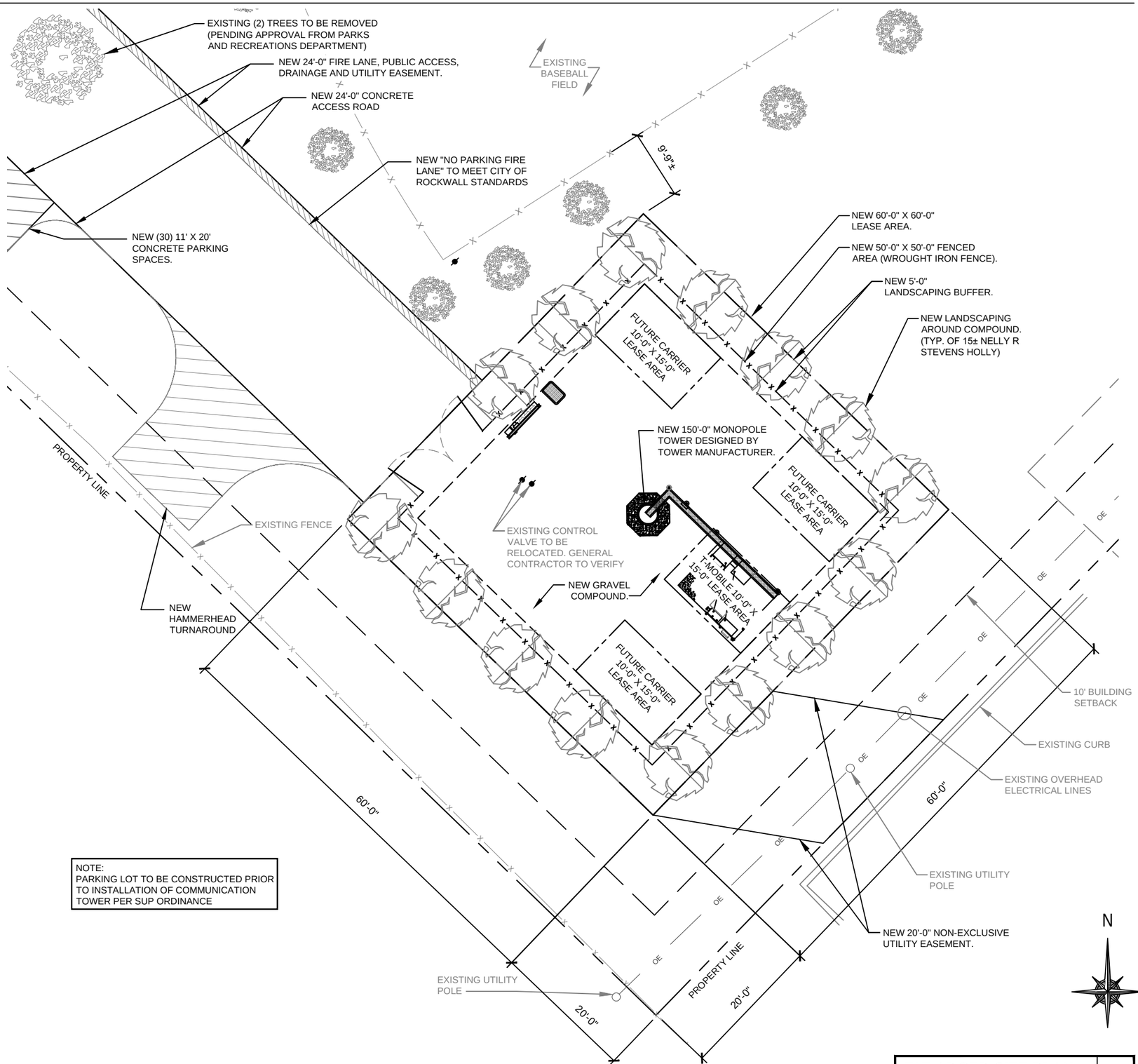
SURVEY NOTE:

1. ECO-SITE STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.

2. NEW COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY LANDPOINT SURVEYING.

COAX NOTE:

1. ROUTE COAX UP TOWER PER TOWER DESIGN DRAWING BY TOWER OWNER.



NOTE:
PARKING LOT TO BE CONSTRUCTED PRIOR TO INSTALLATION OF COMMUNICATION TOWER PER SUP ORDINANCE

N

ENLARGED SITE PLAN

SCALE: 1" = 15'-0"

1

CASE NO. SP2019-013

Eco-Site
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DURHAM, NC 27707

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STATE OF TEXAS
JEFFS. GUTOWSKY
106604
LICENSED
PROFESSIONAL ENGINEER

JEFFERY S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF TEXAS LICENSE # PE106604
EXPIRES: 06/30/19 SIGNED: 05/31/19

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2	REVISED FINAL	5/31/19	DAZ

PLOT SCALE: 1:1 @ 11" x 17"

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PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL

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DRAWN: DAZ
JOB: T1801313
CASE NO. SP2019-013

C-2.0
ENLARGED SITE PLAN

NOTE:
PARKING LOT TO BE CONSTRUCTED PRIOR TO INSTALLATION OF COMMUNICATION TOWER PER SUP ORDINANCE

EXISTING BASEBALL FIELD

EXISTING BASEBALL FIELD

5'-0" LANDSCAPING BUFFER

EXISTING (2) TREES TO BE REMOVED (PENDING APPROVAL FROM PARKS AND RECREATIONS DEPARTMENT)

60'-0" LANDSCAPING AREA

50'-0" FENCED AREA

396'-0"

330'-0"

NEW "NO PARKING FIRE LANE" TO MEET CITY OF ROCKWALL STANDARDS

24'-0" WIDE

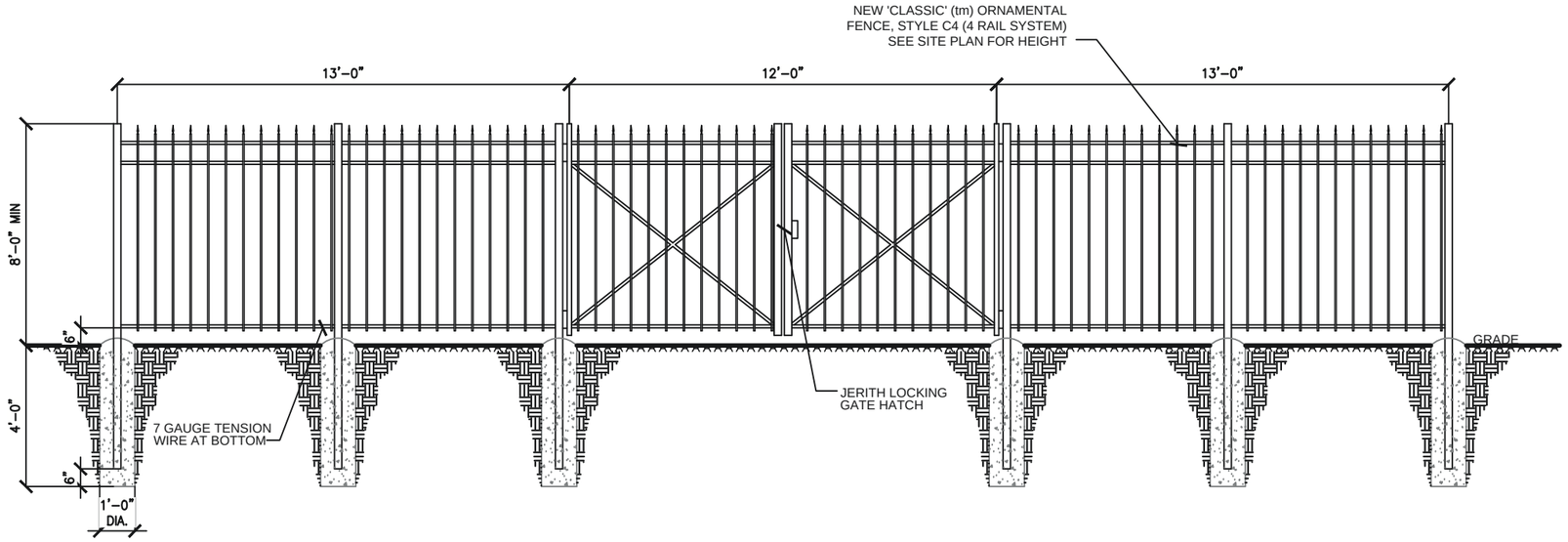
FIRE LANE

11'-0" 11'-0" 11'-0"

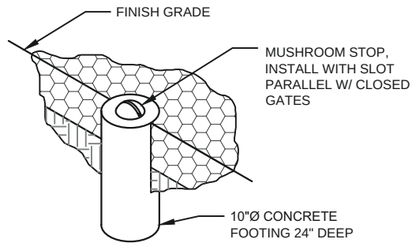
FENCE NOTES

1. USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
5. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
6. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
8. CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.

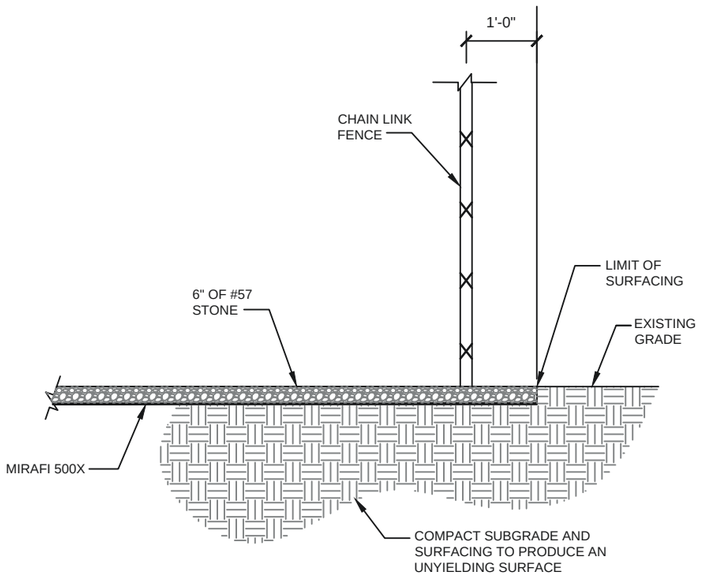
NOTE:
FENCE DETAIL SPECIFICATIONS PER ECO-SITE STANDARDS. GENERAL CONTRACTOR TO CONFIRM SPECIFICATIONS WITH CONSTRUCTION MANAGEMENT AND LOCAL JURISDICTION PRIOR TO INSTALLATION.



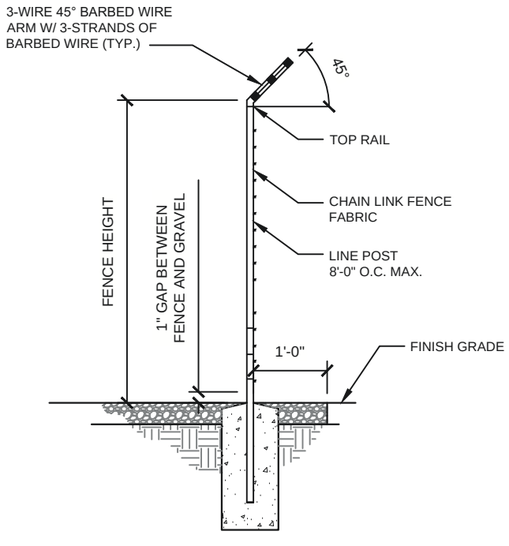
WROUGHT IRON FENCE AND GATE ELEVATION — 1
SCALE: NONE



MUSHROOM STOP — 2
SCALE: NONE



SITE COMPOUND SURFACE DETAIL — 3
SCALE: NONE



SECTION AT FENCE — 4
SCALE: NONE

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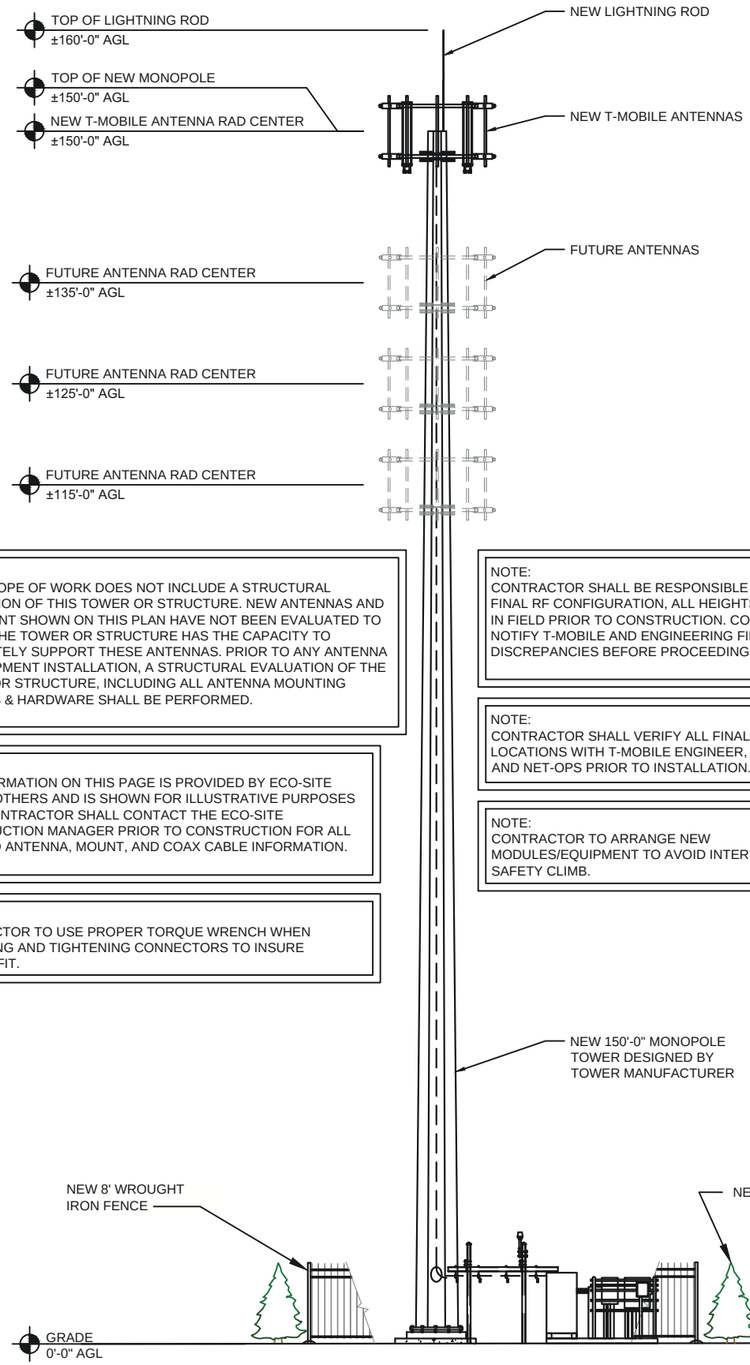
C-3
FENCE, GATE, & COMPOUND DETAILS



NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.

NOTE:
ALL INFORMATION ON THIS PAGE IS PROVIDED BY ECO-SITE AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE ECO-SITE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, MOUNT, AND COAX CABLE INFORMATION.

NOTE:
CONTRACTOR TO USE PROPER TORQUE WRENCH WHEN INSTALLING AND TIGHTENING CONNECTORS TO INSURE PROPER FIT.

NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FINAL RF CONFIGURATION, ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY T-MOBILE AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.

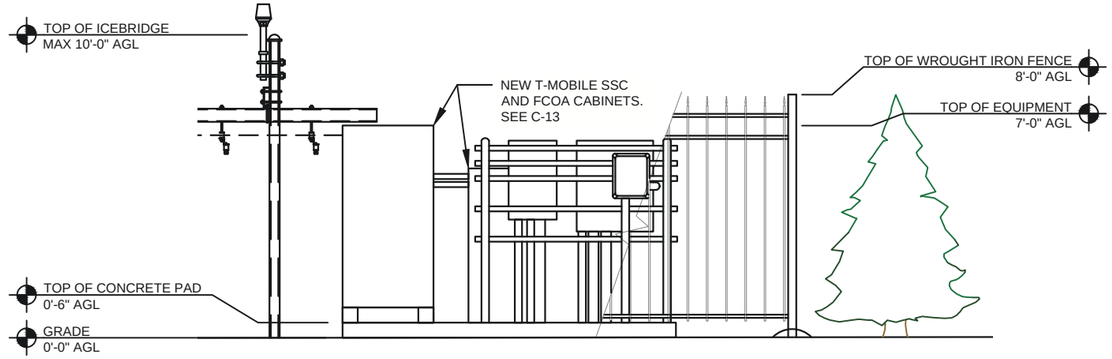
NOTE:
CONTRACTOR SHALL VERIFY ALL FINAL CONNECTION LOCATIONS WITH T-MOBILE ENGINEER, RF ENGINEER, AND NET-OPS PRIOR TO INSTALLATION.

NOTE:
CONTRACTOR TO ARRANGE NEW MODULES/EQUIPMENT TO AVOID INTERFERING WITH SAFETY CLIMB.

TOWER ELEVATION

SCALE: 1" = 30'-0"

1



EQUIPMENT ELEVATION

SCALE: 1"=5'-0"

2

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STATE OF TEXAS LICENSE # PE106604
EXPIRES: 06/30/19 SIGNED: 05/31/19

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1	REVISED FINAL	5/31/19	DAZ

PLOT SCALE: 1:1 @ 11" x 17"

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DRAWN: DAZ
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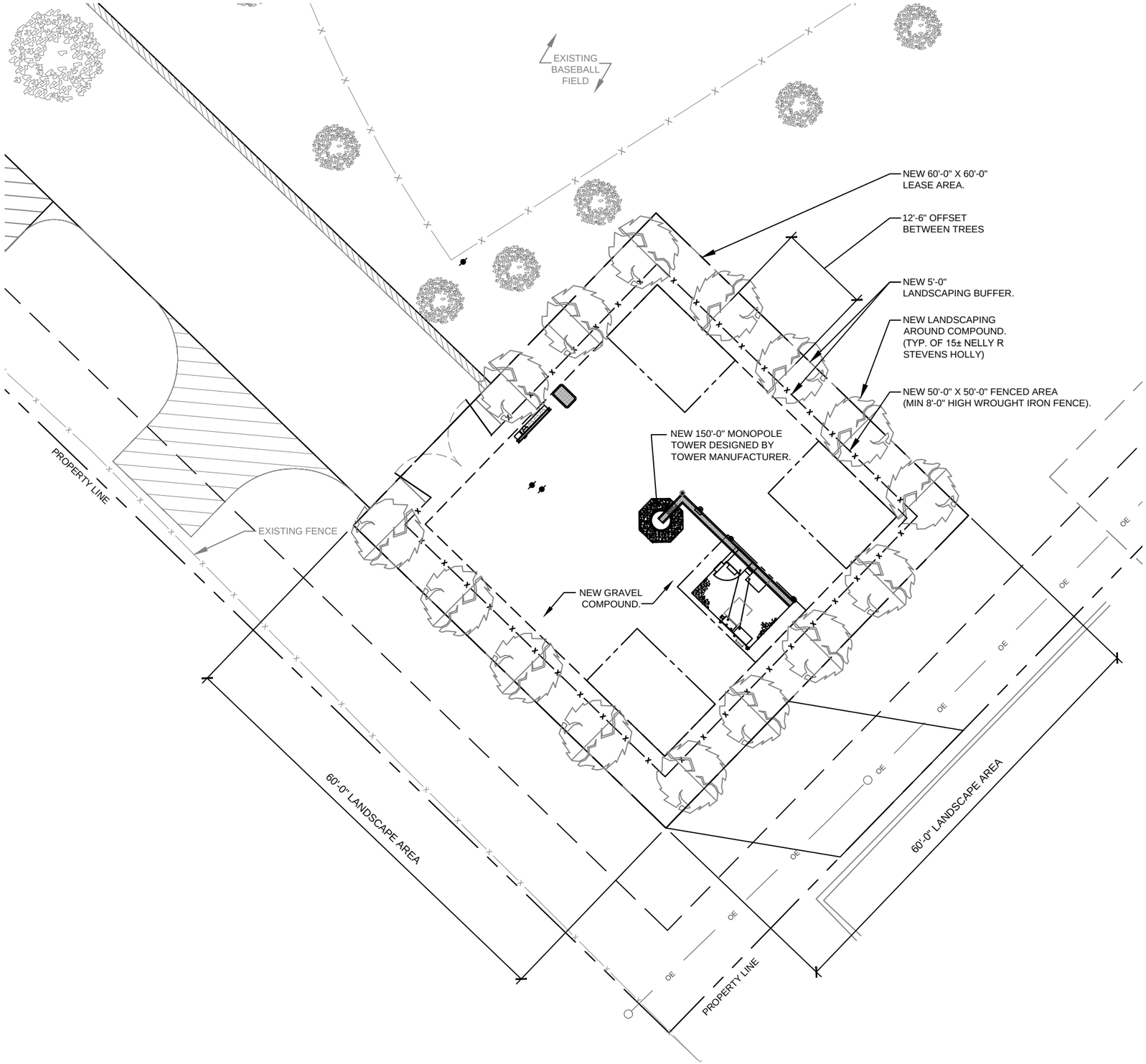
CASE NO. SP2019-013

C-8
ELEVATIONS



N

LANDSCAPE PLAN

SCALE: 1" = 15'-0"

1

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PLOT SCALE: 1:1 @ 11" x 17"

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DRAWN: DAZ
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CASE NO. SP2019-013

L-1
LANDSCAPE PLAN

LANDSCAPING GENERAL NOTES:

ALL PLACEMENT OF LANDSCAPING SHALL MEET THE FOLLOWING CONDITIONS:

1. ALL PLANT MATERIAL SHALL BE PLANTED IN A MANNER WHICH IS NOT TO INTERFERE WITH OVERHEAD WIRES OR BE INTRUSIVE TO UTILITIES OR PAVEMENT.
2. NO TREES OR OTHER LANDSCAPING SHALL BE LOCATED CLOSER THAN 10 FEET TO A FIRE HYDRANT OR OTHER ABOVE GROUND UTILITIES.
3. NO LANDSCAPING SHALL INTERFERE WITH SITE REQUIREMENTS FOR SAFE INGRESS AND EGRESS.

INSTALLATION STANDARDS:

1. PLANT MATERIAL SHALL CONFORM WITH THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
2. ALL PLANT MATERIAL SHALL BE INSTALLED FREE OF DISEASE AND IN A MANNER THAT ENSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER TO SUSTAIN HEALTHY GROWTH.
3. ALL TAGS, WIRES, PLASTIC TIES AND ROPE SHALL BE CUT FROM EACH TREE TO PREVENT GIRDLING OF THE TREE. THE BURLAP SHALL BE PULLED BACK FROM THE UPPER THIRD OF THE ROOTBALL. IF A PLASTIC 'BURLAP' IS USED, IT SHALL BE REMOVED IN ITS ENTIRETY FROM THE ROOTBALL.
4. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF DEPTH OF THREE (3) INCHES OF MULCHED MATERIAL AND A DIAMETER OF THREE (3) FEET AROUND THE BASE OF THE TREE.
5. TREES SHALL BE STAKED WITH POSTS AND NOT STAKES IN AREAS OF HIGH WIND FOR ONE TO THREE YEARS TO ALLOW THE GROWTH OF PROPOSED ROOTS TO STABILIZE. ALL ROPES SHALL BE COVERED TO PREVENT CUTTING INTO THE BARK.
6. ANY EXCESS SOIL, CLAY, OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PLANTING SITE, PRIOR TO PLANTING OF INDIVIDUAL TREES AT FINAL GRADE.
7. THE JURISDICTION, AT ITS DISCRETION, HAS THE RIGHT TO RETAIN A PROFESSIONAL LANDSCAPE ARCHITECT OR ARBORIST TO REVIEW SUBMITTED LANDSCAPE PLAN AND THE PROFESSIONAL LANDSCAPE ARCHITECT OR ARBORIST WILL SUBMIT A WRITTEN REPORT TO THE PLANNING AND ZONING COMMISSION. ALL EXPENSES INCURRED BY THE JURISDICTION FOR THE USE OF THE LANDSCAPE ARCHITECT OR ARBORIST SHALL BE REIMBURSED BY THE DEVELOPER.

PLANTING SEASONS:

1. PLANTS MUST BE PLANTED DURING THE FOLLOWING DATES: APRIL 1ST TO MAY 15TH AND SEPTEMBER 1ST TO OCTOBER 1ST.
2. THE PLANTING PERIODS INDICATED MAY BE EXTENDED DUE TO WEATHER CONDITIONS OR OTHER FACTORS, WHICH MUST BE APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER.
3. THE CONTRACTOR WILL BE RELIEVED FOR HIS GUARANTEE RESPONSIBILITY SHOULD THE OWNER REQUIRE PLANT MATERIAL INSTALLATIONS TO BE COMPLETED DURING OTHER TIMES THAN THE PLANTING PERIODS INDICATED.

PLANTING:

1. ALL SHADE TREES, ORNAMENTAL TREES, EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN HOLES EXCAVATED AT LEAST 3x THE WIDTH OF THE DIAMETER OF THE BALL OR CONTAINER AND DEEP ENOUGH SO THAT THE TOP OF THE BALL OR SOIL IN THE CONTAINER IS AT OR JUST ABOVE EXISTING GRADE.
2. ALL TWINE OR ROPE MUST BE CUT AND REMOVED AND THE BURLAP FOLDED AWAY FROM THE TOP OF THE BALL. THE EXCAVATION MUST BE BACKFILLED WITH THE PLANTING MIXTURE AND WATERED. ANY SETTLEMENT WILL BE FILLED WITH PLANTING MIXTURE.
3. A 4" DEEP SAUCER, SIMILAR TO THE DIAMETER OF THE PLANTING HOLE SHALL BE CREATED USING PLANTING MIX.
4. PLANTING MIX TO CONSIST OF 1/3 TOP SOIL, 1/3 SOIL FROM EXCAVATION, AND 1/3 MUSHROOM COMPOST (OR 1/3 PEAT MOSS).

CLEAN UP:

1. ALL DEBRIS GENERATED DURING THE INSTALLATION OF PLANT MATERIALS MUST BE REMOVED FROM THE SITE.
2. ALL PAVEMENTS AND WALKS MUST BE SWEPT AFTER EACH DAYS WORK. UPON COMPLETION OF THE WORK, ALL PAVEMENTS MUST BE WASHED TO REMOVE ALL MUD OR DIRT.

LANDSCAPE NOTES

SCALE: NONE

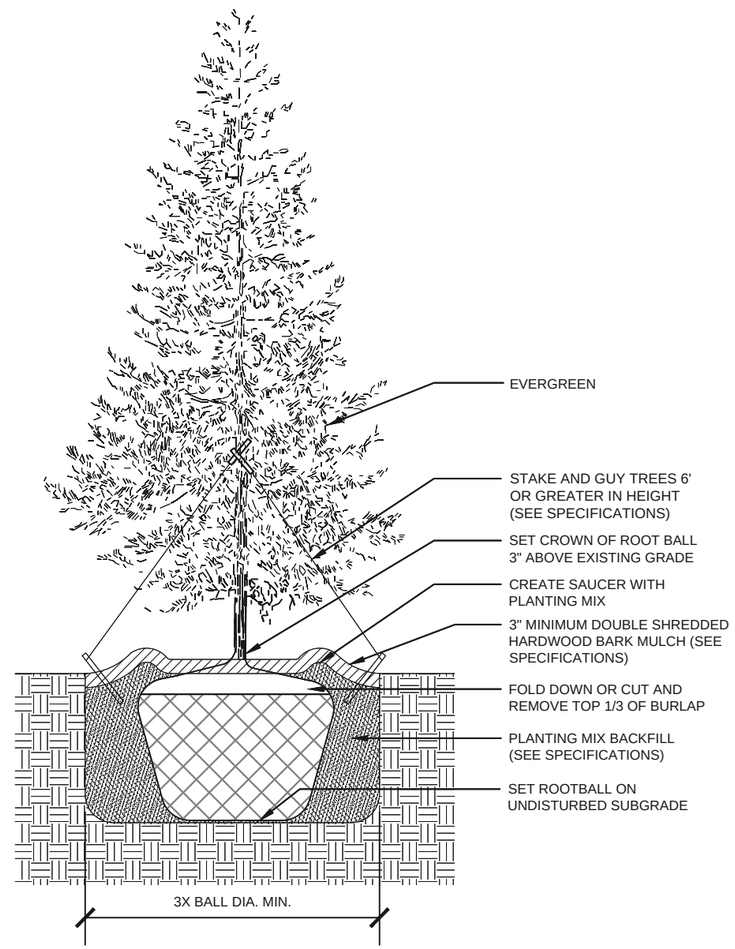
1

LANDSCAPE CHART

QTY.	COMMON NAME	HT. AT INSTALL	SPACING	ROOTBALL	OVERALL PROJECTED WIDTH
15	NELLY R. STEVENS HOLLY	MIN OF 4'-0"	12'-6" O.C. MIN	B/B	20'-0"

NOTE:
ALL MATERIALS SURROUNDING THE TREE ROOT BALL, INCLUDING WIRING, ARE TO BE REMOVED PRIOR TO PLANTING OF TREES.

NOTE:
LANDLORD RESPONSIBLE FOR MAINTAINING AND WATERING ALL LANDSCAPE AFTER INSTALLATION



LANDSCAPE DETAIL

SCALE: NONE

2

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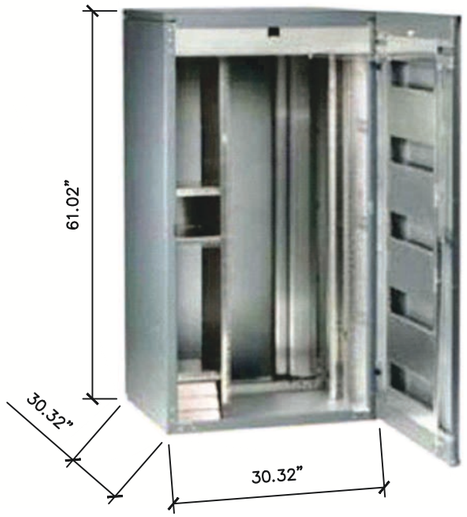
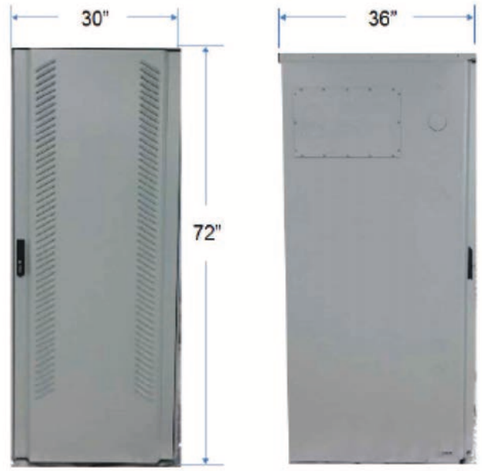
L-2
LANDSCAPE DETAIL/NOTES



FCOA CABINET DETAIL — 1

SCALE: NONE

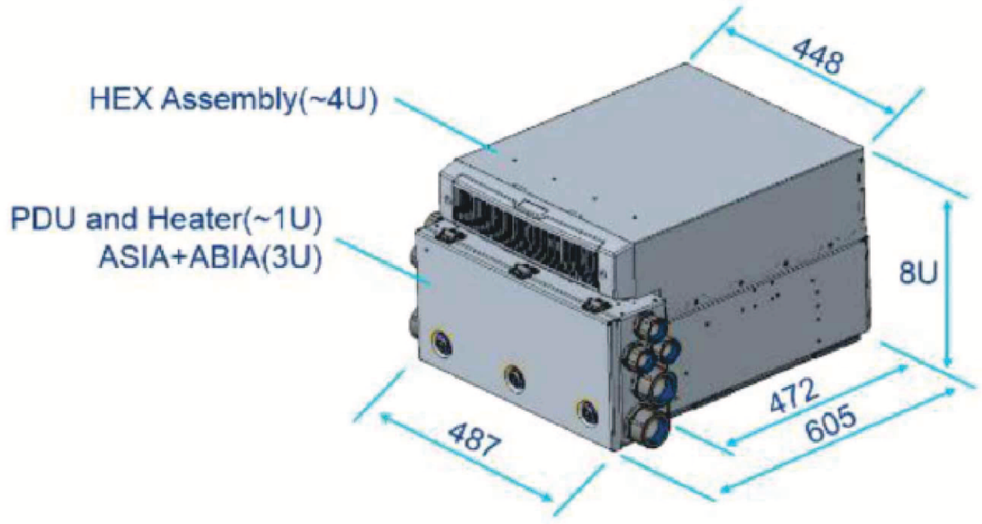




LARGE DELTA SSC 400A CABINET DETAIL — 2

SCALE: NONE (H) 72" X (W) 30" X (D) 36" -- 485 .lbs EMPTY

Height	8U (354 mm)
Width (front cover)	487mm
Width (cabinet)	448mm (fits into 19 inch rack) 487mm (without conduit plugs or fittings)
Depth	Total 605mm (472mm from rack mounting surface)
Weights	23 kg AMOB enclosure 3 kg ASIA (Core Module) 2 kg ABIA (Expansion Module) 32 kg ½ Capacity (1 Core + 3 Expansion) 41 kg Full Capacity (2 Core + 6 Expansion)
Ingress Protection	IP55
Operating Temperature	-40°C up to +55°C (without solar radiation)
Installation Temperature	-20°C - +55°C
Airflow Direction Clearances for cooling	Back to front airflow direction supported for Horizontal(FCOA, 19" rack, Flexi stack) Front to back airflow direction supported for Vertical(wall and pole mounting case) 40 mm Minimum on the back and front side
Cold start	~2h from -40°C to -5°C *Optional 2nd heater can be added to meet NAM requirement, cold start from -40°C to -5°C in 1 hour instead of 2 hours
Nominal supply voltage Input voltage range	-40.5 ... -57 V DC Extended Service Voltage Range supported -36Vdc .. -60Vdc Floating
Volume	104.5L
Mass capacity	Support Max 18Kg inside
Power consumption	Typical max ~265W (all fans at highest speed) Cold start ~600W (heater On 55W + fans at low speed)
Conduit cable entry	2x1.5" + 3x 1" on each left and right side



AIRSCALE SUBRACK OUTDOOR AMOB — 3

SCALE: NONE

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Engineering - Design - Consulting

TX-0274 / YELLOWJACKET PARK
T-MOBILE: DA02390A
991 W YELLOW JACKET LN
ROCKWALL, TX 75087

STATE OF TEXAS
JEFFREY S. GUTOWSKY
106604
LICENSED
PROFESSIONAL ENGINEER

JEFFERY S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF TEXAS LICENSE # PE106604
EXPIRES: 06/30/19 SIGNED: 05/31/19

REVISIONS

REV.	ISSUED FOR	DATE	BY
1	90% CD's	02/04//19	BA
2	ISSUED FOR FINAL	04/11/19	DAZ
3	REVISED FINAL	04/15/19	DAZ
4	REVISED FINAL	5/31/19	DAZ

PLOT SCALE: 1:1 @ 11" x 17"

AQUATIC \ DESIGN & PROGRAM MANAGEMENT
CIVIL \ TELECOMMUNICATION \ MECHANICAL
PLUMBING \ ELECTRICAL \ LAND SURVEYING
ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECK: AG
DRAWN: DAZ
JOB: T1801313
CASE NO. SP2019-013

C-13
EQUIPMENT SPECIFICATIONS

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	June 11, 2019
APPLICANT:	Charles Corbett
CASE NUMBER:	P2019-024; *Lots 17 & 18, Block B, Lago Vista Addition*

SUMMARY

Consider a request by Charles Corbett for the approval of a vacating plat establishing Lots 17 & 18, Block B, Lago Vista Addition being a 1.09-acre parcel of land currently identified as Lot 19, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for single-family land uses, addressed as 2835 Marcie Lane, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting approval of a vacating plat for the purpose of vacating one (1) lot (*i.e. Lot 19, Block B*) to re-establish two (2) lots (*i.e. Lots 17 & 18, Block B*) in order to sell the two (2) lots.

☑ On July 6, 1982, the City Council approved *Ordinance No. 82-32*, which established the development standards for Planned Development District 18 (PD-18). The ordinance was amended in 1985 [*Ordinance No. 85-23*], and amended in 1994 [*Ordinance No. 94-18*]. On April 14, 1994, the City Council approved a final plat [*Case No. PZ-94-52*], which established the Lago Vista Subdivision.

☑ On November 28, 2005, an administrative replat was approved to combine two (2) lots (*i.e. Lots 17 & 18, Block*) into one (1) lot (*i.e. Lot 19, Block B*).

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

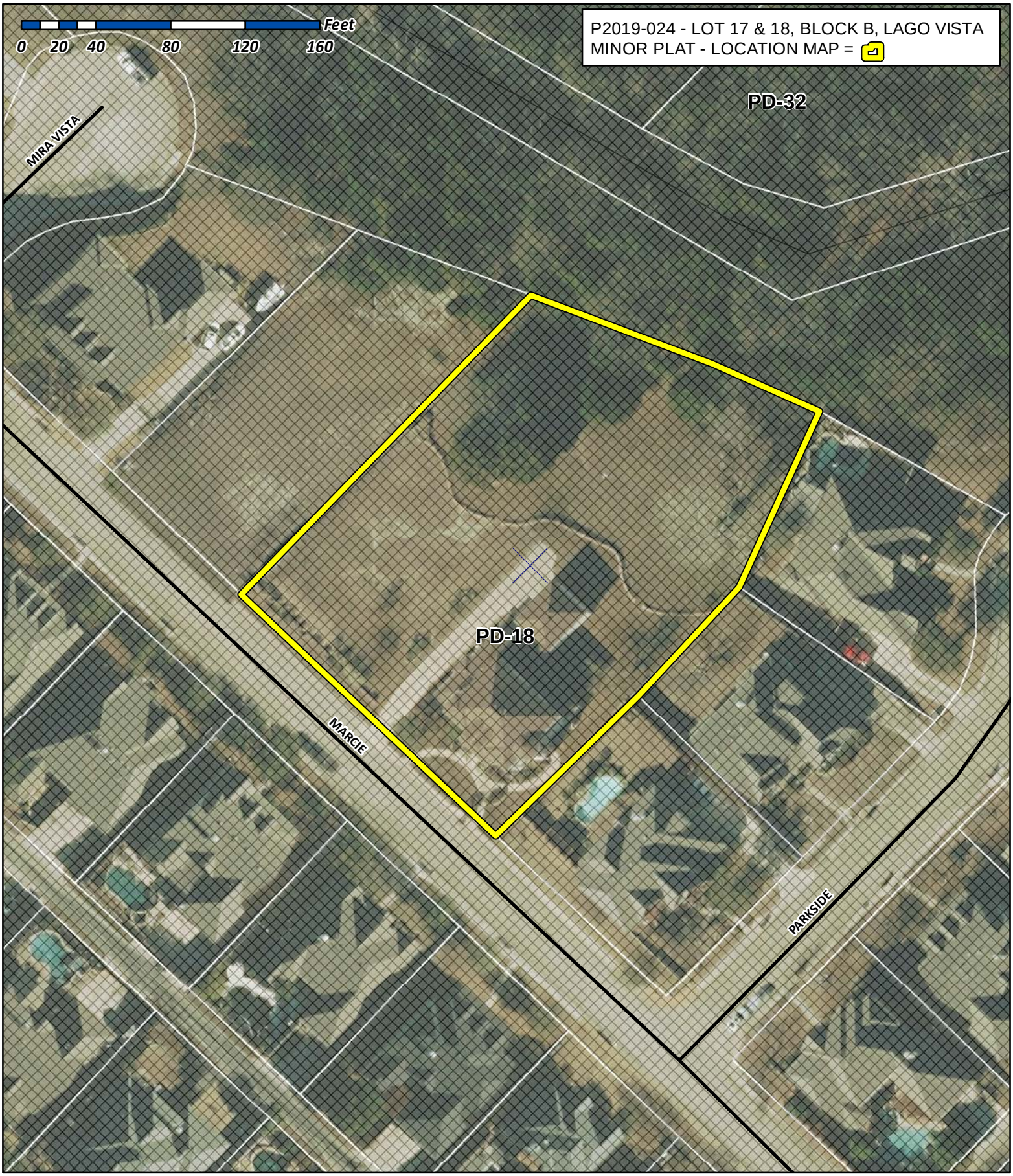
☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the vacating plat for *Lots 17 & 18, Block B, Lago Vista Addition*, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



City of Rockwall

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

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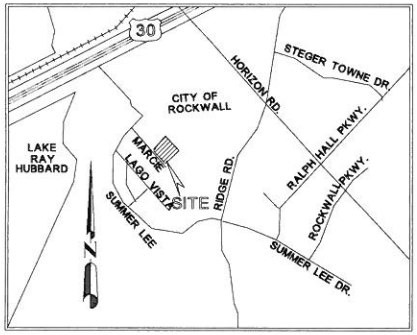
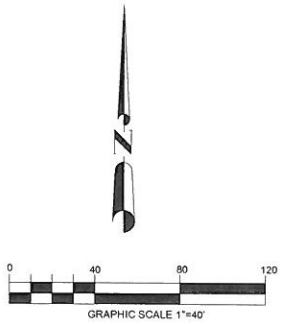


LOCATION MAP
(NOT TO SCALE)





VACATING PLAT

LAGO VISTA
LOT 17 AND LOT 18
BLOCK B

AN ADDITION TO THE CITY OF ROCKWALL
EDWARD TEAL SURVEY, A-207
ROCKWALL COUNTY, TEXAS

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH "YELLOW PLASTIC CAPS "RPLS 5034."

4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

5) THE PURPOSE OF THIS PLAT IS TO VACATE THE REPLAT AND RETURN THE LOTS TO THE ORIGINAL PLAT BEING LOTS 17 AND 18, BLOCK B, LAGO VISTA PER CAB. C, SLIDE 226, M.R.R.C.T.

OWNER

CHARLES CORBETT
2835 MARCIE LANE
ROCKWALL, TX 75032
469-951-6748

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 1 OF 2

SYMBOL LEGEND

SURVEY DATE JANUARY 2014
SCALE 1" = 20' FILE # 2014
CLIENT DUBOSE

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	June 11, 2019
APPLICANT:	Ryan Joyce; Michael Joyce Properties
CASE NUMBER:	Z2019-012; *Zoning Change (AG to PD)*

SUMMARY

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family-1 (SF-1) District land uses on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the west side of Stodgehill Road [FM-3549] north of the intersection of Stodgehill Road [FM-3549] and Cornelius Road, and take any action necessary.

BACKGROUND

The subject property was annexed in 2008 [*Ordinance No. 08-66*], is located on the west side of Stodgehill Road [FM-3549] north of the intersection of Stodgehill Road [FM-3549] and Cornelius Road, and is zoned Agricultural (AG) District.

PURPOSE

The applicant is requesting a change in zoning from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 61.45-acre tract of land, which is currently vacant.

ADJACENT LAND USES AND ACCESS

The subject property is located on the west side of Stodgehill Road [FM-3549] north of the intersection of Stodgehill Road [FM-3549] and Cornelius Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Clem Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this there are several single-family homes that are zoned Single-Family Estate 4 (SFE-4.0), Single-Family Estate 1.5 (SFE-1.5), and Single-Family 1 (SF-1) District.

South: Directly south of the subject property there are several single family home that are outside of the city limits of the City of Rockwall. Beyond this is Cornelius Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan and delineates the city limits of Rockwall.

East: Directly east of the subject property is Stodgehill Road [FM-3549], which is identified as a TXDOT4D (*Texas Department of Transportation, four (4) lane, divided roadway*) on the City's Master Thoroughfare Plan and delineates the city limits of Rockwall.

West: Directly west of the subject property, there are several single-family homes that are zoned Agricultural (AG) District followed by the city limits of of the City of Rockwall. Beyond this there is a large tract of land that is zoned Agricultural (AG) District followed by FM-1141, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting a change in zoning from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses. The concept plan shows that the 61.45-acre property will consist of 39 single-family lots that will broken-down into two (2) lot types (*i.e. 120' x 200' & 130' x 400'*). Specifically, the development will include 17 lots that will be a minimum of 120' x 200' and 22 lots that will be a minimum of 130' x 400'. The lot sizes will range in size from 43,560 SF (*i.e. one [1] acre*) to 65,340 SF (*i.e. one and one half [1½]-acres*). The proposed minimum size of each dwelling unit (*i.e. air conditioned space)* will be 2,500 SF. The applicant has stated that the homes will be custom homes and will vary from lot to lot. The product will also be a rural style estate lot, which will incorporate a rural-local roadway (*i.e. will not be curb and gutter*) and a minimum front yard setback of 70-feet. The proposed housing product will have a minimum masonry requirement of 80%, with up to 50% cementitious fiberboard horizontal lap siding (*e.g. HardiBoard or Hardy Plan*) and stucco (*i.e. three [3] part stucco or a comparable product -- to be determined be staff*) being permitted. The proposed housing product conforms to the City's minimum masonry and anti-monotony requirements and will allow both *traditional swing* (*i.e. j-swing*), side entry, and flat front entry (*i.e. setback behind the width of the double car garage that is access from the traditional swing configuration*) garage configurations. All garage doors will incorporate upgraded finishes (*e.g. divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be determined by staff*). The development will incorporate less than the required 20% open space; however, it will have a 30-foot landscape buffer adjacent to FM-3549 that will incorporate ground cover, a built-up berm and/or shrubbery -- *or a combination thereof* -- and trees and a five (5) foot sidewalk along the entire frontage. In addition, the applicant has stated that by virtue of the development incorporating larger lots without stockade or solid fencing, it will achieve the same feel as more dense developments that incorporate the required 20% open space.

The proposed Planned Development District will be subject to the land uses and requirements stipulated for the Single-Family 1 (SF-1) District unless specifically called out in the Planned Development District ordinance. A summary of the proposed development standards for each lot type is as follows:

Lot Type (see Concept Plan) ►	***A***	***B***
Minimum Lot Width [1]	120'	130'
Minimum Lot Depth	200'	400'
Minimum Lot Area	43,560 SF	65,340 SF
Minimum Front Yard Setback [2] & [5]	70'	70'
Minimum Side Yard Setback	25'	25'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	30'	30'
Minimum Length of Driveway Pavement	70'	70'
Maximum Height [3]	38'	38'
Minimum Rear Yard Setback [4]	50'	50'
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	2,500 SF	2,500 SF
Maximum Lot Coverage	20%	20%
Permitted Encroachment in Required Setbacks[5]	Allowed	Allowed

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: As measured from the rear yard property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimney, eaves, and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for a property; however, the

encroachment shall not exceed five (5) feet on side yard setbacks (adjacent to a street) and shall not encroach into public right-of-way. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

INFRASTRUCTURE

Based on the applicant's concept plan and proposed density, the following infrastructure will be required to be constructed to provide adequate public services to the subject property:

Water. The Master Water Plan indicates that the subject property is located within Water Service Area 780 (*i.e. not serviced by the City of Rockwall*); however, there is some dispute as to whether the City of Rockwall of Mt. Zion Water Supply has the right to serve this property. As a result, the applicant will be required to contact Mt. Zion Supply Corporation in order to determine if the property can be serviced.

Wastewater. The Master Wastewater Plan indicates that there is no wastewater infrastructure in the vicinity. There are no immediate plans for the City to install infrastructure in the area. As a result, the applicant must get approval from the City Council in order to utilize septic systems to serve the development.

Stormwater. Detention on the site may be required if the existing culvert under Clem Road does not have the necessary capacity to accommodate the increased runoff. A unit hydrograph method will need to be used in calculating detention for more than 20-acre.

Roadways. According to the Master Thoroughfare Plan, Clem Road is indicated as a *Minor Collector*, which requires a 60-foot right-of-way with a 41-foot *back to back street*. The applicant is required to construct 21-feet of right-of-way the entire length of the property along Clem Road. FM-3549 is indicated as a TXDOT4D (*Texas Department of Transportation, four (4) lane, divided roadway*), which requires a 120-foot right-of-way. The applicant must dedicate 60-feet from the centerline of FM-3549 for the future expansion of this roadway.

All proposed infrastructure improvements must meet the Engineering Department's *Standards of Design and Construction*.

CONFORMANCE WITH THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

- ☑ The Engineering Department's *Standards of Design and Construction* Manual stipulates that, "(A)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete …"; however, the code does grant the City Council the ability to "… waive the residential alley requirement, if it is in the best interest of the City." (*Section 2.11; Page 14*)

- ☑ The Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages, unless it is a *J-Swing* [*or traditional swing*] garage where the garage door is perpendicular to the street." (*Sec. 4.1; Art. VI; UDC*)

- ☑ According to Section 1.2, *Nature of PD Districts and Minimum Standards*, of Article X, *Planned Development Regulations*, of the UDC, "…(u)nless otherwise provided by the PD Ordinance, a minimum of 20 percent of the gross land area within the entire PD District shall be devoted to open space."

In this case, the applicant is proposing to allow traditional swing, side entry, and flat-front entry garages in lieu of alleyways. All flat-front entry garages will be setback either [*1*] behind the width of a double garage that is accessed from a traditional swing or [*2*] flush with the front façade of the home for the standard flat-front entry garages. As a compensatory measure for not meeting the required 20-foot setback stipulated by the Unified Development Code (UDC) for flat-front entry garages, the applicant is requiring that all garage doors incorporate upgraded finishes (*e.g. divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors or a similar alternative*). With regard to the open space requirement, the applicant has stated that estate style lots with non-transparent fencing provide a similar aesthetic as traditional neighborhoods that incorporate opaque fencing and 20% open space. Staff has incorporated these requirements into the draft ordinance and by approving this case, the City Council would be waiving these requirements.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *Northeast Residential District* and is designated for *Low Density Residential (LDR)* land uses. The *Northeast Residential District* is characterized by its low-density subdivisions and rural/estate style lots. This district has several large vacant tracts of land that are suitable for low-density residential development, and it is anticipated that this district will be a future growth center for the City. The *Low Density Residential (LDR)* land use category consists of residential subdivisions that are two (2) units per gross acre or less. Primary land uses in this district are suburban, estate, and rural developments. In this case, the development is an estate style subdivision with a density of 0.63 units per gross acre. This is substantially in conformance to intent of the *Northeast Residential District* and the *Low Density Residential (LDR)* land use designation.

In addition, the OURHometown Vision 2040 Comprehensive Plan seeks to "…(p)reserve the City's current residential to non-residential land use ratio (*i.e. 80% Residential; 20% Commercial*) in order to maintain a balance mix of land uses for fiscal sustainability." The *Land Use Plan* contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential land use balance. Currently, the land use balance is at 75.48% residential to 24.52% non-residential. If the City Council chooses to approve this case -- *since this case is proposing zoning in conformance to the Land Use Plan* -- the ratio will remain the same. A more detailed view of the current and proposed land use ratios has been included in the attached packet. With all this being said, zoning requests are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 24, 2019, staff mailed 13 notices to property owners and occupants within 500-feet of the subject property and located within the City Limits. There are no Homeowner's Associations (HOA's) or neighborhood groups within 1,500-feet of the subject property and participating in the Neighborhood Notification Program. At the time this report was written, staff had not received any notices concerning this case.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a change in zoning from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

(2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Project Number	Z2019-012	**Owner**	ROBERSON, COREY WAYNE	**Applied**	5/17/2019 LM
Project Name	961 Clem Road (AG to SF-1)	**Applicant**	MICHAEL JOYCE PROPERTIES	**Approved**	
Type	ZONING			**Closed**	
Subtype	REZONE			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
961 CLEM RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	8		8	0072-0000-0008-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/21/2019	5/28/2019	5/21/2019		APPROVED	
ENGINEERING	Sarah Hager	5/17/2019	5/24/2019	5/24/2019	7	APPROVED	Comments

(5/24/2019 11:19 AM SH)
- 4% Engineering Fees.
- Impact fees.
- Must be on septic systems. (will require council approval)
- Check if on Mt. Zion Water service list.
- Must complete 2nd hydrostatic test, and 1st bacteria tests.
- Must loop water on site.
- Clem Road must have 61' ROW, 41' back to back, and this project must construct 24'.
- FM 3549/ Stodgehill is to be 120' ROW, must dedicate 60' form the centerline.
- Wetlands / WOTUS study for the pond to be removed.
- May need detention if the culvert under Clem does note have capacity for the storms. Unit hydrograph method will be needed for detention more than 20 acres.
- Must show all existing and proposed utilities.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- Must meet all City Standards of Design and Construction

- Also update bullet 13 in the design standards to use the October 2014 standards of design.

FIRE	Ariana Hargrove	5/17/2019	5/24/2019	5/23/2019	6	APPROVED	
PLANNING	Korey Brooks	5/17/2019	5/24/2019	5/23/2019	6	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Z2019-012 Zoning Change (AG to PD)

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family-1 (SF-1) District land uses on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the west side of Stodgehill Road [FM-3549] north of the intersection of Stodgehill Road [FM-3549] and Cornelius Road.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (Z2019-012) in the lower right hand corner of all pages on future submittals.

M.4 Please review the draft ordinance prior to meeting on May 28, 2019.

M.5 Please provide staff with the new survey and legal description once it is completed. In addition, the Clem Road will need to adjusted to show dedication and fill width of road.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by June 4. The Planning and Zoning Worksession for this case is May 28, 2019. The Planning and Zoning Meeting for this case is June 11, 2019.

I.7 The projected City Council meeting dates are June 17, 2019 and July 1, 2019. A representative is required to attend all meetings.



- 4% Engineering Fees.
- Impact fees.
- Must be on septic systems. (will require council approval)
- Check if on Mt. Zion Water service list.
- Must complete 2nd hydrostatic test, and 1st bacteria tests.
- Must loop water on site.
- Clem Road must have 61' ROW, 41' back to back, and this project must construct 24'.
- FM 3549/ Stodgehill is to be 120' ROW, must dedicate 60' form the centerline.
- Wetlands / WOTUS study for the pond to be removed.
- May need detention if the culvert under Clem does note have capacity for the storms. Unit hydrograph method will be needed for detention more than 20 acres.
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- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- Must meet all City Standards of Design and Construction

62.455 ACRES
40 LOTS
1.0 ACRE MINIMUM

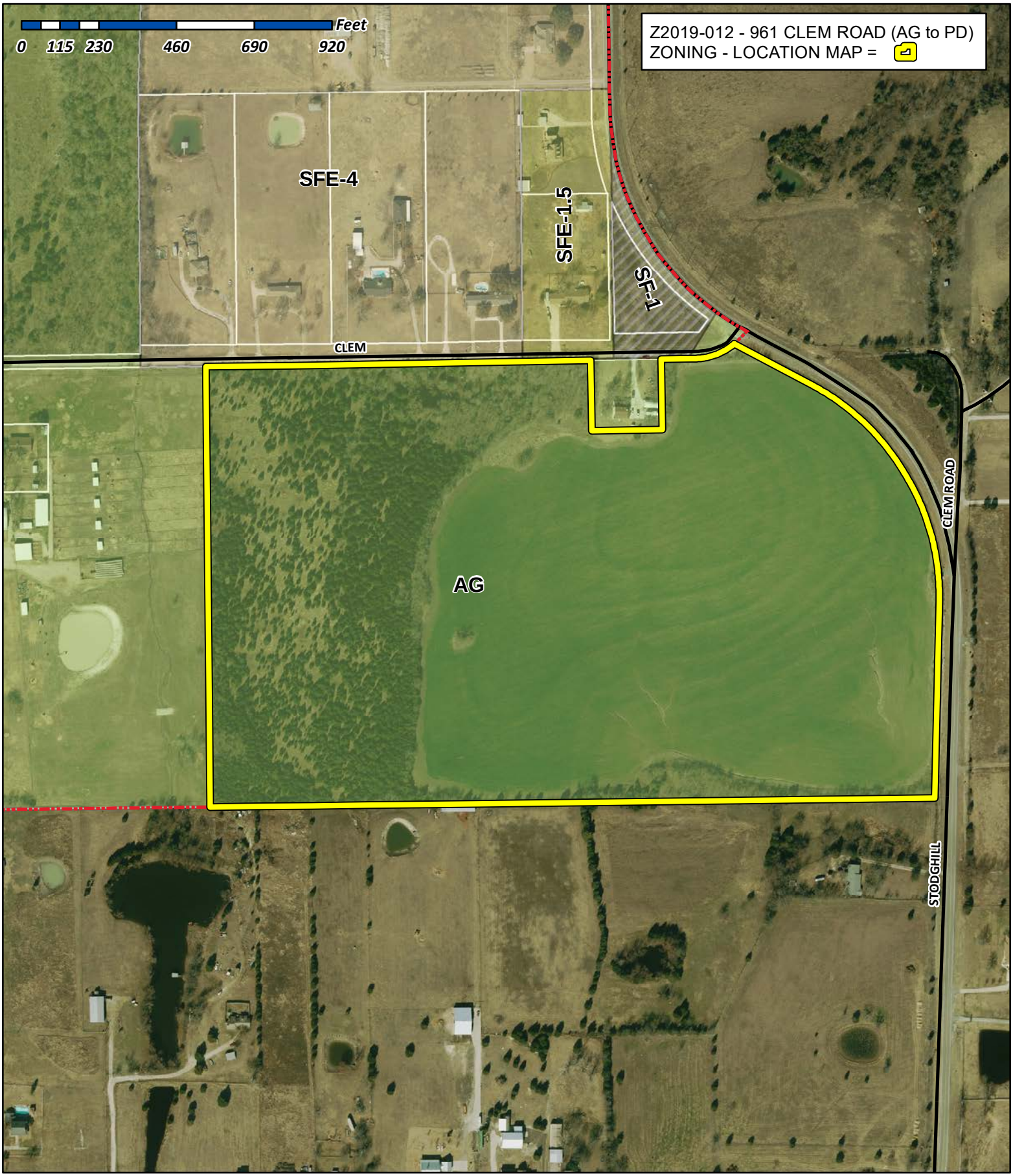
CONC
NOR
ROCK

Engineer:
ENGINEERING CONCEPTS & DESIGN, L.P.

February 28, 2019

SHEET NO. 1 OF 1

PROJECT #00000



City of Rockwall

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Rockwall, Texas 75032
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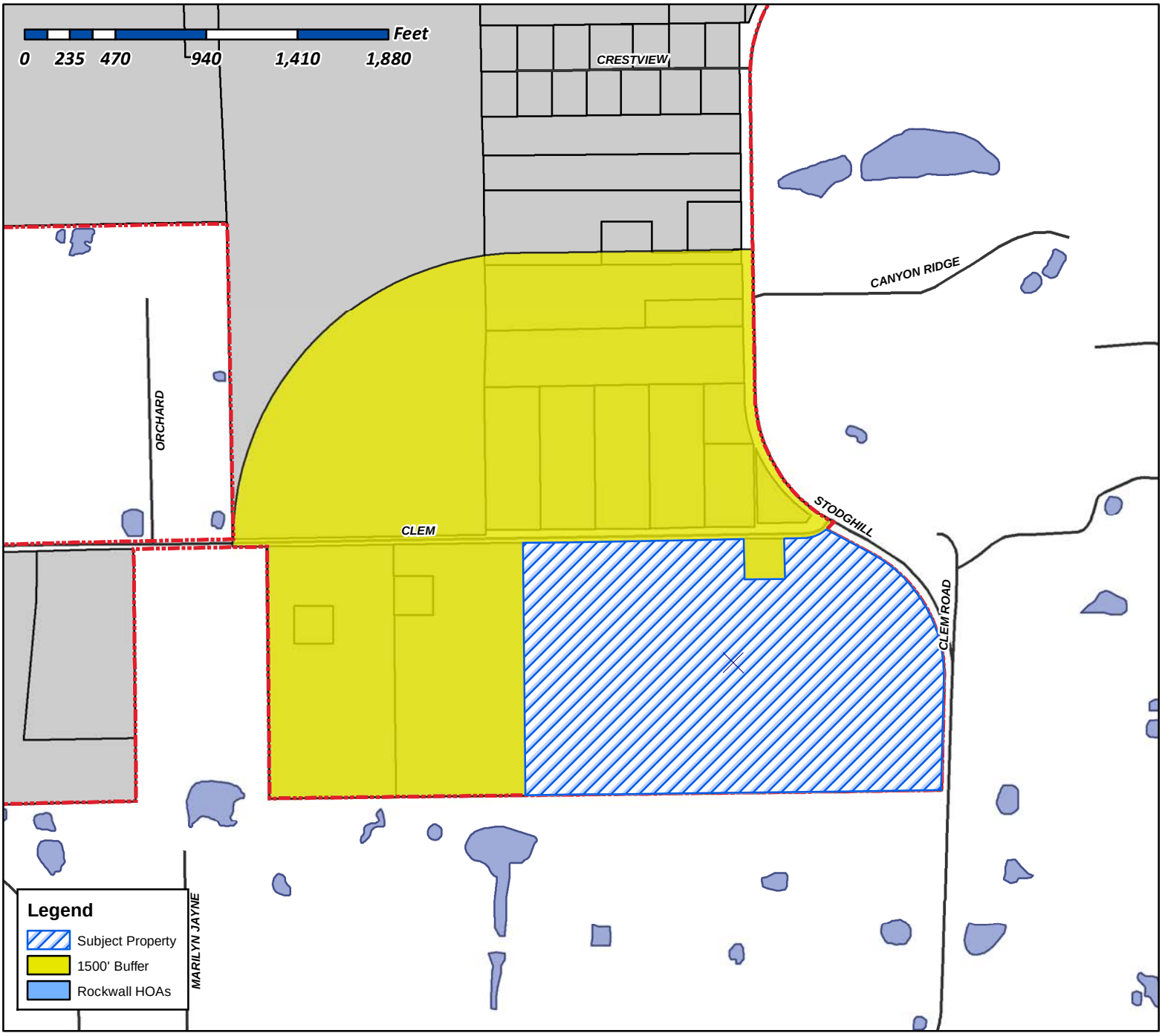
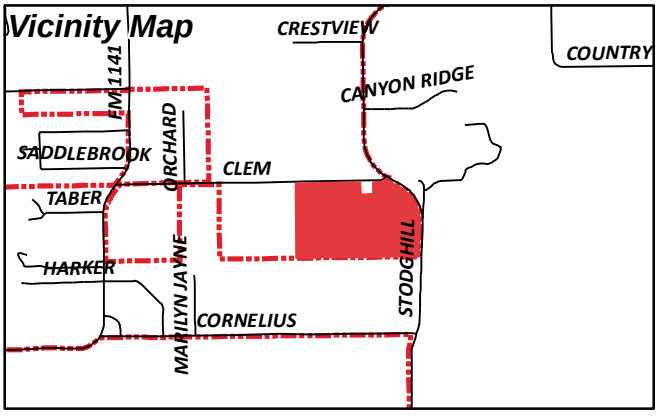


Case Number: Z2019-012
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 961 Clem Road

Date Created: ***5/21/2019***

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



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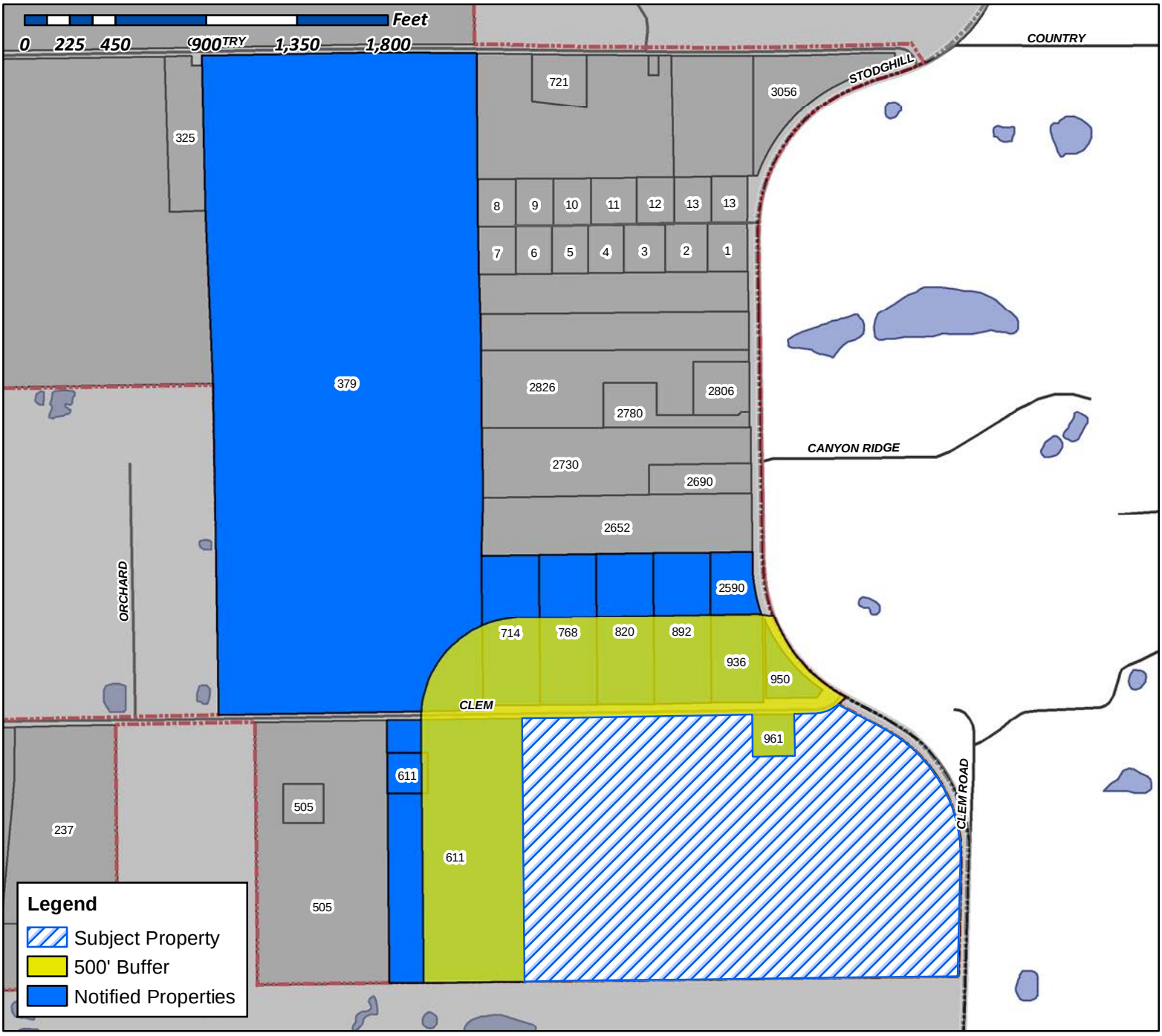
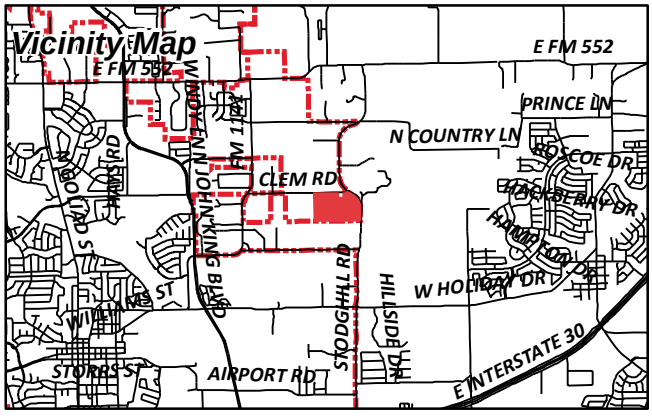


Case Number: Z2019-012
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 961 Clem Road



Date Created: *5/21/2019*
For Questions on this Case Call (972) 771-7745

TURNHAM DAVID & LORI
1485 MADISON DR
ROCKWALL, TX 75032

MCCALLUM CRAIG WILLIAM
1983 N STODGHILL RD
ROCKWALL, TX 75087

ERWIN KARL DANIEL EXECUTOR
KARL W ERWIN ESTATE
2030 CROSSWOOD LANE
IRVING, TX 75063

UNISON INVESTMENT
23545 CRENSHAW BLVD STE 201
TORRANCE, CA 90505

BURNETT LEE K
2590 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

CURRENT RESIDENT
379 N COUNTRY LN
ROCKWALL, TX 75032

CURRENT RESIDENT
611 CLEM RD
ROCKWALL, TX 75032

CANAVAN JOHN P & RITA
714 CLEM RD
ROCKWALL, TX 75087

BELL SALLY REDDICK
768 CLEM RD
ROCKWALL, TX 75087

SHLENSKY HOWARD J & DARLA A
820 CLEM RD
ROCKWALL, TX 75087

MOREAU ROBERT G JR & SHERRY L
892 CLEM ROAD
ROCKWALL, TX 75087

BENNETT JILL M
936 CLEM RD
ROCKWALL, TX 75087

MARTIN DANIEL AND LAURA
961 CLEM RD
ROCKWALL, TX 75087

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2019-012: 961 Clem Road (AG to SF-1)

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family-1 (SF-1) District land uses on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the west side of Stodgehill Road [FM-3549] north of the intersection of Stodgehill Road [FM-3549] and Cornelius Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 6/11/2019 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 6/17/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **6/17/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2019-012: 961 Clem Road (AG to SF-1)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

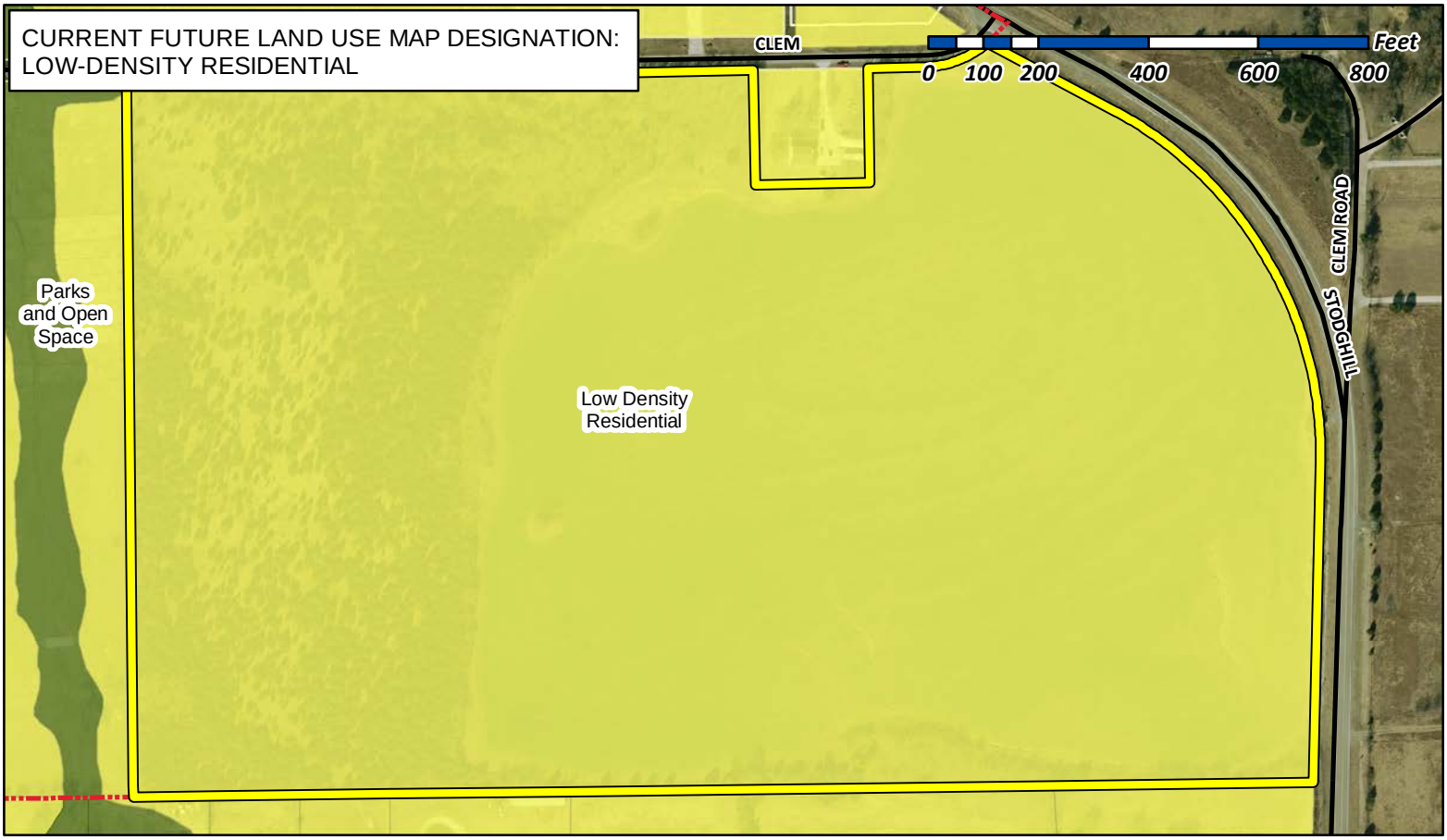
☐ I am opposed to the request for the reasons listed below.

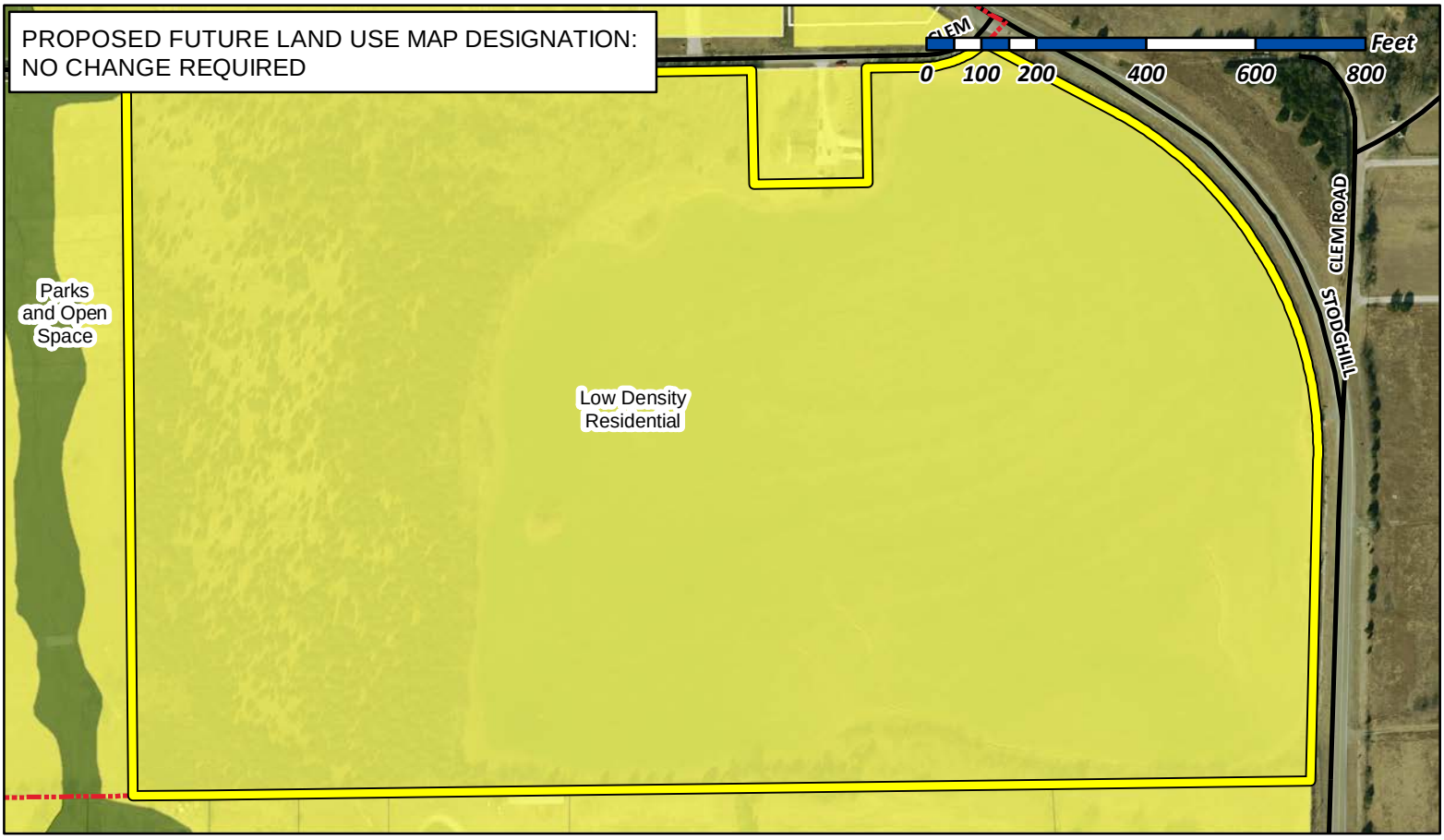
Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE





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.

11 NORTHEAST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

1. *Estate and Rural Residential*. The maintenance of the *Estate* and *Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
2. *Suburban Residential*. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
3. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
4. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
5. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

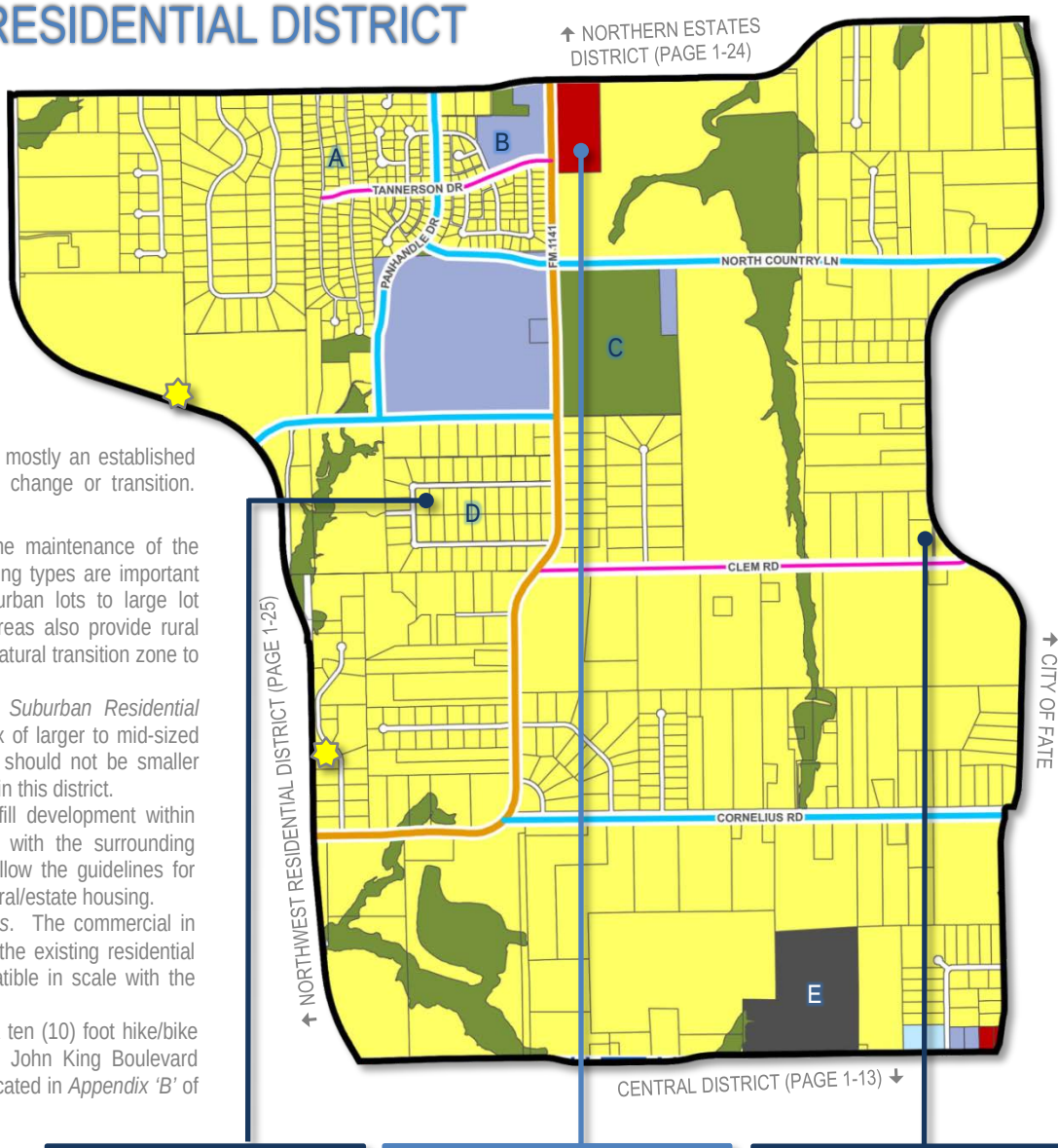
POINTS OF REFERENCE

A. Stoney Hollow Subdivision
B. Celia Hays Elementary School
C. North Country Lane Park
D. Saddlebrook Estates Subdivision
E. Resthaven Funeral Home

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon




2 Current Suburban Residential

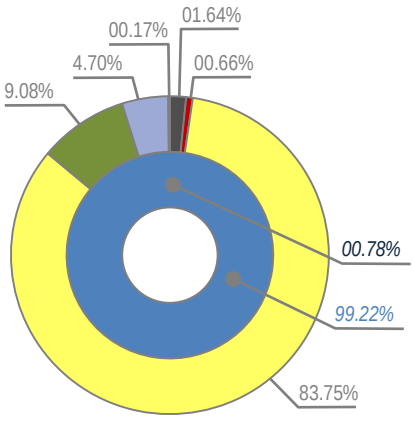

4 Future Neighborhood/Convenience Center


1 Current Rural Residential

BUILD OUT
1,964
5,794

% OF ROCKWALL
3.13%
0.99%
3.10%

CURRENT
625
18
1,844



MINOR COLLECTOR	
M4U	
M4D	

COMMERCIAL	0.78%
RESIDENTIAL	99.22%
MIXED USE	0.00%

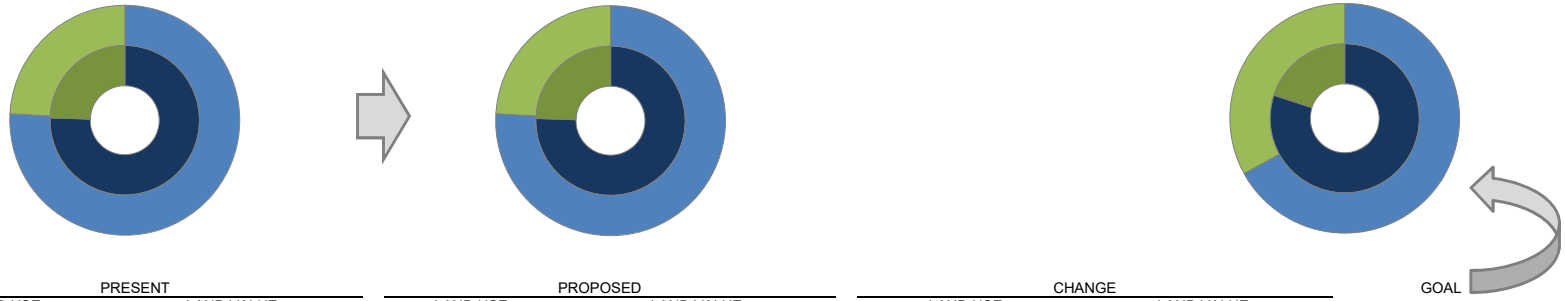
CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	13.02-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,646.83-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

FISCAL IMPACT ANALYSIS TOOL

ASSUMPTIONS: (1) All values are based on the Appraised Value and *not* the Market Value; (2) All Agricultural (AG) District land is assumed to be residential under Current Zoning and zoned in accordance to the Future Land Use Map under Current Zoning at Build Out.
DISCLAIMER: The information provided below is not a reasonable basis for the approval or denial of any zoning case. This is a general tool that is meant to assist elected and appointed officials in the understanding the potential fiscal impacts of a zoning request, and to track conformance to the Comprehensive Plan's targeted land use ratios of 80% residential to 20% commercial land use, which is intended to yield a 67% residential value to 33% commercial value.
SUMMARY OF METHODOLOGY: The methods used in this study are based on a rough fiscal impact analysis, and involve reducing the City's land values down to a per square footage cost to estimate potential impact on existing property value. The cost of service model is constructed around the City's current fiscal year costs versus the percentage of land area that is currently residential and non-residential. A per capita multiplier and average cost method were used to estimate sales tax.

CASE NO.: *Z2019-012*
CASE NAME: *Zoning Change (AG to PD) for Northgate Estates*

ZONING MAP



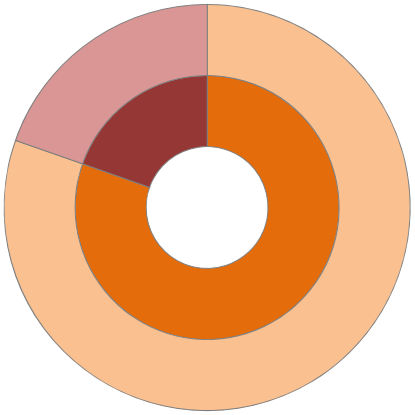
	PRESENT				PROPOSED				CHANGE				GOAL		
	LAND USE		LAND VALUE		LAND USE		LAND VALUE		LAND USE		LAND VALUE				
	ACRES	%	EST. PROP. VALUE	%	ACRES	%	EST. PROP. VALUE	%	CH. ACRES	% CHANGE	CHANGE IN VALUE	% CHANGE	ACREAGE	VALUE	DIFFERENCE
RESIDENTIAL	10,932.42	75.48%	$ 4,084,912,315.77	75.90%	10,932.42	75.48%	4,104,283,002.17	75.98%	(0.00)	0.00%	19,370,686.40	0.36%	80%	67%	-8.98%
NON-RESIDENTIAL	3,552.00	24.52%	$ 1,297,389,588.23	24.10%	3,552.00	24.52%	1,297,389,588.23	24.02%	-	0.00%	-	0.00%	20%	33%	-8.98%
	14,484.42	100.00%	$ 5,382,301,904.00	100.00%	14,484.42	100.00%	5,401,672,590.40	100.00%			19,370,686.40	0.36%	100%	100%	
OPEN SPACE	2,487.57		$ 380,531,381.26		2,487.57		$ 381,558,120.00								
TOTAL	16,971.99		$ 5,762,833,285.26		16,971.99		5,783,230,710.40								

FUTURE LAND USE MAP

	PRESENT	
	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	

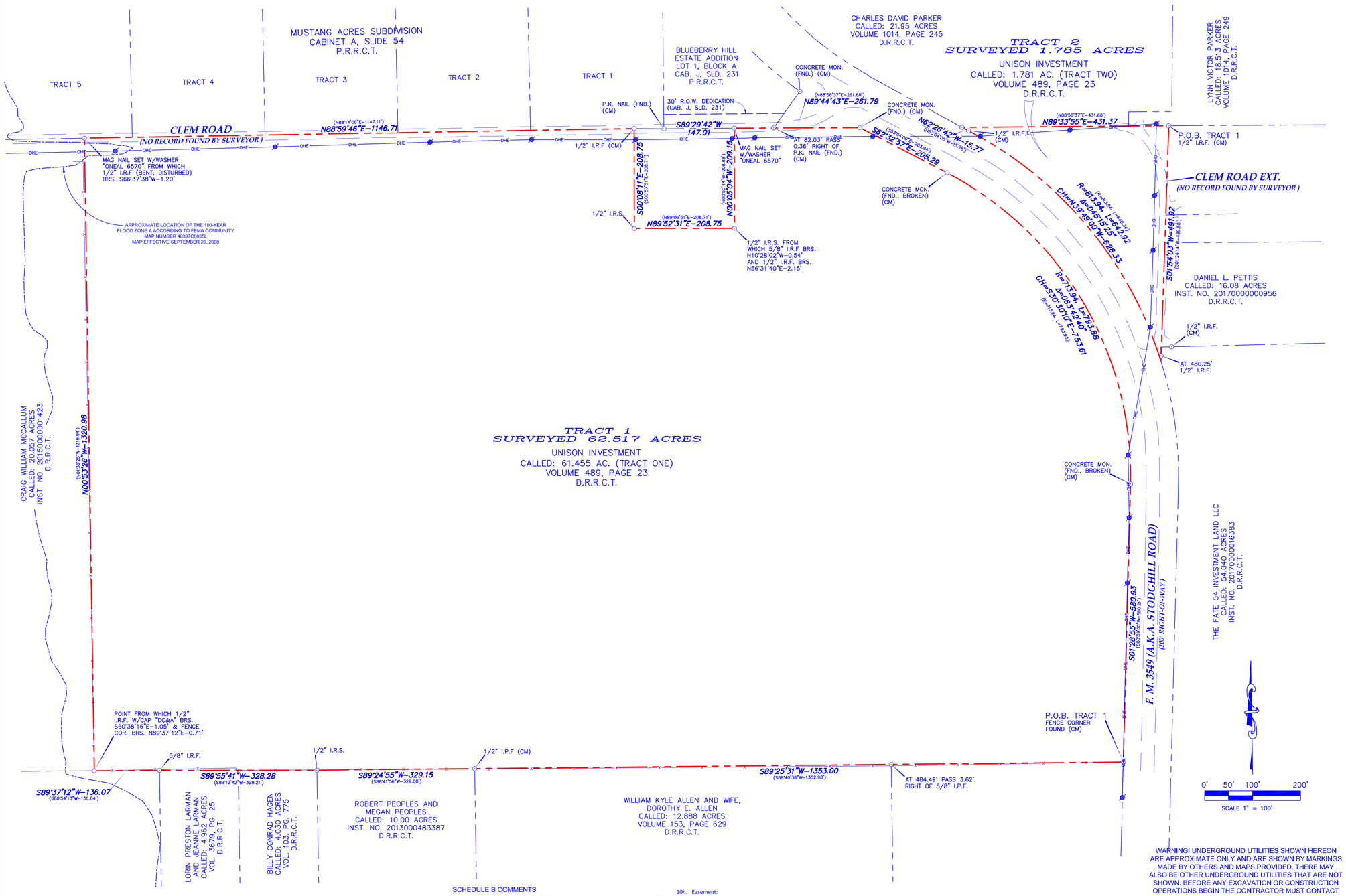
	PROPOSED	
	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	

	CHANGE	
	ACRES	%
RESIDENTIAL	-	0.00%
NON-RESIDENTIAL	-	0.00%



ESTIMATED COST/REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
BENCHMARKS				
Residential Value	$ -	$ 64,989,778.99	$ 19,370,686.40	$ (45,619,092.59)
Non-Residential Value	$ 1,284,540.00	$ -	$ -	$ -
Residential Acreage	-	-	62.66	$ 62.66
Non-Residential Acreage	62.66	62.66	$ -	$ (62.66)
ANNUAL REVENUES				
Residential Revenues	$ -	$ 261,503.60	$ 77,889.53	$ (183,614.07)
Non-Residential Revenues	$ 5,165.14	$ -	$ -	$ -
Direct Sales Tax Increase	$ -	$ -	$ -	$ -
Indirect Sales Tax Increase	$ -	$ 24,847.93	$ 108,237.59	$ 83,389.66
Total Revenues	$ 5,165.14	$ 286,351.53	$ 186,127.12	$ (100,224.42)
ANNUAL EXPENDITURES				
Cost of Community Service for Residential	$ -	$ (649,417.01)	$ (149,865.46)	$ 499,551.55
Cost of Community Service for Non-Residential	$ -	$ -	$ -	$ -
Total Estimated Expenditures	$ -	$ (649,417.01)	$ (149,865.46)	$ 499,551.55
EST. ANN. COST/REVENUES	$ 5,165.14	$ (363,065.48)	$ 36,261.65	$ 399,327.13
OTHER BENCHMARKS				
Additional Citizens Added to Population		273	115	(158)
Estimated Non-Resident Consumers in City		-	-	-



LEGAL DESCRIPTION

TRACT 1

BEING 62.517 ACRES OF LAND LOCATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NUMBER 72, ELLIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 61.455 ACRE TRACT AS DESCRIBED TO UNISON INVESTMENT BY DEED RECORDED IN VOLUME 489, PAGE 23, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A FENCE CORNER FOUND IN THE WEST LINE OF FARM-TO-MARKET ROAD 3549 (100' RIGHT-OF-WAY) AT THE SOUTHEAST CORNER OF THE ABOVE-MENTIONED 61.455 ACRE TRACT;

THENCE SOUTH 89 DEGREES 25 MINUTES 31 SECONDS WEST, AT A DISTANCE OF 484.49 FEET PASS 3.62 FEET RIGHT OF A 5/8" IRON PIPE FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 1353.00 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE WILLIAM KYLE ALLEN ET UX 12.888 ACRE TRACT AS DESCRIBED IN VOLUME 153, PAGE 629, (D.R.R.C.T.) AND THE NORTHEAST CORNER OF THE ROBERT PEOPLES AND MEGAN PEOPLES 10.00 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 20130000483387, (D.R.R.C.T.);

THENCE SOUTH 89 DEGREES 24 MINUTES 55 SECONDS WEST, A DISTANCE OF 329.15 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHWEST CORNER OF THE ABOVE-MENTIONED 10.00 ACRE TRACT AND THE NORTHEAST CORNER OF THE BILLY CONRAD HAGEN 4.030 ACRE TRACT AS DESCRIBED IN VOLUME 103, PAGE 775, (D.R.R.C.T.);

THENCE SOUTH 89 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 328.28 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON NORTH LINE OF THE ABOVE-MENTIONED 4.030 ACRE TRACT AND THE LORIN PRESTON LARMAN AND JEANNE LARMAN 4.962 ACRE TRACT AS DESCRIBED IN VOLUME 3679, PAGE 25, (D.R.R.C.T.) TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE JUST MENTIONED 4.962 ACRE TRACT;

THENCE SOUTH 89 DEGREES 37 MINUTES 12 SECONDS WEST, A DISTANCE OF 136.07 FEET TO THE SOUTHWEST CORNER OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON SOUTHEAST CORNER OF THE CRAIG WILLIAM MCCALLUM 20.057 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 20150000001423, (D.R.R.C.T.), FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "DC&A" BEARS SOUTH 60 DEGREES 38 MINUTES 16 SECONDS EAST, A DISTANCE OF 1.05 FEET AND A FENCE CORNER BEARS NORTH 89 DEGREES 37 MINUTES 12 SECONDS EAST, A DISTANCE OF 0.71 FEET;

THENCE NORTH 00 DEGREES 53 MINUTES 26 SECONDS WEST, A DISTANCE OF 1320.98 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF CLEM ROAD (NO RECORD FOUND BY SURVEYOR) AT THE NORTHWEST CORNER OF SAID 61.455 ACRE TRACT AND THE NORTHEAST CORNER OF THE ABOVE-MENTIONED 20.057 ACRE TRACT;

THENCE NORTH 98 DEGREES 59 MINUTES 46 SECONDS EAST, A DISTANCE OF 1146.71 FEET WITH THE APPROXIMATE CENTERLINE OF CLEM ROAD AND THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD FOUND;

THENCE SOUTH 00 DEGREES 08 MINUTES 11 SECONDS EAST, A DISTANCE OF 208.75 FEET LEAVING CLEM ROAD TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT AN INTERIOR CORNER OF SAID 61.455 ACRE TRACT;

THENCE NORTH 89 DEGREES 52 MINUTES 31 SECONDS EAST, A DISTANCE OF 208.75 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET FOR AN INTERIOR CORNER OF SAID 61.455 ACRE TRACT;

THENCE NORTH 00 DEGREES 05 MINUTES 04 SECONDS WEST, A DISTANCE OF 209.15 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF CLEM ROAD AND AN EXTERIOR CORNER OF SAID 61.455 ACRE TRACT;

THENCE NORTH 89 DEGREES 44 MINUTES 43 SECONDS EAST, A DISTANCE OF 261.79 FEET WITH THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A CONCRETE MONUMENT FOUND IN THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549;

THENCE SOUTH 62 DEGREES 32 MINUTES 57 SECONDS EAST, A DISTANCE OF 205.29 FEET WITH THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, TO A BROKEN CONCRETE MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 063 DEGREES 42 MINUTES 40 SECONDS, A RADIUS OF 713.94 FEET AND A LONG CHORD THAT BEARS SOUTH 30 DEGREES 30 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 753.61 FEET;

THENCE SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT AND THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, AN ARC LENGTH OF 793.88 FEET TO A BROKEN CONCRETE MONUMENT FOUND;

THENCE SOUTH 01 DEGREES 28 MINUTES 55 SECONDS WEST, WITH THE WEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON EAST LINE OF SAID 61.455 ACRE TRACT, A DISTANCE OF 580.93 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 62.517 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING 1.785 ACRES OF LAND LOCATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NUMBER 72, ELLIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 1.781 ACRE TRACT AS DESCRIBED TO UNISON INVESTMENT BY DEED RECORDED IN VOLUME 489, PAGE 23, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF THE ABOVE-MENTIONED 1.781 ACRE TRACT;

THENCE SOUTH 01 DEGREES 54 MINUTES 03 SECONDS WEST, AT 480.25 FEET PASS A 1/2" IRON ROD FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 491.92 FEET TO A POINT FOR CORNER IN THE NORTHEAST LINE OF FARM-TO-MARKET ROAD 3549 AT THE SOUTH CORNER OF SAID 1.781 ACRE TRACT AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 045 DEGREES 15 MINUTES 25 SECONDS, A RADIUS OF 813.94 FEET AND A LONG CHORD THAT BEARS NORTH 39 DEGREES 49 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 626.33 FEET;

THENCE NORTHWESTERLY WITH SAID CURVE TO THE LEFT AND THE NORTHEAST LINE OF FARM-TO-MARKET ROAD 3549 AND THE SOUTHWEST LINE OF SAID 1.781 ACRE TRACT, AN ARC LENGTH OF 642.92 FEET TO A 1/2" IRON ROD FOUND;

THENCE NORTH 62 DEGREES 26 MINUTES 42 SECONDS WEST, A DISTANCE OF 15.77 FEET WITH THE NORTHEAST LINE OF FARM-TO-MARKET ROAD 3549 TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE WEST CORNER OF SAID 1.781 ACRE TRACT;

THENCE NORTH 89 DEGREES 33 MINUTES 55 SECONDS EAST, A DISTANCE OF 431.37 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.785 ACRES OF LAND, MORE OR LESS

SURVEYOR'S CERTIFICATE

TO: OAK NATIONAL HOLDINGS, LLC; TITLE RESOURCES GUARANTY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11, 13, 16 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 19, 2019.

PRELIMIANRY

BY: DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570

daniel.oneal@onealsurveying.com

O'NEAL SURVEYING CO.
3111 COLE AVE., STE 103
DALLAS, TX 75204
TBPLS FIRM # 10194132
WWW.ONEALSURVEYING.COM

REVISIONS

ALTA/NSPS LAND TITLE SURVEY
SHOWING
A PORTION OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
ROCKWALL COUNTY, TEXAS

LEGEND

(CM)	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
I.R.F.	IRON ROD FOUND
I.P.F.	IRON PIPE FOUND
I.R.S.	1/2" IRON ROD SET WITH RED CAP STAMPED "ONEAL 6570"
(XXX')	RECORD BEARING AND DISTANCE
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
	MONUMENT AS NOTED
	SEWER MAN HOLE
	FIRE HYDRANT
	WATER VALVE
	UTILITY POLE
	COMMUNICATIONS MARKER
X	FENCE
OHE	OVERHEAD POWER
	BOUNDARY LINE
	ADJOINER LINE

BEARING BASIS

ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983(2011), NORTH CENTRAL ZONE (4202).

SURVEYOR'S NOTES

1. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY EXCEPT AS SHOWN
2. NO PARKING LOTS, BILLBOARDS, SIGNS, OR OTHER SUBSTANTIAL FEATURES EXIST ON PROPERTY EXCEPT AS SHOWN.
3. THE FIELD WORK WAS COMPLETED ON JUNE 6, 2019
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
5. ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET

SCHEDULE B COMMENTS

Items corresponding to the Commitment for Title Insurance issued March 11, 2019 by Old Republic National Title Insurance Company bearing an effective date of February 27, 2019, Commitment GF No. 1988173-10GH
1-10e.Intentionally omitted by surveyor

10f. Easement:
Recorded: Volume 76, Page 482, Deed Records, Rockwall County, Texas.
To: Lone Star Gas Company
Describes surveyed property, blanket in nature

10g. Easement:
Recorded: Volume 82, Page 324, Deed Records, Rockwall County, Texas.
To: Mt. Zion Water Supply Corp.
Unable to plot, surveyor needs Vol. 40, Pg. 476

10h. Easement:
Recorded: Volume 181, Page 153, Deed Records, Rockwall County, Texas.
To: Mt. Zion Water Supply Corp.
Unable to plot, surveyor needs Vol. 118, Pg. 786

10i. Mineral and/or royalty interest:
Recorded: Volume 32, Page 285, Deed Records, Rockwall County, Texas.
Describes surveyed property, blanket in nature

10j. Mineral and/or royalty interest:
Recorded: Volume 32, Page 285, Deed Records, Rockwall County, Texas.
Describes surveyed property, blanket in nature

WARNING! UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND ARE SHOWN BY MARKINGS MADE BY OTHERS AND MAPS PROVIDED. THERE MAY ALSO BE OTHER UNDERGROUND UTILITIES THAT ARE NOT SHOWN. BEFORE ANY EXCAVATION OR CONSTRUCTION OPERATIONS BEGIN THE CONTRACTOR MUST CONTACT ONE CALL UTILITY LOCATION SERVICES AND THE OWNERS OF THE UTILITIES TO VERIFY THEIR LOCATION.

BEFORE YOU DIG Texas811.com

PROPERTY ADDRESS:

ADDRESS NOT PROVIDED OR OBSERVED DURING COURSE OF SURVEY

ZONING

ZONING: NOT PROVIDED BY INSURER

SETBACK REQUIREMENTS: NOT PROVIDED BY INSURER

HEIGHT AND FLOOR SPACE AREA RESTRICTIONS: NOT PROVIDED BY INSURER

FLOOD ZONE CLASSIFICATION

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP NO. 48397C0035L, DATED SEPTEMBER 26, 2008, A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE X AND A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE A AS SHOWN

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

EARTH MOVING STATEMENT

NO EVIDENCE OF EARTH MOVING OBSERVED BY SURVEYOR.

PROPOSED CHANGE IN RIGHT-OF-WAY STATEMENT

NO EVIDENCE OF CHANGE IN RIGHT-OF-WAY PROVIDED TO SURVEYOR.

UTILITIES NOTE:

THE FOLLOWING UTILITIES WERE SHOWN TO OPERATE IN THE AREA ACCORDING TO TEXAS811 LOCATE REQUEST TICKET NUMBER 1965666146

COMPANY
ATMOS MIDTEX PIPELINE
FARMERS ELECTRIC COOPERATIVE
SPRINT NEXTEL

PREPARED FOR:

MICHAEL JOYCE PROPERTIES

PROJECT NO.	19081.00
DRAWN BY:	DCO
CHECKED BY:	DCO
SCALE:	1"=100'
DATE:	JUNE 5, 2019
SHEET NO.	1 of 1



62.455 ACRES
40 LOTS
1.0 ACRE MINIMUM

N

100 0 50 100

Scale: 1" = 100'

CONCEPT PLAN F
NORTHGATE
ROCKWALL, TEXAS

Engineer:

ENGINEERING CONCEPTS & DESIGN, L.P.
CIVIL ENGINEERING / PROJECT MANAGEMENT
CONSTRUCTION SERVICES
FIRM REGISTRATION #F-001145
201 WHOO CIRCLE, SUITE 200, WYLIE, TX 75098
972.941.9600 WWW.ECDFW.COM FAX 972.941.9601

February 28, 2019

SHEET NO. 1 OF 1

PROJECT #00000



NORTH

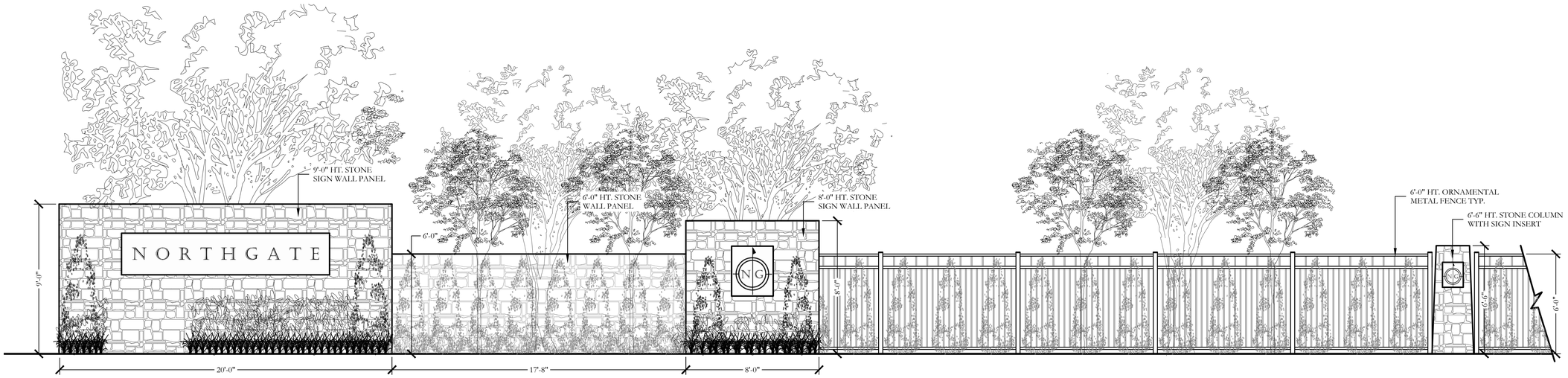
100 50 0 100

Scale: 1" = 100'-0"

NORTHGATE CONCEPT PLAN

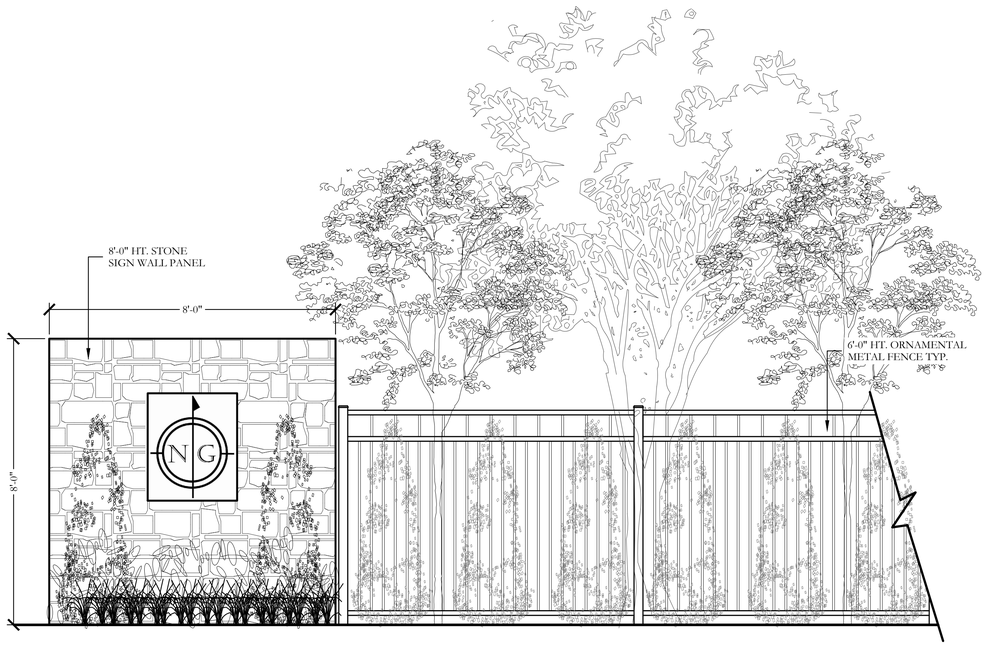
City of Rockwall, Texas

CODY JOHNSON s·t·u·d·i·o



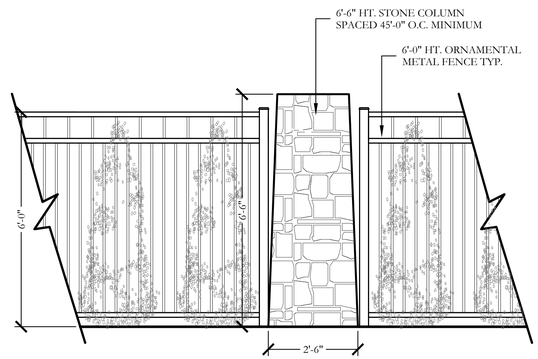
MAIN ENTRY MONUMENT ELEVATION

NOT TO SCALE



MINOR ENTRY MONUMENT ELEVATION

NOT TO SCALE



COLUMN AND FENCE ELEVATION

NOT TO SCALE

NORTHGATE CONCEPT PLAN

City of Rockwall, Texas

CODY JOHNSON
s·t·u·d·i·o

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

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, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 1 (SF-1) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 62.45-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; 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 by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 1 (SF-1) District land uses, on a 62.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a

condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 6(b) through 6(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* An *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. That 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 offense and

each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That 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, 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 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. 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 JULY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *June 17, 2019*

2nd Reading: *July 1, 2019*

DRAFT ORDINANCE 06.11.2019

Exhibit 'A':
Legal Description

BEING 62.517 acres of land located in the WILLIAM DALTON SURVEY, ABSTRACT NUMBER 72, Ellis County, Texas, being all of that certain called 61.455 acre tract as described to Unison Investment by deed recorded in volume 489, page 23, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a fence corner found in the west line of Farm-to-Market Road 3549 (100' right-of-way) at the southeast corner of the above-mentioned 61.455 acre tract;

THENCE South 89 degrees 25 minutes 31 seconds West, at a distance of 484.49 feet pass 3.62 feet right of a 5/8" iron pipe found and continuing for a total distance of 1353.00 feet with the south line of said 61.455 acre tract to a 1/2" iron pipe found at the northwest corner of the William Kyle Allen et ux 12.888 acre tract as described in Volume 153, Page 629, (D.R.R.C.T.) and the northeast corner of the Robert Peoples and Megan Peoples 10.00 acre tract as described in Instrument Number 2013000483387, (D.R.R.C.T.);

THENCE South 89 degrees 24 minutes 55 seconds West, a distance of 329.15 feet with the south line of said 61.455 acre tract to a 1/2" iron rod with red cap stamped "ONEAL 6570" set at the northwest corner of the above-mentioned 10.00 acre tract and the northeast corner of the Billy Conrad Hagen 4.030 acre tract as described in Volume 103, Page 775, (D.R.R.C.T.);

THENCE South 89 degrees 55 minutes 41 seconds West, a distance of 328.28 feet with the south line of said 61.455 acre tract, same being the common north line of the above-mentioned 4.030 acre tract and the Lorin Preston Larman and Jeanne Larman 4.962 acre tract as described in Volume 3679, Page 25, (D.R.R.C.T.) to a 5/8" iron rod found at the northwest corner of the just mentioned 4.962 acre tract;

THENCE South 89 degrees 37 minutes 12 seconds West, a distance of 136.07 feet to the southwest corner of said 61.455 acre tract, same being the common southeast corner of the Craig William Mccallum 20.057 acre tract as described in Instrument Number 20150000001423, (D.R.R.C.T.), from which a 1/2" iron rod with cap stamped "DC&A" bears South 60 degrees 38 minutes 16 seconds East, a distance of 1.05 feet and a fence corner bears North 89 degrees 37 minutes 12 seconds East, a distance of 0.71 feet;

THENCE North 00 degrees 53 minutes 26 seconds West, a distance of 1320.98 feet to a mag nail with washer stamped "ONEAL 6570" set in the approximate centerline of Clem Road (no record found by surveyor) at the northwest corner of said 61.455 acre tract and the northeast corner of the above-mentioned 20.057 acre tract;

THENCE North 88 degrees 59 minutes 46 seconds East, a distance of 1146.71 feet with the approximate centerline of Clem Road and the north line of said 61.455 acre tract to a 1/2" iron rod found;

THENCE South 00 degrees 08 minutes 11 seconds East, a distance of 208.75 feet leaving Clem Road to a 1/2" iron rod with red cap stamped "ONEAL 6570" set at an interior corner of said 61.455 acre tract;

THENCE North 89 degrees 52 minutes 31 seconds East, a distance of 208.75 feet to a 1/2" iron rod with red cap stamped "ONEAL 6570" set for an interior corner of said 61.455 acre tract;

THENCE North 00 degrees 05 minutes 04 seconds West, a distance of 209.15 feet to a mag nail with washer stamped "ONEAL 6570" set in the approximate centerline of Clem Road and an

exterior corner of said 61.455 acre tract;

THENCE North 89 degrees 44 minutes 43 seconds East, a distance of 261.79 feet with the north line of said 61.455 acre tract to a concrete monument found in the southwest line of Farm-To-Market Road 3549;

THENCE South 62 degrees 32 minutes 57 seconds East, a distance of 205.29 feet with the southwest line of Farm-To-Market Road 3549 and the common northeast line of said 61.455 acre tract, to a broken concrete monument found at the beginning of a curve to the right having a delta angle of 063 degrees 42 minutes 40 seconds, a radius of 713.94 feet and a long chord that bears South 30 degrees 30 minutes 10 seconds East for a distance of 753.61 feet;

THENCE southeasterly with said curve to the right and the southwest line of Farm-To-Market Road 3549 and the common northeast line of said 61.455 acre tract, an arc length of 793.88 feet to a broken concrete monument found;

THENCE south 01 degrees 28 minutes 55 seconds west, with the west line of Farm-To-Market Road 3549 and the common east line of said 61.455 acre tract, a distance of 580.93 feet to the **POINT OF BEGINNING** and containing 62.517 acres of land, more or less.

DRAFT ORDINANCE 06.11.2019

Exhibit 'B':
Survey

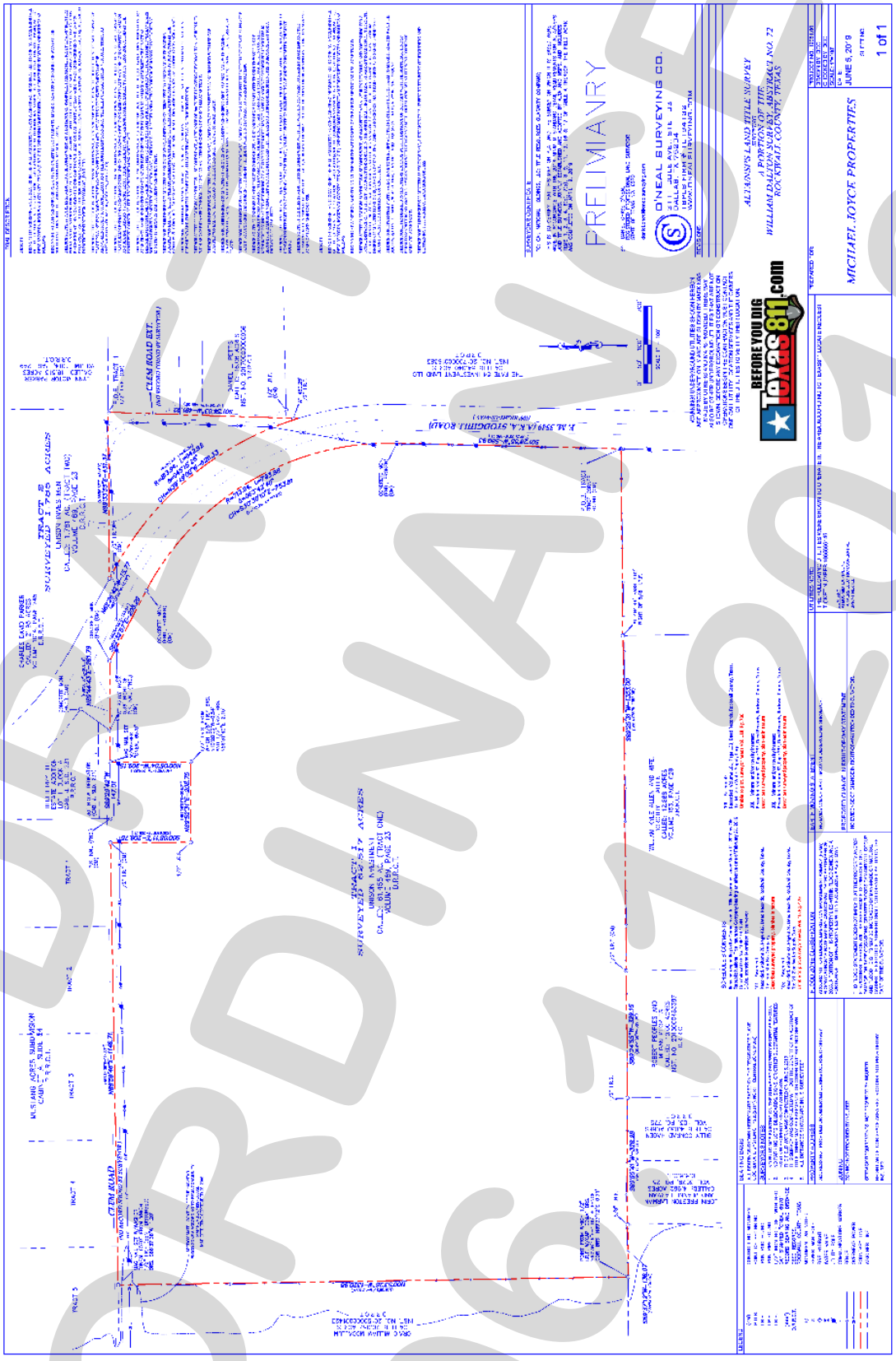


Exhibit 'C':
Concept Development Plan



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Exhibit 'D':
Density and Development Standards

Density and Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 1 (SF-1) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	120' x 200'	43,560 SF	17	43.6%
B	130' x 400'	65,340 SF	22	56.4%
		Maximum Permitted Units:	*39*	*100.00%*

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 1 (SF-1) District, as specified by Article V, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *0.75* dwelling units per gross acre of land; however, in no case should the proposed development exceed *41* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***
Minimum Lot Width [1]	120'	130'
Minimum Lot Depth	200'	400'
Minimum Lot Area	43,560 SF	65,340 SF
Minimum Front Yard Setback [2] & [5]	70'	70'
Minimum Side Yard Setback	25'	25'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	30'	30'
Minimum Length of Driveway Pavement	70'	70'
Maximum Height [3]	38'	38'
Minimum Rear Yard Setback [4]	50'	50'
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	2,500 SF	2,500 SF
Maximum Lot Coverage	20%	20%
Permitted Encroachment in Required Setbacks[5]	Allowed	Allowed

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: As measured from the rear yard property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimney, eaves, and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for a property; however, the encroachment shall not exceed five (5) feet on side yard setbacks (adjacent to a street) and shall not encroach into public right-of-way. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

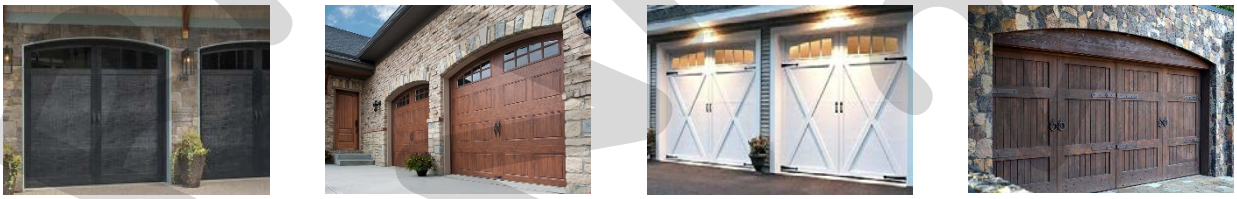
4. *Building Standards.* All development shall adhere to the following building standards:

   (a) Masonry Requirement. The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement.

   (b) Roof Pitch. A minimum of an *8:12* roof pitch is required on all structures with the exception of porches, which shall have a minimum of a *4:12* roof pitch.

   (c) Garage Orientation. Garages shall be oriented in a *traditional swing* (or *j-swing*), side entry, or in a flat-front entry configuration (*i.e. even with the front façade of the primary structure*). Garages utilizing a *traditional swing* (or *j-swing*) are permitted to have a single garage door facing the street that is behind the width of the double car garage that is accessed from a *traditional swing* configuration. All garage doors shall be required to have upgraded finishes (*e.g. divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff*) [*examples of acceptable garage configurations are depicted in Figure 1*].

Figure 1: *Example Garage Doors*



5. *Anti-Monotony Restrictions.* The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (*for spacing requirements see Figures 2 & 3 below*).

Table 3 : Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	120' x 200'	(1), (2), (3)
B	130' x 400'	(1), (2), (3)

   (1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

   (2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or Clem Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Number of Stories
(b) Permitted Encroachment Type and Layout
(c) Roof Type and Layout
(d) Articulation of the Front Façade

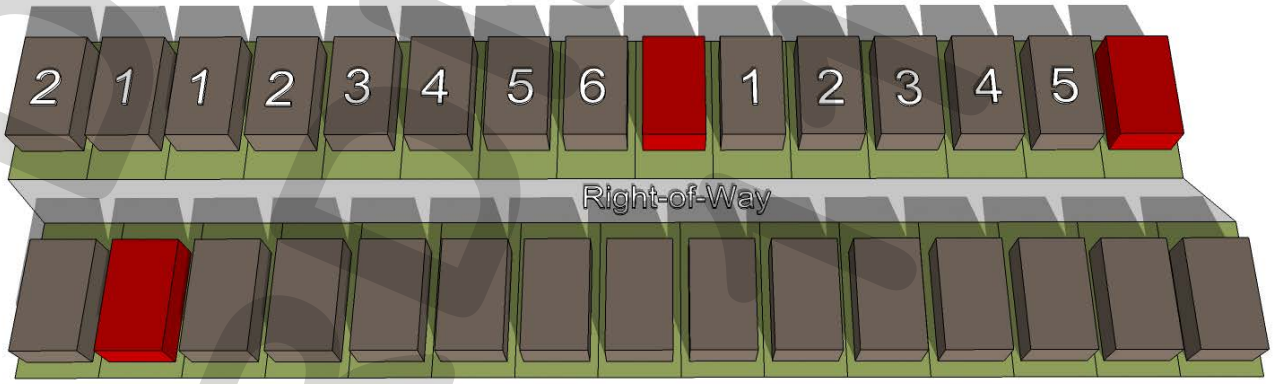
(3) Permitted encroachment (*i.e. porches*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(4) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 2: Properties line up on the opposite side of the street. Where RED is the subject property.



Figure 3: Properties do not line up on opposite side of the street. Where RED is the subject property.



6. *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) Wrought Iron/Tubular Steel. All Lots shall utilize fencing materials that shall be open in nature and not to exceed six (6) feet in height. Fences that extend beyond the

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front building line of any structure shall be required to be pipe-rail or similar. No chain link or wooden fencing shall be allowed.

(b) Wrought Iron/Tubular Steel. Lots located along the perimeter of the subdivision, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences shall not exceed six (6) feet in height. All perimeter fencing of the development shall incorporate masonry columns at 45-feet off center spacing.

7. Landscape and Hardscape Standards.

(1) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) Landscape Buffer and Sidewalks (FM-3549). A minimum of a 30-foot landscape buffer shall be provided along FM-3549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 30-foot landscape buffer adjacent to FM-3549.

(b) Landscape Buffer and Sidewalks (Clem Road). A minimum 20-foot landscape buffer shall be provided

(3) *Street Trees.* Prior to issuance of a Certificate of Occupancy (CO), all residential single-family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by Section 7.1 of this ordinance in the following sizes and proportions:

(i) Three (3), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of the required lots

(ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the rear yards of the required lots.

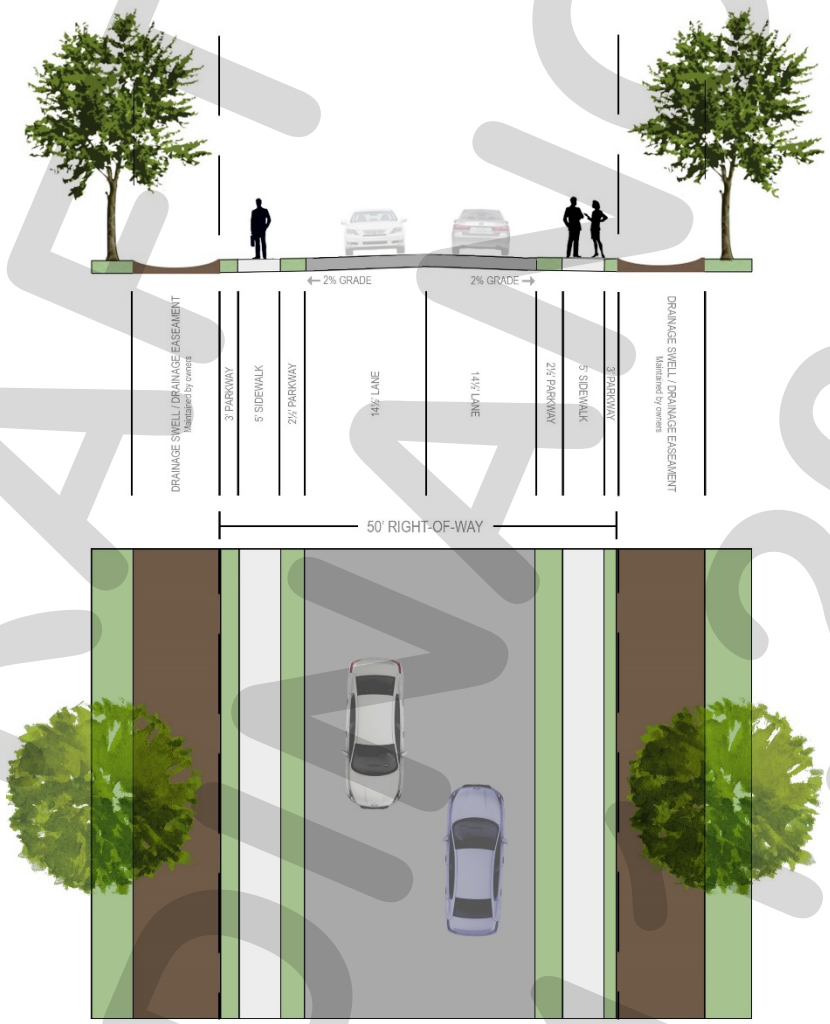
(iii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the side yards facing the street.

(4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(5) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

8. *Streets.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to the City's street standards as shown below in *Figure 3.*

Figure 3: *Rural-Local Roadway Cross-section*



9. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

10. *Sidewalks.* All sidewalks adjacent to a street shall be a maximum of three (3) feet inside the right-of-way line and be five (5) feet in overall width.

11. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be

considered ***existing lines*** at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

12. *Neighborhood Signage and Enhancements.* Permanent subdivision identification signage shall be permitted at all major and minor entry points for the proposed subdivision (*shown in Figure 5 below*). Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas within the Subject Property as generally depicted in *Figure 4.* The final design of these areas shall be provided on the PD Site Plan.

Figure 4: *Neighborhood Signage*

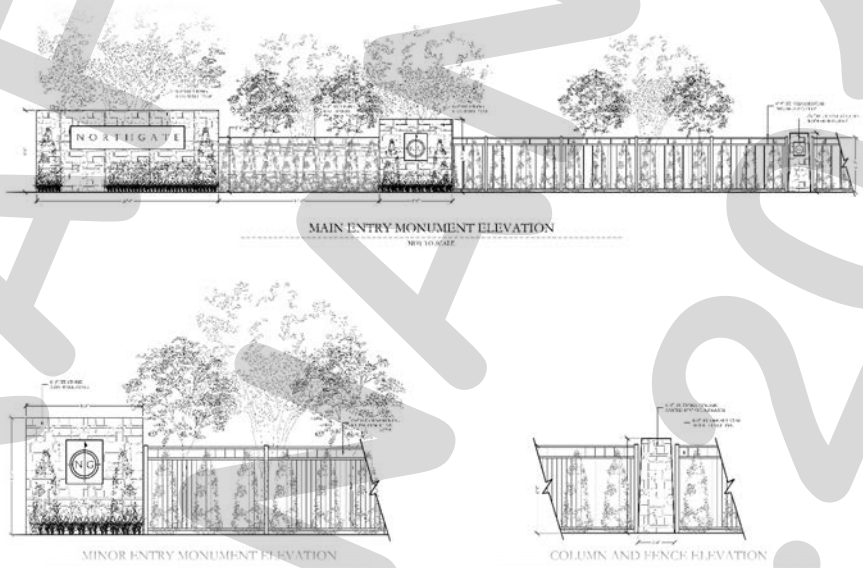
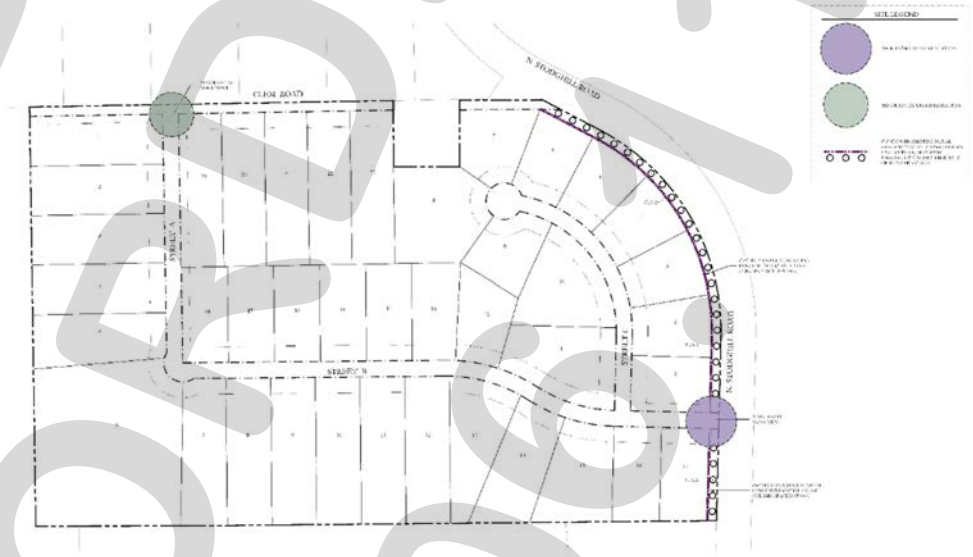


Figure 5: *Neighborhood Signage/Enhanced Landscaping Areas*



DRAFT
09.12.2019

13. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), irrigation, landscaping, screening fences and neighborhood signage associated with this development.

14. *On-Site Sewage Facilities. Septic Systems* are permitted on all lots within this subdivision pending conformance to the following standards:

    (a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, and etcetera*).

    (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.

    (c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.

15. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

DRAFT ORDINANCE 06.11.2019

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	June 11, 2019
APPLICANT:	Jimmy Strohmeyer, *Strohmeyer Architects, Inc.*
CASE NUMBER:	Z2019-013; *Amended PD Development Plan for PD-32*

SUMMARY

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a PD Development Plan within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Sub-District* of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

BACKGROUND

On September 20, 2010, the City Council passed *Ordinance No. 10-21* [*Planned Development District 32 (PD-32)*], which established a concept plan and development standards for the approximate 78.89-acre tract of land commonly referred to as *PD-32* or the *Harbor District*. Within the approved concept plan, *PD-32* was divided into ten (10) subdistricts that contained individual development and land use standards. On November 17, 2014, the City Council adopted *Ordinance No. 14-51*, which contained a PD Development Plan for a 2.893-acre tract of land located in the *Hillside Subdistrict*. This PD Development Plan showed a series of buildings would be constructed along Harbor Heights Drive in conformance to the requirements of *Ordinance No. 10-21*. With the approval of *Ordinance No. 14-51*, the City Council also approved waivers to the building placement requirements and pedestrian access requirements to allow retaining walls ranging from seven (7) to nine (9) feet in height to be established along Harbor Heights Drive. The approval of these walls were tied to building elevations submitted by the applicant and which were tied down as apart of the City Council's approval. On May 1, 2017, the City Council adopted *Ordinance No. 17-22*, which amended *Ordinance No. 10-21* to update various exhibits in the ordinance; however, no changes were made to the requirements of the *Hillside Subdistrict* or for the subject property.

PURPOSE

On May 15, 2019, the applicant -- *Jimmy Strohmeyer of Strohmeyer Architects, Inc.* -- submitted an application requesting to amend *Ordinance No. 14-51* to change the *PD Concept Plan* approved for the subject property. According to *Ordinance No. 17-22* [*the regulating ordinance for Planned Development District 32 (PD-32)*], the purpose of a PD Development Plan is to ensure that a proposed development meets the intent of the subdistrict and/or to address any waivers required by the development. *Ordinance No. 17-22* goes on to state that the *Hillside Subdistrict*, in which the subject property is located, is intended "… to provide a cluster of restaurant anchors that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District." In this case, the applicants proposed development meets this intent of the *Hillside Subdistrict*; however, the submitted *PD Concept Plan* will require waivers to the building placement and parking requirements stipulated in *Ordinance No. 17-22*.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.293-acre tract of land zoned Planned Development District 32 (PD-32), which is located within the *Hillside Subdistrict*. Currently situated on this property is a ~3,743 SF multi-tenant office building. Beyond this are the frontage roads and main lanes of IH-30.

South: Directly south of the subject property is Harbor Heights Drive, which is classified as a *Street Type 'D'* according to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*]. Beyond this is a 6.1978-acre tract of land owned by the City of Rockwall, and which currently has a parking lot that serves the greater *Harbor District*. This property is zoned Planned Development District 32 (PD-32) and is located within the *Hillside Mixed-Use Subdistrict*.

East: Directly east of the subject property is Sunset Ridge Drive, which is identified as a *Street Type 'B'* and *'E'* according to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*]. East of this roadway is a seven (7) story office building (*i.e. Trend Tower*), which is situated on a 2.0617-acre parcel of land that is located within the *Summit Office Subdistrict*.

West: Directly east of the subject property is a restaurant (*i.e. Culpepper Steakhouse*), which is situated on a 1.40-acre parcel of land that is located within the *Hillside Subdistrict*. Beyond this is Shoreline Trial, which is identified as a *Street Type 'A'* according to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*]. Beyond this is a restaurant (*i.e. the Oar House*), which is situated on a 0.65-acre parcel of land that is located within the *Freeway Frontage Subdistrict*.

All property within these areas are zoned Planned Development District 32 (PD-32) and are subject to the requirements of *Ordinance No. 17-22*.

CHARACTERISTICS OF THE REQUEST AND STAFF ANALYSIS

The concept plan for the *Hillside Subdistrict* contained in *Ordinance No. 17-22* calls for existing slopes between 8-12% with the incorporation of two (2) pedestrian opportunities extending perpendicular to Harbor Heights Drive at not more than 2% slope. Harbor Heights Drive -- *which is intended to serve as the "…primary connector to the existing Harbor Development and is a primary street frontage for retail, residential and mix use development within [the] adjacent subdistricts…"* -- is designated as a *Street Type 'D'*, and was constructed by the City with slopes of 10.3% with one (1) pedestrian crossing, situated in the center of the roadway, constructed at a 1% slope in accordance to the concept plan. Additionally, the original concept plan contained in *Ordinance No. 17-22* depicted smaller pad sites that stepped down to adjust for the slope of the street, which allowed for storefronts and patios to be *at* or *closer to* grade. The PD Concept Plan approved with *Ordinance No. 14-51* incorporated larger pad sites, which made it more difficult to step the buildings down to a pedestrian level. As a result, the ordinance was approved allowing the use of retaining walls, ranging in size from seven (7) to nine (9) feet adjacent to Harbor Heights Drive. A major consideration in allowing the retaining walls was the incorporation of building elevations showing how the retaining walls would be incorporated into the development. In this case, the amended PD Concept Plan reduces the number of buildings adjacent to Harbor Heights Drive, but continues to incorporate larger pad sites that may require retaining walls. Since the applicant has not submitted building elevations with the revised PD Development Plan, staff has included a condition of approval allowing retaining walls -- *not to exceed seven (7) feet in height* -- that will require discretionary approval by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

In addition, the submitted PD Concept Plan shows that the continuous row of buildings adjacent to Harbor Heights Drive, approved with *Ordinance No. 14-51*, will be broken up to incorporate a park/central green space. The removed building square footage will be increased and relocated adjacent to Sunset Ridge Drive. While this does deviate from the concept plan approved with *Ordinance No. 17-22*, it does not appear to have a negative impact on the adjacent properties, the *Hillside Subdistrict* as a whole, or the greater Harbor District.

CONFORMANCE WITH PLANNED DEVELOPMENT DISTRICT 32 (PD-32)

According to *Ordinance No. 17-22*, "(i)n order to provide flexibility and create high quality projects, an applicant for development within the PD District [*PD*-32] may request a waiver of the following District or Subdistrict standards: (1) Building Placement Requirements, (2) Landscape Standards, (3) Parking Requirements, (4) Parking Garage Design Standards, and (5) Increased Building Height in any Subdistrict." Based on the applicant's submittal staff has identified the following waivers to the requirements of *Ordinance No. 17-22*:

(1) *Building Placement.*

(a) *Building Form.* According to *Exhibit 'E-2'* of *Ordinance No. 17-22*, a minimum of 85% of the block face along Harbor Heights Drive must be defined by a building façade. In this case the applicant is showing that only 63% of the block face along Harbor Heights Drive is defined by a building façade. As a compensatory measure staff has suggested to the applicant that the incorporation of a seat wall adjacent to the park/central green space would help off-set the requested waiver. The applicant has agreed to incorporate this design element in accordance with the design guidelines contained in *Resolution No. 10-40*.

(b) *Setbacks*. According to *Exhibit 'E-2'* of *Ordinance No. 17-22*, the minimum building setback from the right-of-way line adjacent to IH-30 is 250-feet. The submitted PD Concept Plan shows that the buildings adjacent to Sunset Ridge Drive will be situated within this setback. Staff should note that the existing restaurant (*i.e. Culpepper Steakhouse*) and adjacent office building located at Shoreline Trail and the IH-30 frontage road is currently are both within this setback, and that this waiver would not set a precedence within the *Hillside Subdistrict*.

(2) *Parking.*

(a) *Surface Parking Setbacks*. According to *Exhibit 'E-2'* of *Ordinance No. 17-22*, the minimum parking setback from the IH-30 frontage road right-of-way line is 20-feet. The submitted PD Concept Plan shows that one (1) parking space will be located approximately 15-feet from the right-of-way line. Staff should point out that both the existing restaurant (*i.e. Culpepper Steakhouse*) and the adjacent office building have parking that does not conform to this requirement. In addition, staff has examined this waiver request and determined that is should not pose a negative impact on the remainder of the Hillside Subdistrict. As a compensatory measure, staff has included a condition of approval that the applicant incorporate additional landscape screening in this area.

With regard to granting waivers, *Ordinance No. 17-22* states that "… (w)aivers may only be approved by the City Council following a recommendation by the Planning and Zoning Commission … [and] In order to approve a waiver, the City Council must find that the waiver:

(1) Meets the general intent of the PD District or Subdistrict in which the property is located; and,
(2) Will result in an improved project which will be an attractive contribution to the PD District or Subdistrict; and,
(3) Will not prevent the implementation of the intent of this PD District."

In this case, the proposed project does appear to meet the general intent of the *Hillside Subdistrict*, which according to *Ordinance No. 17-22* is "…to provide a cluster of restaurant anchors that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District". Staff should also point out, that the applicant and staff have proposed several compensatory measures that may help to off-set the requested waivers; however, granting any waivers to the requirements of *Ordinance No. 17-22* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

There are no infrastructure requirements associated with the proposed PD Development Plan beyond the standard requirements stipulated by the Municipal Code of Ordinances, the Unified Development Code (UDC), and the Engineering Department's *Standards of Design and Construction* manual.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

By virtue of being in Planned Development District 32 (PD-32) and generally conforming to *Ordinance No. 17-22*, the proposed PD Development Plan conforms to the majority of the district strategies intended for properties in the *Harbor District* of the *Land Use Plan* as stipulated by the OURHometown Vision 2040 Comprehensive Plan. Looking at the specific goals and policies identified for *Mix-Use Developments* contained in Chapter 1, *Land Use and Growth Management*, of the OURHometown Vision 2040 Comprehensive Plan, the proposed PD Development Plan conforms to all the policies with the exception of *Policy #4* of *Goal # 1*, which states that developments should, "(r)educe barriers (*e.g. walls, parking lots, solid landscaping, fences, etc.*) between land uses to encourage pedestrian connectivity." In this case, retaining walls may be necessary to accommodate larger pad sites. As a result, staff will work with the applicant through the site planning process to try and reduce the impact of these walls on the pedestrian frontage.

Staff should also point out that the incorporation of the park/central green space -- *while not conforming to the building form requirements* -- does conform to the goals and policies contained in Chapter 3, *Parks, Open Space, and Trails*, of the OURHometown Vision 2040 Comprehensive Plan. Specifically, this section states that staff should, "(e)ncourage the creation of small, private greens and common areas in new neighborhoods, commercial shopping centers, and industrial developments for the purpose of enhancing the character, desirability and quality of social interaction in the city." The programing and layout of the proposed park/central green space will require a recommendation from the Parks & Recreation Board as part of site plan approval. This has been added as a condition of approval of this case memo.

NOTIFICATIONS

On May 24, 2019, staff mailed 25 notices to property owners and residents within 500 feet of the *Hillside Subdistrict*. Staff also emailed notices to the Lakeside Village and Lago Vista Homeowner's Associations (HOA), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted no responses were received by staff.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend *Ordinance No. 14-51* by approving the proposed PD Development Plan and requested waivers, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the conditions contained within the PD Development Plan ordinance and which are summarized as follows:

(a) Development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the attached PD Development Plan ordinance;

(b) All buildings shall be developed with consideration to the pedestrian access easements/pedestrian ways perpendicular to Harbor Heights Drive, and a seat wall shall be incorporated into the area identified as *Park* in the *Concept Plan* depicted in *Exhibit 'B'* of the attached PD Development Plan ordinance. The pedestrian access easements/pedestrian ways shall be consistent with the design guidelines contained in *Resolution No. 10-40*;

(c) All pedestrian access easements/pedestrian ways shall be required to be dedicated as easements at the time the property is replatted;

(d) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*];

(e) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;

(f) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates a dual entry appearance, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*;

(g) Prior to the issuance of a building permit the applicant shall submit and seek approval for a replat that indicates all necessary easements; and,

(h) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development itself to support the use.

(2) An Open Space/Master Plan for the park/central green space shall be submitted at the time of site plan, and will require a recommendation from the Parks & Recreation Board concerning its conformance to *Resolution No. 10-40* as part of the approval process;

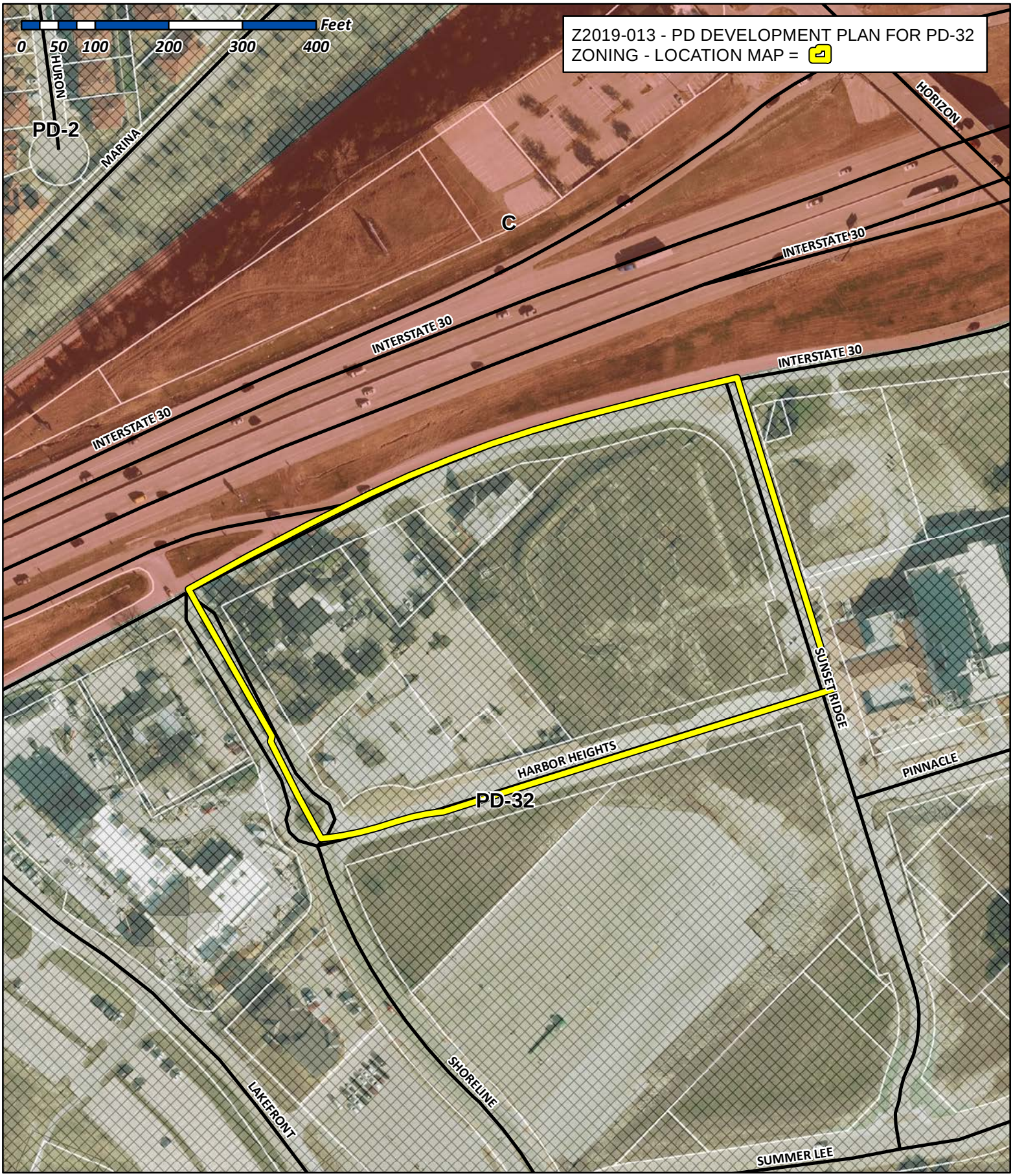
(3) Screening, in the form of trees and bushes, should be incorporated adjacent to the parking areas -- *specifically adjacent to the parking space that is situated approximately 15-feet from the IH-30 frontage road and for which a waiver is request* -- to reduce the visibility of these areas;

(4) A maximum of a seven (7) foot retaining wall will be permitted adjacent to Harbor Heights Drive; however, every effort should be made to reduce or remove retaining walls adjacent to pedestrian frontages. All retaining walls adjacent to pedestrian frontages will be reviewed at the time of site plan and the Planning and Zoning Commission will retain discretion with regard to proposed retaining walls between three (3) and seven (7) feet in height pending a recommendation from the Architectural Review Board (ARB);

(5) A seat wall shall be incorporated into the design of the proposed park/central green space adjacent to Harbor Heights Drive. The seat wall shall be designed in accordance with the design guidelines contained in *Resolution No. 10-40*;

(6) Pedestrian landscaping elements should be incorporated into the landscape plan submitted with the site plan. Specifically, irrigated pots should be incorporated adjacent to the seat wall along Harbor Heights Drive and throughout the development in accordance with the design guidelines contained in *Resolution No. 10-40*; and,

(7) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



City of Rockwall

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

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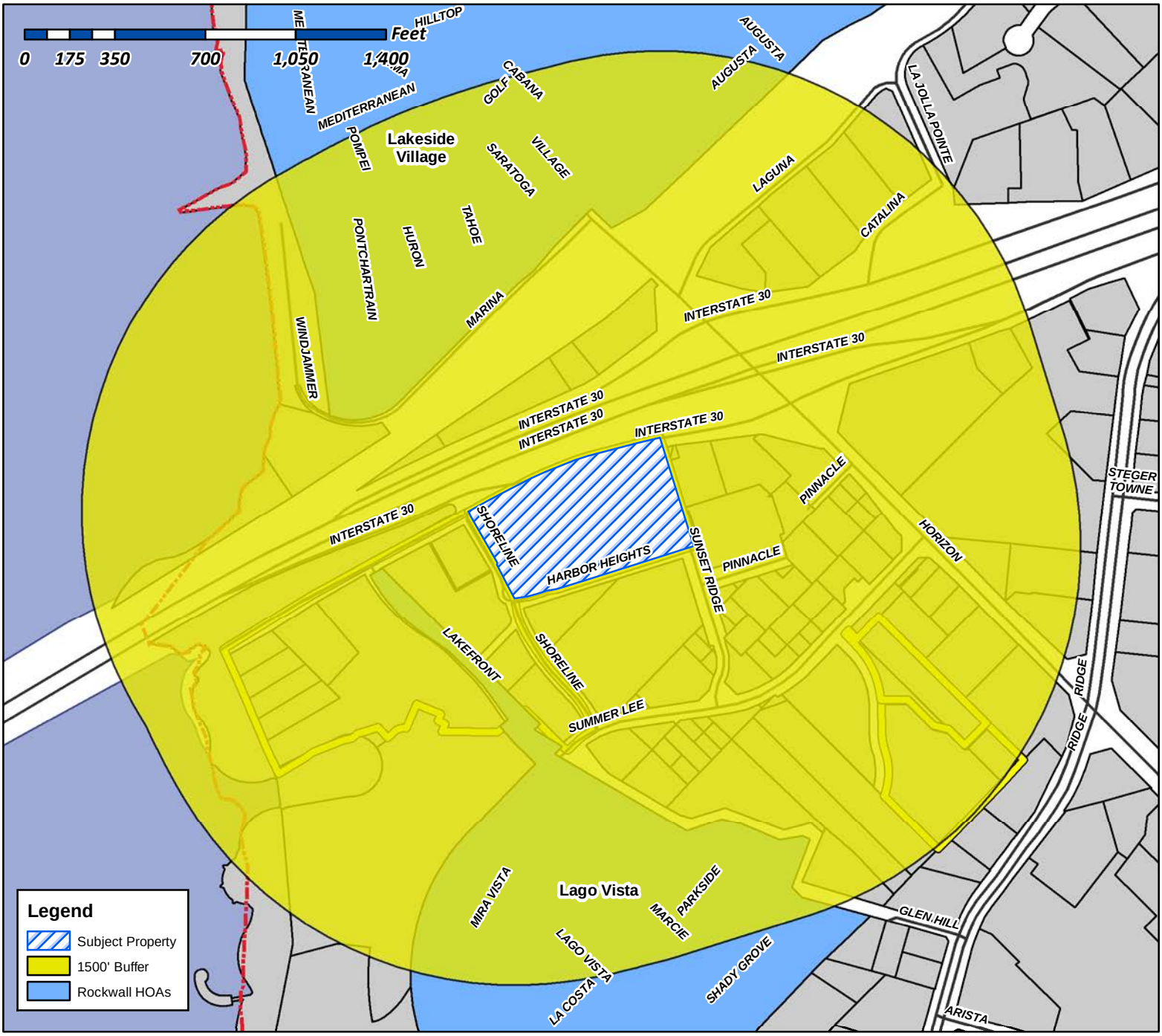
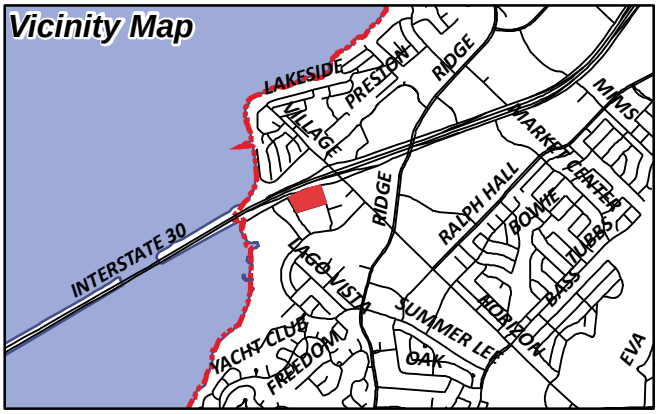


Case Number: Z2019-013
Case Name: PD Development Plan for PD-32
Case Type: Zoning
Zoning: PD-32
Case Address: Sunset Ridge Dr

Date Created: *5/21/2019*
For Questions on this Case Call (972) 771-7745



From: Morales, Laura
To: [redacted]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, May 24, 2019 9:34:21 AM
Attachments: Z2019-013 HOA Map.pdf
PUBLIC NOTICE.PDF

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attach ed a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will be published in the Rockwall Herald Banner ***May 24, 2019***. The Planning and Zoning Commission will hold a public hearing on ***Tuesday 6/11/2019 at 6:00 p.m.***, and the City Council will hold a public hearing on ***Monday 6/17/2019 at 6:00 p.m***. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at https://sites.google.com/site/rockwallplanning/development/development-cases

> **Z2019-013- Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a PD Development Plan within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Sub-District* of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at http://www.rockwall.com/planning/hoa.asp.

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com |http://www.rockwall.com/planning/

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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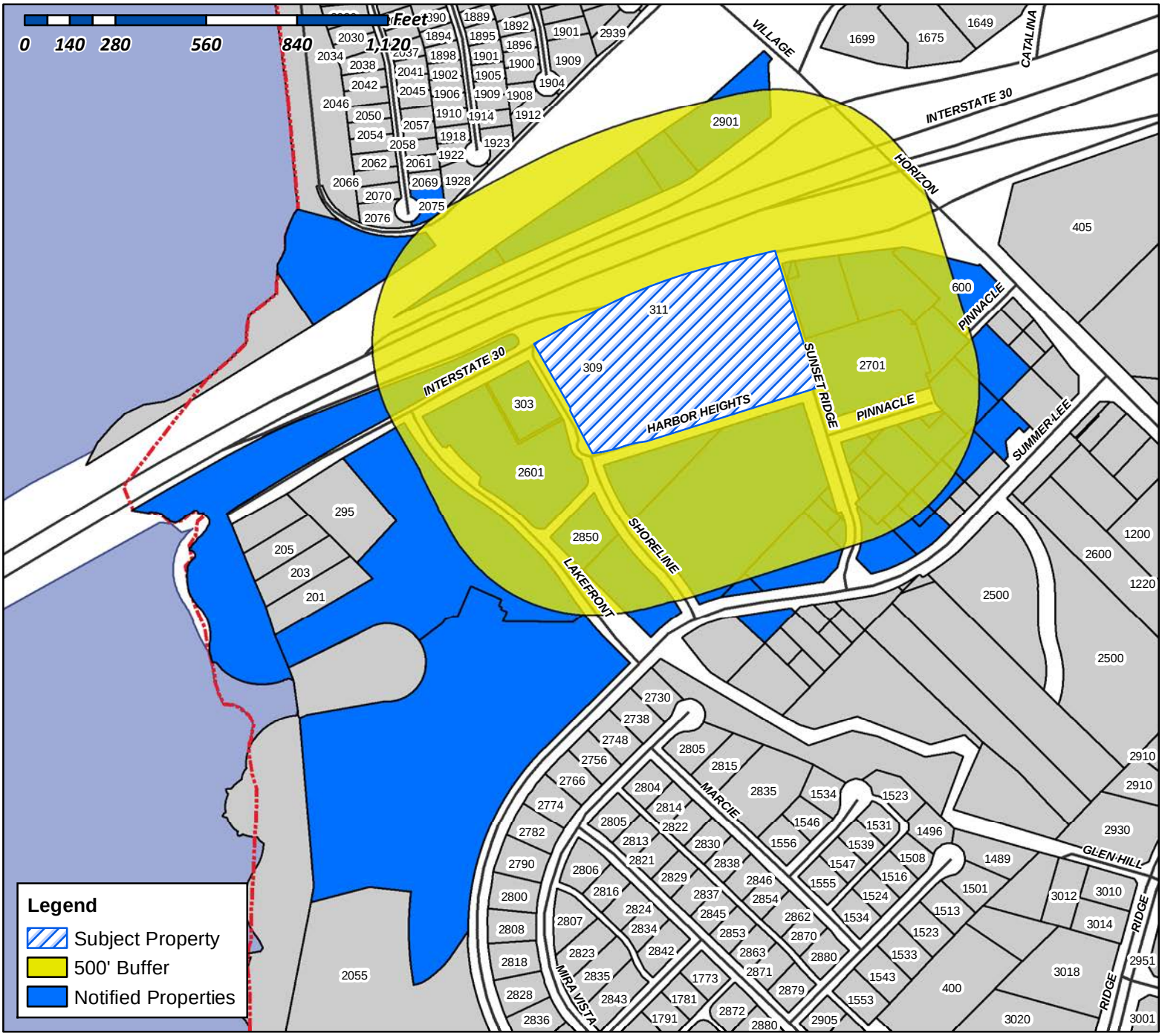

Case Number: Z2019-013
Case Name: PD Development Plan for PD-32
Case Type: Zoning
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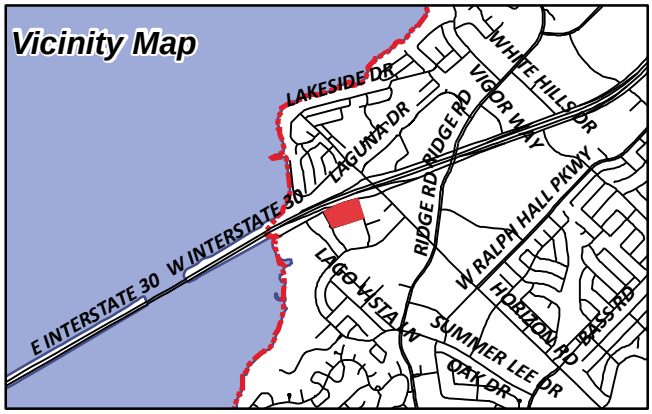
Case Address: Sunset Ridge Dr



Date Created: ***5/20/2019***

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

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

CN ROCKWALL INVESTORS LLC
12720 HILLCREST ROAD SUITE 650
DALLAS, TX 75230

TRITON I-30 ROCKWALL LLC
1845 WOODALL ROGERS FREEWAY, SUITE 1100
DALLAS, TX 75201

MANDARI JEMA
2075 PONTCHARTRAIN DR
ROCKWALL, TX 75087

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL
ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS, TX 75232

CURRENT RESIDENT
2601 LAKEFRONT TR SUITE 401
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

LAKEFRONT TRAIL ROCKWALL HOTEL LP
c/o OLDHJAM GOODWIN GROUP LLC
2800 S. TEXAS AVE. SUITE 401
BRYAN, TX 77802

LAKE FRONT TRAIL LP
2850 SHORELINE TR SUITE 200
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 VILLAGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
303 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
309 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
311 E I30
ROCKWALL, TX 75087

FAULKNER INVESTMENT CO. LTD
3401 MAIN ST
ROWLETT, TX 75088

LAKESIDE VILLAGE HOMEOWNERS
4100 VILLAGE DR
ROCKWALL, TX 75087

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE SUITE 2001
DALLAS, TX 75206

CURRENT RESIDENT
600 HORIZON DR SUITE 650
ROCKWALL, TX 75032

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

PA HARBOR RETAIL LLC
8222 DOUGLAS AVENUE SUITE 390
DALLAS, TX 75201

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

CULPEPPER/SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2019-013: PD Development Plan for PD-32

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a PD Development Plan within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 6/11/2019 at 6:00 p.m.,** and the City Council will hold a public hearing on **Monday, 6/17/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **6/17/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2019-013: PD Development Plan for PD-32

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

CITY OF ROCKWALL

ORDINANCE NO. 14-51

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 10-21* OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN FOR RETAIL/RESTAURANT PAD SITES ON A 2.893-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, HARBOR DISTRICT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *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, the City has received a request from Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of D. W. Bobst of J-BR2, LLC for an amendment to *Ordinance No. 10-21* of Planned Development District 32 (PD-32) and the Unified Development Code [*Ordinance No. 04-38*] for the purpose of establishing a PD Development Plan for retail/restaurant pad sites within the *Hillside Subdistrict*, on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas and more fully described 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, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by adopting this PD Development Plan and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the Concept Building Elevations, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

1) Development of this property shall generally conform to the *PD Development Plan* depicted in *Exhibit 'B'* of this ordinance;

2) Development of this property shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;

3) All buildings shall be developed with consideration to the pedestrian access adjacent to Harbor Heights Drive. Additionally, the design of the buildings shall include four (4) sided architecture that creates a dual entry appearance, with buildings fronting on to IH-30 and Harbor Heights Drive;

4) Building façades must be situated no greater than 27-feet from the build-to-line adjacent to Harbor Heights Drive;

5) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32);

6) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;

7) All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*;

8) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a replat that indicates all necessary easements; and,

9) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development itself to support the use.

SECTION 5. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That 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, 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 7. The standards in this ordinance shall control in the event of a conflict between this

ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. 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 17TH DAY OF NOVEMBER, 2014.

David Sweet, Mayor

ATTEST:

Kristy Ashberry, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: 11/03/2014

2nd Reading: 11/17/2014

Exhibit 'A':

Legal Description

(Lot 1, Block B, Harbor District Addition)

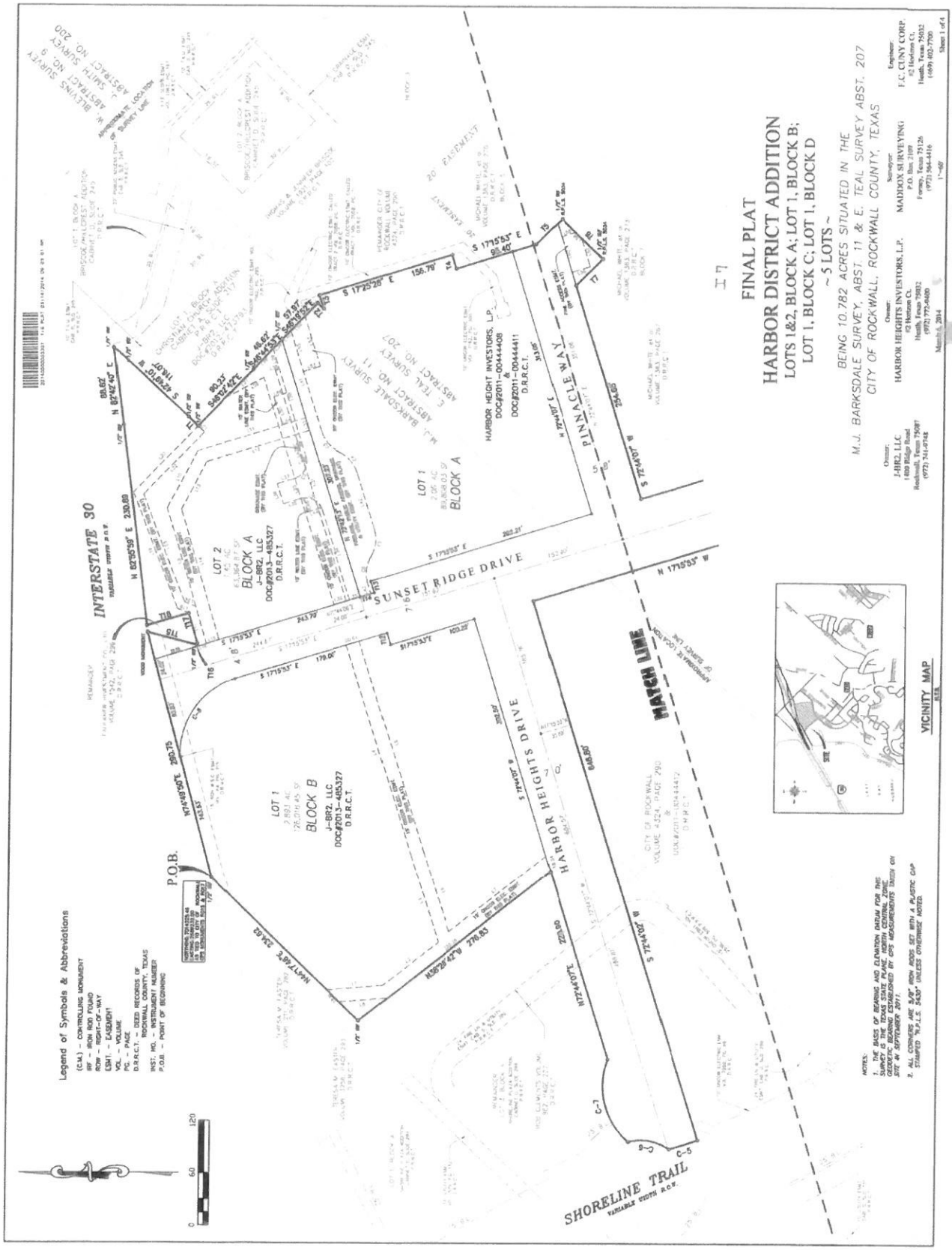


Exhibit 'B':
PD Development Plan

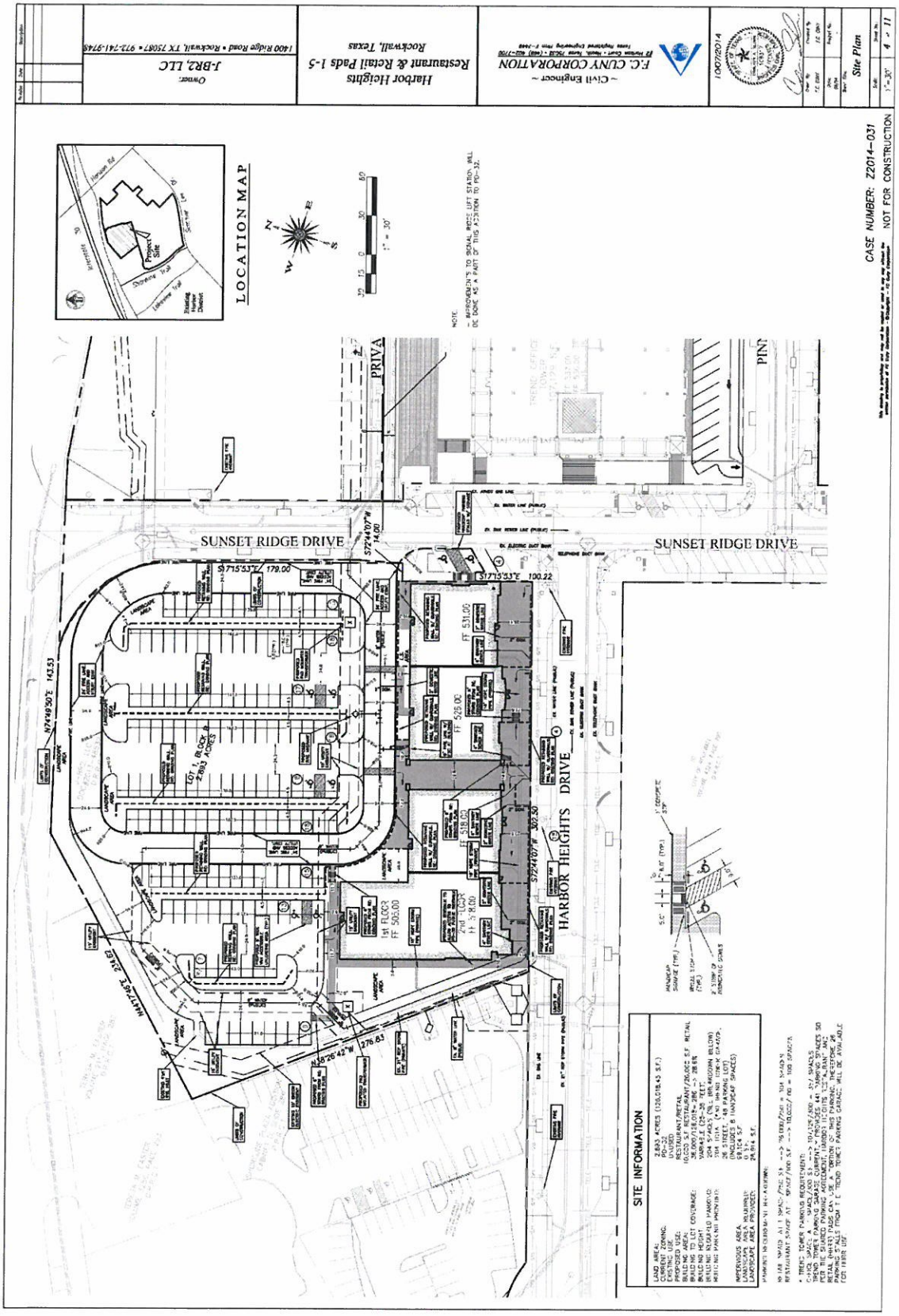
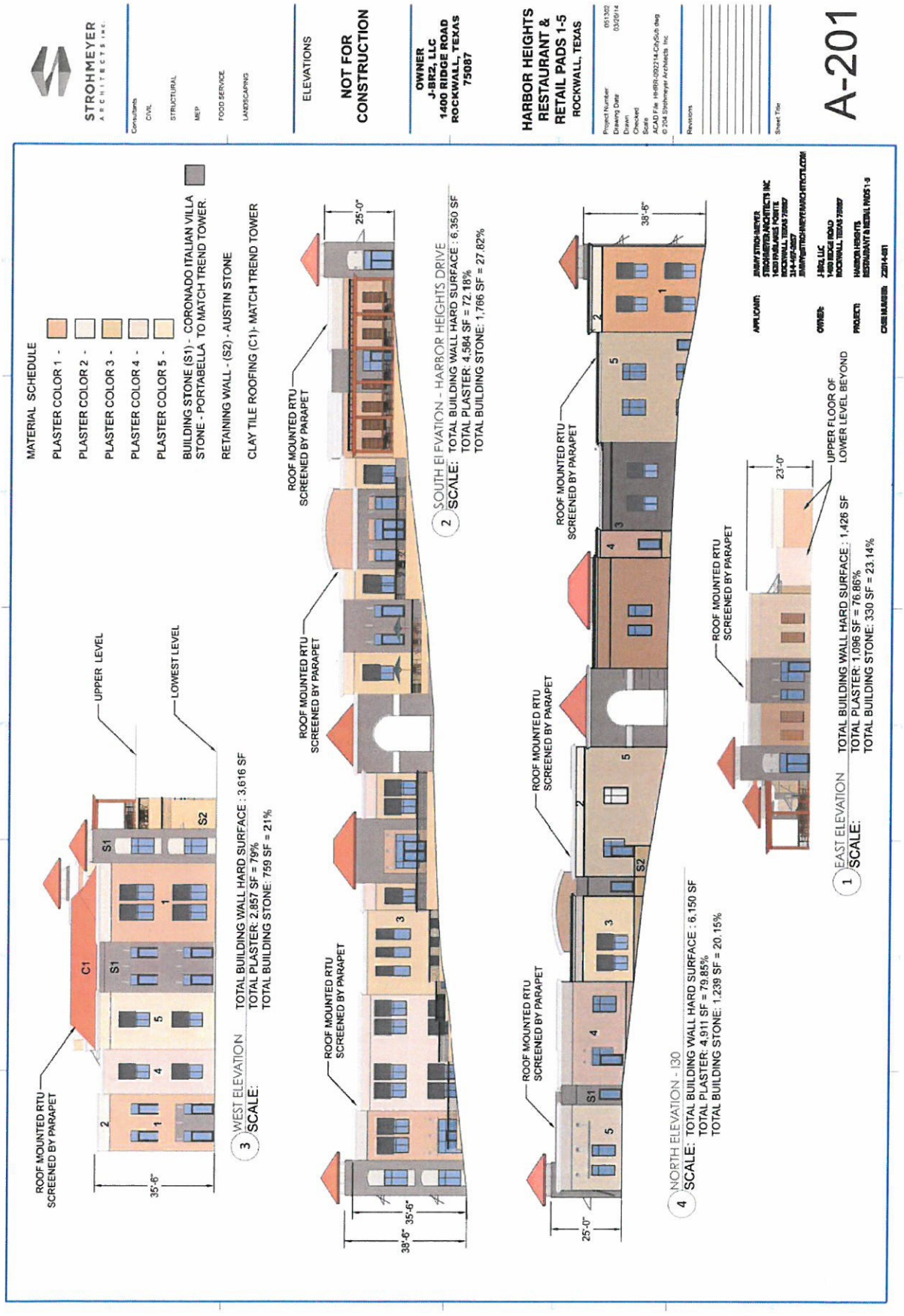
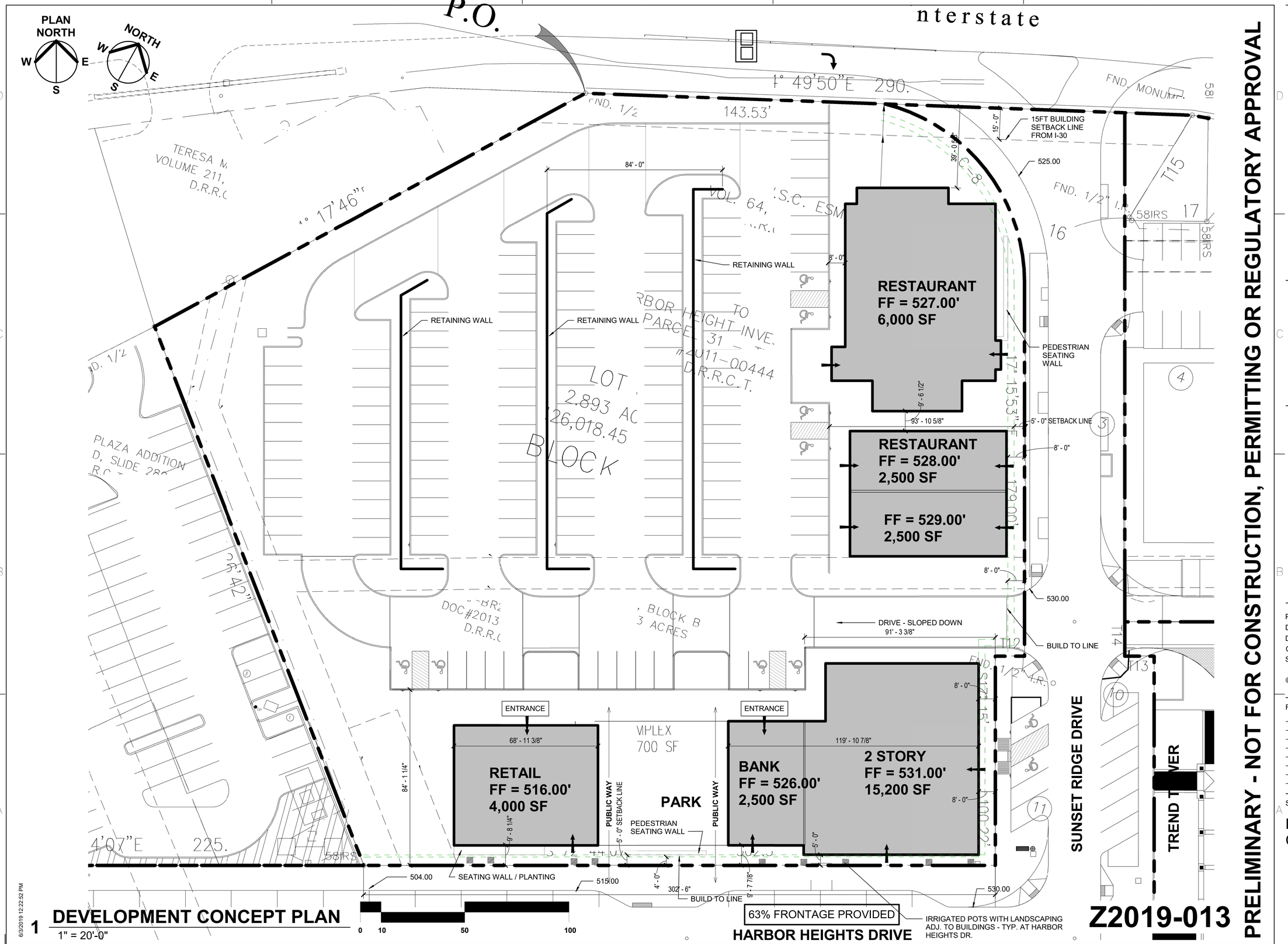


Exhibit 'C':
Building Elevations





1 DEVELOPMENT CONCEPT PLAN
1" = 20'-0"

Z2019-013

PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL

STROHMEYER ARCHITECTS INC.

CIVIL
FC CUNY CORPORATION
#2 HORIZON COURT
SUITE 500
HEATH, TEXAS 75032

Project Number:
Drawing Date: 5.16.2019
Drawn: PC
Checked: JS
Scale: 1" = 20'-0"

© 2018 Strohmeyer Architects, Inc.

Revisions:

#	Revision Date	Revision Description

Sheet Title:
DEVELOPMENT CONCEPT PLAN

A100

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6/3/2019 12:22:52 PM

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 14-51 & 17-22* OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR RETAIL/RESTAURANT PAD SITES ON A 2.893-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, HARBOR DISTRICT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *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, the City has received a request from Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of D. W. Bobst of J-BR2, LLC for an amendment to *Ordinance No. 14-51* of Planned Development District 32 (PD-32) [*Ordinance No. 14-51*] and the Unified Development Code [*Ordinance No. 04-38*] for the purpose of establishing a PD Development Plan for retail/restaurant pad sites within the *Hillside Subdistrict*, on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas and more fully described 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, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No.'s 14-51 & 17-22*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 14-51*;

SECTION 2. That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by adopting this PD Development Plan and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the PD Development Plan, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

1) Development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;

2) All buildings shall be developed with consideration to the pedestrian access easements/pedestrian ways perpendicular to Harbor Heights Drive, and a seat wall shall be incorporated into the area identified as *Park* in the *Concept Plan* depicted in *Exhibit 'B'*. The pedestrian access easements/pedestrian ways shall be consistent with the design guidelines contained in *Resolution No. 10-40*;

3) All pedestrian access easements/pedestrian ways shall be required to be dedicated as easements at the time the property is replatted;

4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*];

5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance;

6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates a dual entry appearance, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*;

7) Prior to the issuance of a building permit the applicant shall submit and seek approval for a replat that indicates all necessary easements; and,

8) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development itself to support the use.

SECTION 5. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That 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, 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;

DRAFT ORDINANCE 05.21.19

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. 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 JULY, 2019.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

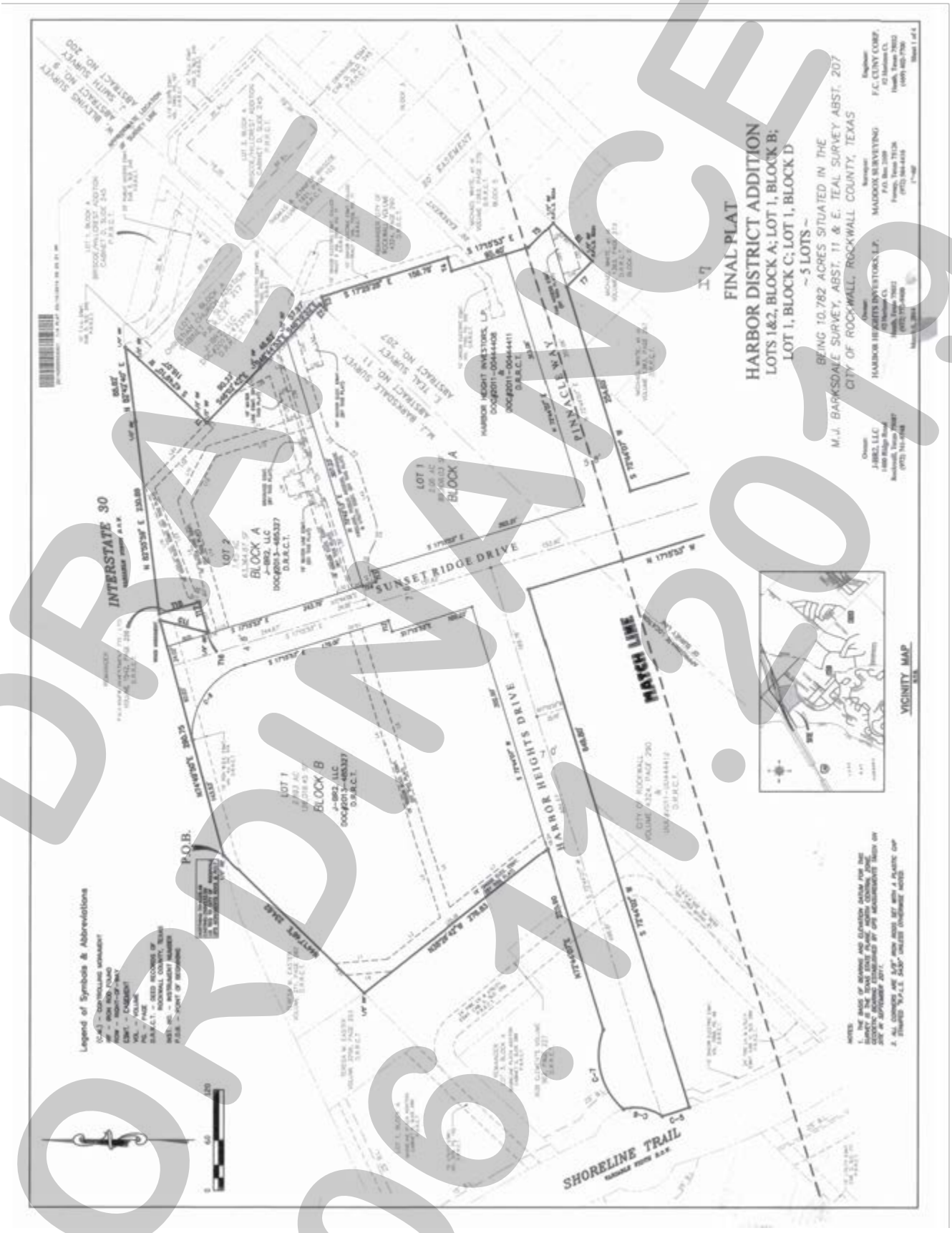
_____
Frank J. Garza, *City Attorney*

1st Reading: *June 17, 2019*

2nd Reading: *July 1, 2019*

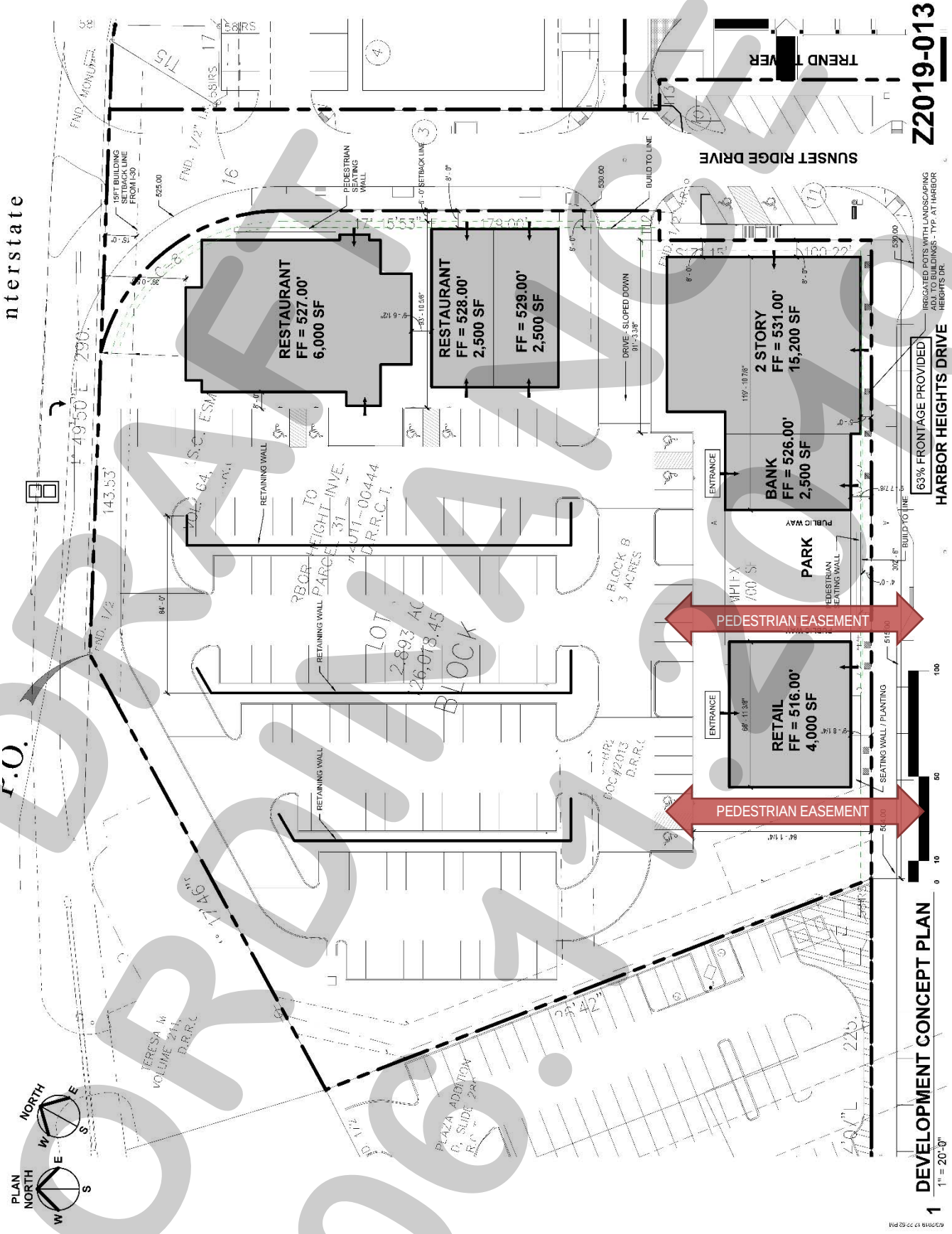
DRAFT ORDINANCE 06.11.2019

Exhibit 'A':
Legal Description
(Lot 1, Block B, Harbor District Addition)



DRAFT ORDINANCE 06.11.2019

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
06.18.19

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Korey Brooks; *Senior Planner*
DATE:	June 11, 2019
SUBJECT:	SP2019-014; *Site Plan for Retail Shopping Center and House of Worship*

The applicant has provided staff with a letter requesting to postpone *Case No. SP2019-014* until the June 25, 2019 Planning and Zoning Meeting to allow time to address staff's comments with regard to the site plan and landscape plan. The applicant wishes to allow the Architectural Review Board (ARB) to review the revised building elevations at the Architectural Review Board (ARB) meeting on June 11, 2019.

From: Ahmed Helaluzzaman
To: Brooks, Korey
Subject: Re: Postpone SP2019-012
Date: Friday, June 07, 2019 11:04:39 AM

Dear Korey,

Looks like we need to reschedule our P&Z Work Session instead of June 11, 2019 to June 25, 2019. We still be attending ARB Meeting on June 11, 2019.
Please allow us to adjust our Site Plan because of our misunderstanding.
Thank you.

Sincerely,

Ahmed Helaluzzaman
B. ARCH; M.SC (URBAN PLANNING); UPDA Grade 'A' (Qatar): LEED AP & BD+C (USA)
amazing concept
12300 Ford Road, Ste #267
Dallas, Tx 75234
Mobile: **817.808 0811**
Email: [redacted]

On Fri, Jun 7, 2019 at 10:25 AM Ahmed Helaluzzaman [redacted] wrote:

> Korey,
>
> We are working on it to alleviate misunderstanding on 6 Parking total at dead-end. We were thinking 6 parking allowed at each dead-end.
> We are correcting the site plan to show you for your comments ASAP and correct them by Monday.
> Thank you.
>
> Ahmed Helaluzzaman
> B. ARCH; M.SC (URBAN PLANNING); UPDA Grade 'A' (Qatar): LEED AP & BD+C (USA)
> **amazing concept**
> 12300 Ford Road, Ste #267
> Dallas, Tx 75234
> Mobile: **817.808 0811**
> Email: [redacted]
>
> On Fri, Jun 7, 2019 at 10:15 AM Brooks, Korey <kbrooks@rockwall.com> wrote:
>
> > Ahmed,
> >
> > Per our conversation this morning, you are requesting to postpone your case at the Planning and Zoning Commission on June 11th. Your building elevations will still go to

the ARB on the 11th (unless you would like to postpone that as well).

The next P&Z meetings are June 25th and July 9th. Is it my understanding that you will be unable to attend the meeting on the 25th. Would you like to come back on July 9th?

City of Rockwall
The New Horizon

Planning

and

Zoning Department

Korey M. Brooks, AICP

Senior Planner

City of Rockwall

385 S. Goliad

Rockwall, Texas 75087

T 972.772.6434

kbrooks@rockwall.com

http://www.rockwall.com/planning/

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	06/11/2019
APPLICANT:	Dub Douphrate; *Douphrate and Associates, Inc.*
CASE NUMBER:	SP2019-016; *Site Plan for Office Buildings on Ranch Trail*

SUMMARY

Discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a site plan for two (2) metal buildings in conjunction with an existing commercial business on a 1.55-acre parcel of land identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

BACKGROUND

The subject property is an 11.3736-acre tract of land located at the southwest quadrant of Ranch Trail and Horizon Road, and is zoned Commercial (C) District. The property was annexed on May 17, 2004 by *Ordinance No. 04-34.* According to the City's historic zoning maps, the subject property has been zoned Commercial (C) District since at least April 5, 2005.

PURPOSE

On January 18, 2019, the applicant -- Dub Douphrate of Douphrate and Associates, Inc. -- submitted an application requesting approval of a site plan for the purpose of expanding their existing site by constructing two (2) additional single story buildings. These buildings will consist of a total of approximately 7,220 SF [*i.e. 4,160 SF & 3,060 SF*], and bring the total number of metal buildings on the subject property to four (4). The site is subject to the requirements and land uses stipulated for the Light Industrial (LI) District as stated by the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest quadrant of the intersection of Ranch Trail and Horizon Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Patriot Paws Service Dogs, which is located on a 3.466-acre parcel of land zoned Commercial (C) District. Continuing north is a continuation of the Maverick Ranch Addition and several other businesses fronting Ranch Trail that are situated in existing metal buildings. These properties are also zoned Commercial (C) District. Beyond these businesses is County Line Road, which is identified as *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this is a single-family residential subdivision (*i.e. Lake Rockwall Estates*), zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

South: Directly south of the subject property is a strip center (*i.e. Ranch Trail Retail Center*) situated on a 0.7930-acre parcel of land zoned Commercial (C) District. South of the Ranch Trail Retail Center is Horizon Road [FM-3097], which is identified as a TxDOT4D (*Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master

Thoroughfare Plan. This roadway delineates the city limits of Rockwall and the beginning of the Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property is a continuation of the Rainbow Acres Addition and several other businesses fronting onto Ranch Trail that are situated in existing metal buildings. These properties are zoned Commercial (C) District. Beyond this is a large vacant tract of land, which is zoned Agricultural (AG) District followed by a single-family residential subdivision (*i.e. the Oaks ay Buffalo Way*).

West: Directly west of the subject property two (2) residential homes that are situated on a 4.44-acre tract of land (i.e. a 2.27-acre & 2.17-acre parcels of land) identified as the Rainbow Acres Addition. Both properties are zoned Commercial (C) District. Beyond this are several businesses (*i.e. a mini warehouse facility, Buffalo Creek Business Park, etc.*), which are zoned Commercial (C) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use (*i.e. general office*) is allowed by-right in a Commercial (C) District. Excluding the exceptions being requested, the submitted site plan, landscape plan, and building elevations, generally conform to the technical requirements contained within the UDC for a property located within a Commercial (C) District. The proposed new buildings will be constructed of metal, utilize roll-up doors, and have a pitched roof design. The applicant is proposing to incorporate a brick wainscot on all building façades. After receiving a recommendation from the Architectural Review Board (ARB), the applicant intends to provide a wainscot on the existing buildings, matching the proposed building exterior facades. The proposed use of these buildings are general business office land uses. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*x=67,502 SF; In Conformance*
Minimum Lot Frontage	*60-Feet*	*x>364-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*x>177-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*x>50-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*x=10-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*x>10-Feet; In Conformance*
Maximum Building Height	*60-Feet*	*<25-Feet; In Conformance*
Max Building/Lot Coverage	*60%*	*37%; In Conformance*
Minimum Masonry Requirement	*90%*	*x<20%; Not In Conformance*
Minimum Number of Parking Spaces	*56 Spaces*	*57 Spaces: In Conformance*
Minimum Stone Requirement	*20%*	*0%; Not In Conformance*
Minimum Landscaping Percentage	*15%*	*x=47%; In Conformance*
Maximum Impervious Coverage	*85-95%*	*53%; In Conformance*

CONFORMANCE WITH THE CITY'S CODES

Subsection 4.05, *Commercial (C) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), states that the Commercial (C) District is a district intended to provide commercial land uses such as retail, large shopping centers, and restaurants. Commercial (C) Districts are generally situated in close proximity to an arterial or major collector that is capable of carrying the traffic generated by the land uses in the district. In addition, these areas may require increased water, fire protection, and wastewater and drainage capacity. Since the Commercial (C) District is general in nature, development standards are less stringent as lower intensity districts such as Residential-Office (RO), Neighborhood Services (NS), and General Retail (GR) Districts. In this case, the applicant's

proposal is adjacent to Ranch Trail -- *identified as a Minor Collector on the City's Master Thoroughfare Plan* --, and the office land use is not typically a high volume water/wastewater user. With regard to the land use, an office complex is permitted *by-right* in a Commercial (C) District.

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

(1) Construction Materials.

(a) *Materials and Masonry Composition.* Subsection 4.01, *General Commercial District Standards*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) stipulates minimum masonry requirements (*i.e. 90% Primary Materials, 20% stone, and no more than 10% Secondary Materials*) for commercial buildings. In this case, the applicant's proposed development does not conform to the minimum masonry requirements. Specifically, the building façades are constructed of metal, which is considered to be a secondary material. As a compensatory measure the applicant is proposing to incorporate a brick wainscot on all building façades, including the existing structures in order to create a unified development scheme on the subject property. Since the façades exceed the maximum amount of secondary materials and are below the minimum masonry requirements, an exception to the material standards is required to be approved by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(2) Building Articulation.

(a) *Horizontal Articulation.* Subsection 4.01, *General Commercial District Standards*, of Section 4, *Commercial District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) stipulates that the maximum wall length shall not exceed more than three (3) times the wall's height without a recess or projection of an architectural element. In this case the maximum wall length is approximately 30-feet. The proposed buildings are constructed of metal and have walls that are between 45-feet and 80-feet in length. Since this exceeds the maximum allowable length, an exception to the building articulation standards is required to be approved by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

These exceptions are discretionary decisions for the Planning and Zoning Commission and require approval by a simple majority vote. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *Southwest Residential District* and is situated within an area that is identified as a *Transitional Area*. According to the district, the *Transitional Area* is defined as, "…currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties…" In this case, the applicant is proposing a multi-tenant office facility that is composed of metal buildings. This use and the proposed metal buildings are similar to the existing buildings in the area, and the proposed improvements are similar to other buildings that have been approved along Ranch Trail since this area was annexed by the City in 2004.

ARCHITECTURAL REVIEW BOARD (ARB):

On May 28, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations. The ARB recommended that the applicant provide a wainscot on the existing buildings in order to match the proposed buildings' appearance. The ARB will review the revision at the *June 11, 2019* meeting and forward a recommendation to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

(2) Approval by the Planning and Zoning Commission of all exceptions requested as outlined in staff's report;

(3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Revision 1 - Staff Comments are Highlighted

Project Number	SP2019-016	**Owner**	JERRY, KISICK CUSTOM HOMES INC	**Applied**	5/17/2019 LM
Project Name	196/216 Ranch Trail	**Applicant**	DUB DOUPHRATE	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
200/224 RANCH TRL	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
MAVERICK RANCH	5	A	5	4374-000A-0005-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/17/2019	5/24/2019	5/21/2019	4	APPROVED	
ENGINEERING	Sarah Hager	5/17/2019	5/24/2019	5/23/2019	6	COMMENTS	

(5/23/2019 4:50 PM SH)
- Must have individual water services.
- Sewer to be 8" unles it is a private line.
- Water to have 10' of clearance on both sides.
- Fire hydrant to have a 20' easement.
- Drive isle to be 24' wide minimum.

The following is for your information during engineering review.
- 4% Engineering Fees.
- Impact fees.
- All parking to be 20'x9'
- Must show all existing and proposed utilities.
- If building height exceeds 30' tall, the fire lane radii must be 30' or radius of 20'. Minimum width is 24'.
- Must have detention for new impervious surfaces.
- Must have water at sheet flow conditions before the property line or will need a drainage easement for the neighboring property owner.
- Must replat to add the additional easements.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- Water line to be 8" line where public.
- Must have individual water services.
- 4:1 slope maximum for grading.
- Must meet all City Standards of Design and Construction.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING	Sarah Hager	6/6/2019	6/13/2019	6/6/2019		COMMENTS	

(6/6/2019 1:37 PM SH)
- The water line must have 10' spacing to the sewer service line.
- Please label the drive isle width and the interior turn radii for the drive isle.

The following is for your information during engineering review.
- 4% Engineering Fees.
- Impact fees.
- All parking to be 20'x9'
- Must show all existing and proposed utilities.
- If building height exceeds 30' tall, the fire lane radii must be 30' or radius of 20'. Minimum width is 24'.
- Must have detention for new impervious surfaces.
- Must have water at sheet flow conditions before the property line or will need a drainage easement for the neighboring property owner.
- Must replat to add the additional easements.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- Water line to be 8" line where public.
- Must have individual water services.
- 4:1 slope maximum for grading.
- Must meet all City Standards of Design and Construction.

FIRE	Ariana Hargrove	5/17/2019	5/24/2019	5/23/2019	6	COMMENTS	see comments

(5/23/2019 1:38 PM AA)
Show location of proposed fire lane on the site plan.

An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction.

GIS	Lance Singleton	5/17/2019	5/24/2019	5/22/2019	5	APPROVED	See comments

(5/22/2019 9:58 AM LS)
New addresses will be:
4160 sf - 200 RANCH TRAIL, ROCKWALL, TX 75032
3060 sf - 224 RANCH TRAIL, ROCKWALL, TX 75032

PLANNING	David Gonzales	5/17/2019	5/24/2019	5/23/2019	6	COMMENTS	See comments

Discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a site plan for two(2) metal buildings in conjunction with an existing commercial business on a 1.55-acre parcel of land identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

PLANNING AND ZONING 1ST ROUND COMMENTS (05.23.2019):

The following staff comments (i.e. Phase 1 only) are to be addressed and resubmitted no later than Tuesday June4, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments & Requirements to address/acknowledge:

1. Adherence to the Unified Development Code (UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO).
3. Label all revised site plan documents with "Case No. SP2019-016" at the lower right corner of each plan.

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER:

1. Horizontal articulation standards of the UDC for facades.
2. Minimum 20% stone requirement for all facades that are visible from a public street or open space
3. For the use of metal building construction (materials expcetion).

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

Site Plan:
1. Provide adjacent property owner infomation on Overall Site Plan(aerial version).
2. Label all access easements as "24-ft Firelane, Public Access, Drainage and Utility Easements (as appropriate for each).
3. Provide a heavier line for the utility label and reduce the font. Move labels to be more visible.
4. Use alighter gray scale for the utility lines layer (water & sewer).
5. All ground mounted HVAC units must be screened with landscaping or wing-wall.
6. What are the proposed uses for these buildings? (i.e. this is a commercial district).
7. Delineate and label a minimum 10-ft. landscape buffer along Ranch Trail
8. Remove the label "Replat of" from the Title Block on all pages of this site plan.

Landscape Plan:
1. Provide a landscape plan meeting the requirements of the UDC.
2. One (1)-three (3)-caliper inch canopy tree required for each 750 SF of dry area in the detention pond.
3. One (1)-three (3)-caliper inch canopy tree required for each 50 linear feet of frontage along Ranch Trail
4. Parking spaces cannot be more than 80-ft from the trunk of a large canopy tree.
5. Indicate screening of HVAC units on this plan.

Photometric Plan:
1. Will there be any exterior lighting of the site, other than the wall packs as depicted on the building elevations (i.e pole lights)? If so, provide a photometric plan.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

2. Provide cut sheets for all exterior lighting fixtures.
3. If a photometric plan is provided, lighting levels are not to exceed 0.2-FC at the property lines.

Building Elevations:
1. All gounded mounted mechanical equipment requires screening from rights-of-way and adjacent properties. Provide detail of screening to be used.
2. Requires a recommendation from the Architectural Review Board(ARB). See scheduled meeting below.
3. Provide a materials sample board for ARB review of the actual materials to be used(other than tilt-up wall).
4. Provide percentages of exterior material calculations for each elevation(e.g. stone, brick, metal surface, etc.).
5. Will there be any stone on the building? The UDC requires a minium of 20% stone on each elevation that is visible from a public street or open space. If there is no stone, this will require approval of an exception by the Planning and Zoning Commission
6. Are the elevations for the proposed buildings or all?
7. Provide height and width measurements of the proposed buildings.

** The following arescheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board: May 28, 2019 (5:00 p.m.) [Recommendations from ARB]

Planning - Work Session: May 28, 2019 (6:00p.m.) [Applicant to present/discuss project]

Architectural Review Board: June 11, 2019 (5:00 p.m.) [Subsequent meeting if necessary]

Planning - Action: June 11, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

** IF REQUIRED -- City Council - Action: Monday, June 17, 2019 (6:00 p.m.) [ONLY FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **

PLANNING	David Gonzales	6/6/2019	6/13/2019	6/6/2019	COMMENTS		See comments

comments on next page

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING AND ZONING 2nd ROUND COMMENTS (06.06.2019): The following staff comments are to be addressed and resubmitted no later than Tuesday June 18, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent/final review by staff: ** Planning Department General Comments & Conditions of Approval: 1. Adherence to the Unified Development Code (UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required. 2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO). EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER: 1. Horizontal articulation standards of the UDC for facades 2. Minimum 20% stone requirement for all facades that are visible from a public street or open space 3. For the use of metal building construction (materials expcetion). ** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff: Landscape Plan: 1. Screening of gound mounted HVAC units required(see note on plans). Building Elevations: 1. Requires a recommendation from the Architectural Review Board(ARB). See scheduled meeting below. 2. Provide percentages of exterior material calculations for each elevation(e.g. stone, brick, metal surface, etc.). 3. The UDC requires a minium of 20% stone on each elevation that is visible from a public street or open space. If there is no stone, this will require approval of an exception by the Planning and Zoning Commission. 4. Provide height and width measurements of the proposed buildings. ** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745. Meeting Dates to Attend: Architectural Review Board: June 11, 2019 (5:00 p.m.) [Subsequent meeting if necessary] Planning - Action: June 11, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)] ** IF REQUIRED -- City Council - Action: Monday, June 17, 2019 (6:00 p.m.) [ONLY FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **							
Police Department	David Gonzales	5/23/2019	5/30/2019	5/23/2019		COMMENTS	See comments

(5/23/2019 5:48 PM DG)
Comments provided by Capt. Ed Fowler - Police

SP2019-016 - 196/216 RANCH TRAIL
Considerations:

- Lighting placed upon all sides of the exterior the buildings, over doors and at the rear of property to illuminate and eliminate shadows, dark areas and hiding spots. Lighting set by City Code, LEDs are preferred.

- Provide clearance around the bottom of the fencing surrounding the dumpster for visual sight line of anyone inside fencing

- Consider mirror(s) on dumpster fencing to reveal any persons inside holding(fencing) area.

- Lighting placed on or in fencing area around dumpster to eliminate shadow and dark areas and prevent theft from dumpster(ID Theft, etc.)

- Consider installation of device to prevent breaching of overhead door with vehicle(push or pull). Locking/Removal Bollards, Vehicle Placed in Front of Door, within specifications of City Code and Ordinance and Fire Code.

- Consider target hardening with industrial standard or greater locking devices for all doors

- Cameras on corners of building, doors equipped with alarms and interior proximity alarms on the interior.

- Ensure trees and bushes are trimmed within acceptable standards(Trees Trimmed up to 7' and Bushes Trimmed Down to 3') and consider ground wash lighting to illuminate the area and provide territorial reinforcement, ownership and enhance natural lines of sight at night.

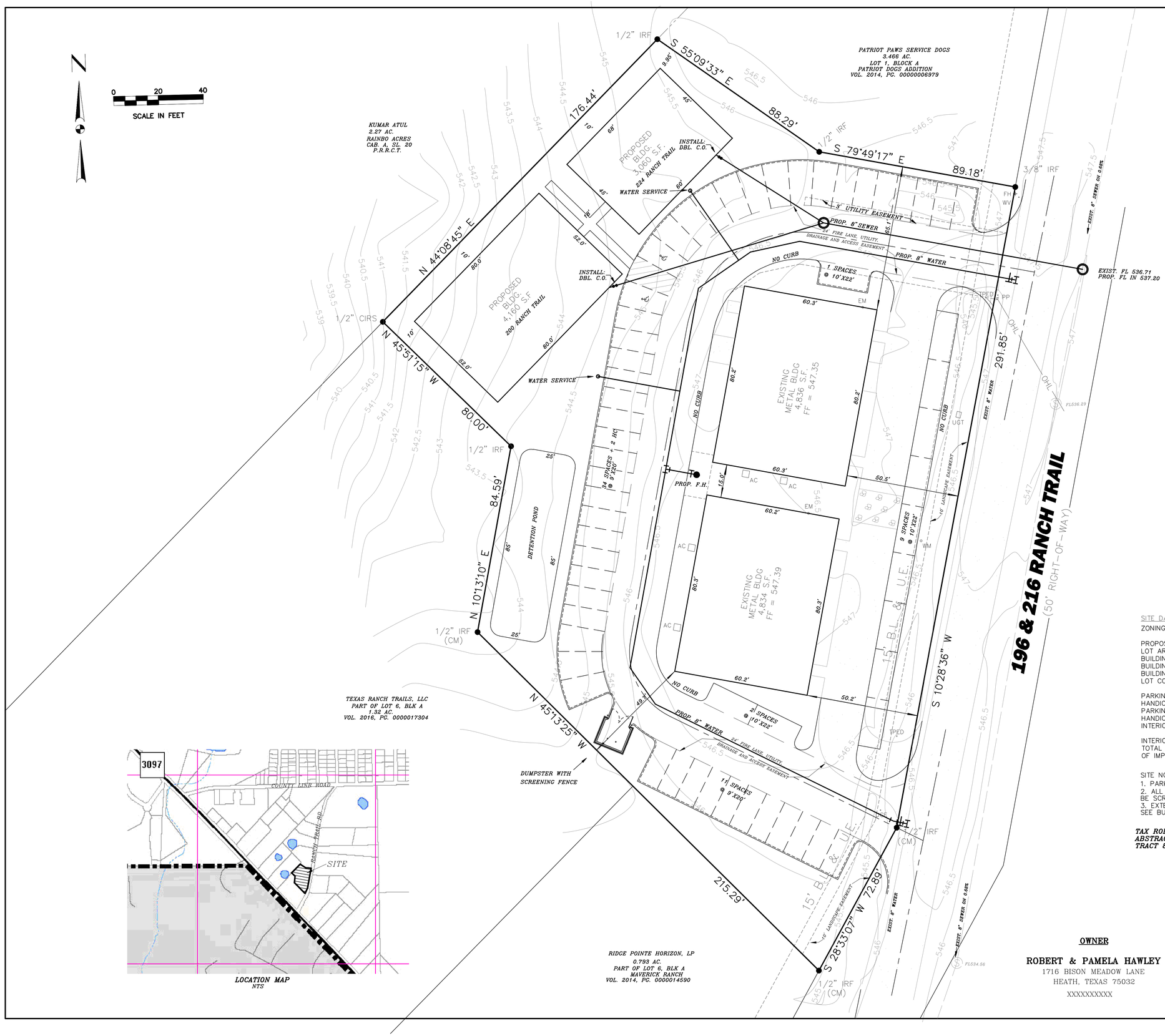
- More than willing to speak with owner(s) directly to assist in site planning to prevent crime.



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.



SITE DATA SUMMARY

ZONING	C (COMMERCIALL)
PROPOSED USE	BUSINESS OFFICES
LOT AREA	1.550 ACRES
BUILDING SQUARE FOOTAGE	16,890 SQ. FT.
BUILDING FOOTPRINT	16,890 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	25.02%
PARKING REQUIRED	1 SPACE/300 S.F. = 57 SPACES
HANDICAP PARKING REQ'D	2 SPACE
PARKING PROVIDED	57 SPACES
HANDICAP PARKING PROVIDED	2 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (10,124 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	31,900 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	35,602 SQ. FT.

SITE NOTES:
1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC UNITS TO BE SCREENED WITH LANDSCAPING
3. EXTERIOR LIGHTING TO BE WALL PACKS SEE BUILDING ELEVATIONS

TAX ROLL DESCRIPTION:
ABSTRACT 0080 – WILLIAM M. FORD SURVEY
TRACT 81844, ACRES 1.550

1.550 AC.
67,502 SQ. FT.

OWNER

ROBERT & PAMELA HAWLEY
1716 BISON MEADOW LANE
HEATH, TEXAS 75032
XXXXXXXXXX

SURVEYOR

FINCHER LAND SURVEYING. PLLC
3213 INTERSTATE HIGHWAY 30, #107
MEAQUITE, Texas 75150
(903)-944-6397
Tecas Firm No. 10194258

CASE NO. SP 2019-016

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS P.E. NO. 60102, P-886, ON MARCH 19, 2019.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
LOT 5, BLOCK A
MAVERICK RANCH ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

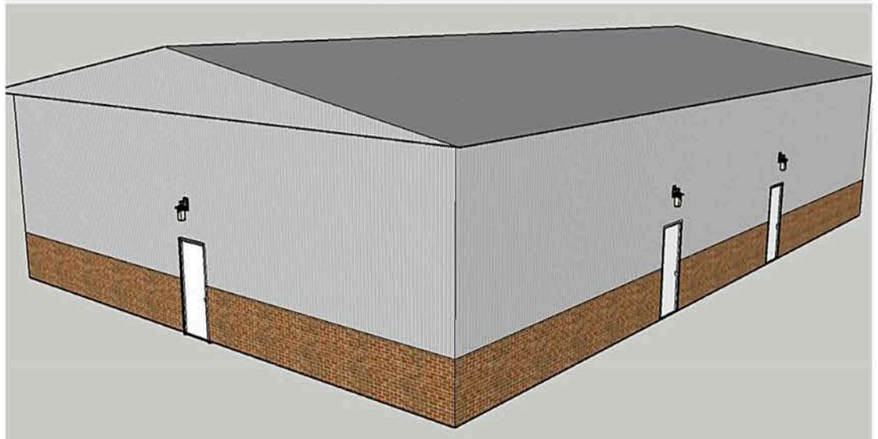
REVISION	
W.L.D.	CHECKED
G.C.W.	DRAWN
SCALE 1"= 20'H 1"= 4'V	
MAR. 28, 2019	DATE
14026	PROJECT
1.0	19007 SITE PLAN 4



216 RANCH TRAIL
FRONT - LEFT ELEVATION



196 RANCH TRAIL
FRONT - RIGHT ELEVAATION

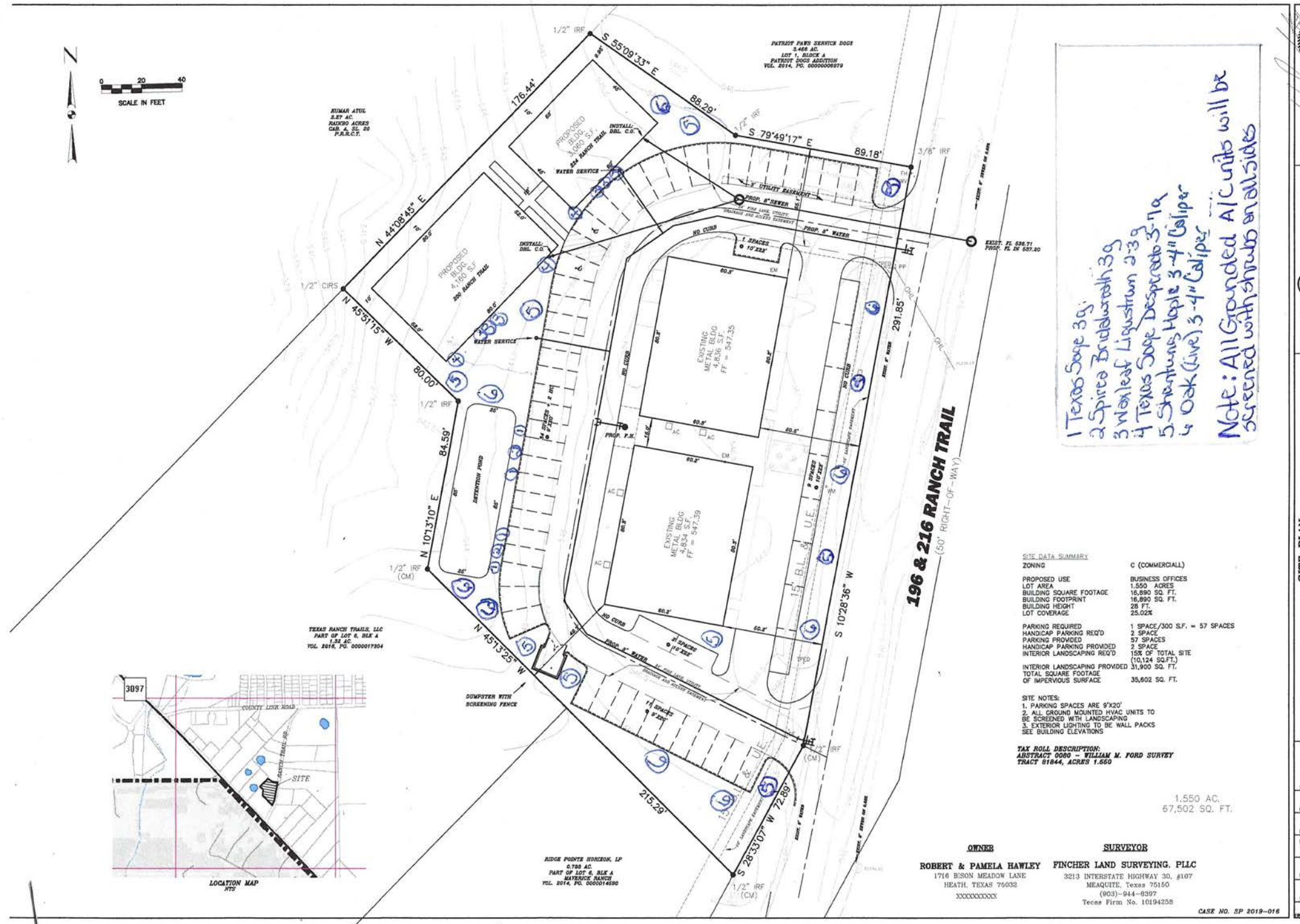


196 RANCH TRAIL
RIGHT-REAR ELEVATION



216 RANCH TRAIL
FRONT- -RIGHT ELEVATION

RAMSAY & REYES
MAY 16. 2019



1 Texas Sage 3g
2 Spirea Bridalwreath 3g
3 Wax Leaf Ligustrum 3-3g
4 Texas Sage Desperado 3-7g
5 Shantung Maple 3-4" Caliper
6 Oak (Live) 3-4" Caliper

Note: All Grounded A/C units will be screened with shrubs on all sides

SITE DATA SUMMARY

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XXXXXXXXXX

SURVEYOR

FINCHER LAND SURVEYING, PLLC
3213 INTERSTATE HIGHWAY 30, #107
MEAQUITE, Texas 75150
(903)-944-6397
Texas Firm No. 10194258

CASE NO. SP 2019-016

SITE PLAN
LOT 5, BLOCK A

DOUPHRATE & ASSOCIATES, INC.

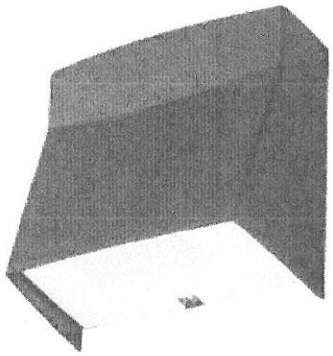
REVISIONS
CHECKED
DRAWN
SCALE 1" = 20' 1" = 4"
DATE
PROJECT

Catalog Number	
Notes	
Type	

Contractor Select™

LIL LED

Wall Mount Lighting



The Lithonia Lighting® LIL wall pack is just 5 inch x 5 inch in size and delivers 800 lumens using only 8 watts. It is the ideal, compact "over-the-door" lighting solution for commercial and residential applications.

FEATURES:

- Replaces up to 100W incandescent lamps, saves 90% energy
- Elegant and compact LED solution, Photocell and battery pack options available
- Back box accessory available for conduit wiring

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	06/11/2019
APPLICANT:	Steven Homeyer; *Homeyer Engineering, Inc.*
CASE NUMBER:	SP2019-017; *Site Plan for Animal Boarding/Kennel on Alpha Drive*

SUMMARY

Discuss and consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Vincent Stagliano for the approval of a site plan for an animal boarding/kennel without outside pens on a 1.2113-acre tract of land identified as Lot 4, Block A, Ellis Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

BACKGROUND

The subject property is a 1.2113-acre tract of land located west of the intersection of Alpha Drive and Sigma Court. The property was annexed on November 30, 1959 by *Ordinance No. 60-01.* According to the City's historic zoning maps, the subject property has been zoned Light Industrial (LI) District since at least December 7, 1993.

PURPOSE

On May 17, 2019, the applicant -- Steven Homeyer of Homeyer Engineering, Inc. -- submitted an application requesting approval of a site plan for the purpose of constructing an approximately 6,042 SF single-story, animal boarding/kennel facility. The building will be composed of masonry construction (*i.e. natural stone, brick, and cement board siding*), meeting the requirements of the Unified Development Code (UDC). The site is subject to the requirements and land uses stipulated for the Light Industrial (LI) District as stated by the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located west of the intersection of Alpha Drive and Sigma Court. The land uses adjacent to the subject property are as follows:

North: Directly north of the property are two (2) vacant properties [*i.e. Lot 1, Block D, Ellis Centre #2 and a 71.022-acre Tract of Land*], which are zoned Light Industrial (LI) District. Beyond these properties is Justin Road, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.

South: Directly south of the subject property is the continuation of the Ellis Centre Addition [*i.e. Lot 3, Block A; Lot 1 PT, Block A, 0.7008-acres & Lot 1 PT, Block A, 0.9093-acres*], which is occupied with light industrial land uses. All of these properties are zoned Light Industrial (LI) District.

East: Directly east of the subject property is a continuation of the Ellis Centre Addition, which is occupied with light industrial land uses. The majority of these properties were developed during the 1970's and 1980's. All of these properties are zoned Light Industrial (LI) District.

Beyond these properties is Industrial Boulevard, which is identified as a M4U *(i.e. minor collector, four [4] lane, roadway)* on the City's Master Thoroughfare Plan.

West: Directly west of the subject property is a 41.649-acre tract of land (*i.e. Lot 1, Block 1, Herman Utley Middle School Addition*) zoned Agricultural (AG) District. Adjacent to the subject property is Wilkerson-Sanders Memorial Stadium. Beyond this property is N. TL Townsend Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), an animal boarding/kennel without outside pens is a permitted *by-right* land use in a Light Industrial (LI) District. The subject property proposes one (1) point of ingress and egress along Alpha Drive. Other than the exceptions being requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500 SF*	*x>1.21-acres; In Conformance*
Minimum Lot frontage	*100-Feet*	*x> 285-feet; In Conformance*
Minimum Lot Depth	*125-Feet*	*x>185-feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*x>25-feet; In Conformance*
Minimum Rear Yard Setback	*0-Feet + ½ H*	*x>99-feet; In Conformance*
Minimum Side Yard Setback	*0-Feet + ½ H*	*x>60-feet; In Conformance*
Maximum Building Height	*60-Feet*	*x>25'-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*x<12%; In Conformance*
Minimum Masonry Requirement	*90%*	*x>90%; In Conformance*
Minimum Number of Parking Spaces	*1:500=12*	*x=15; In Conformance*
Minimum Stone Requirement	*20% each facade*	*x>20%; In Conformance*
Minimum Landscaping Percentage	*10%*	*x=71%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X<85%; In Conformance*

TREESCAPE PLAN

The treescape plan provided by the applicant indicates a total of 20-caliper inches to be removed from the site, which consists of two (2), ten (10)-inch cedar trees. According to *Section 5.4*, Non-Protected Tree, of *Article IX,* Tree Preservation, of the *Unified Development Code* (UDC), no mitigation will be required for the removal of any tree that is less than four (4) inches DBH or less than 11 inches DBH for hackberry and cedar trees.

CONFORMANCE WITH THE CITY'S CODES

Subsection 5.02, *Light Industrial (LI) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), states that the "*Light Industrial (LI) District* is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses." The proposed animal shelter/kennel is a permitted land use in the Light Industrial (LI) District. Additionally, all operations will be indoors with no outside kennels or pens.

According to Subsection 5.6, *Screening from Residential Uses*, of Section 5, *Mandatory Provisions*, of Article VIII, *Landscape Standards*, of the Unified Development Code (UDC), non-residential developments that have a "…side or rear contiguous to any residential district…shall be screened with a masonry fence (tilt wall or concrete block are prohibited; however, precast walls may be approved by

the planning and zoning commission), six feet in height. As an alternative, berms in conjunction with a minimum of a six-foot wrought fence and a combination of trees and shrubs can be utilized to meet the screening requirements if the planning and zoning commission determines that the proposed alternative will provide sufficient screening." In this case, the applicant is providing an eight (8) foot tall wood fence adjacent to the western property boundary (*i.e. rear property line*) that will face the Wilkerson-Sanders Memorial Stadium (*i.e. Herman Utley Middle School*). Typically, wood fences are not used for screening purposes outside of the Residential Office (RO) District due to the maintenance required for this material, and the fact that it is not consistent with the City's codes. The use of a wood fence for screening purposes will require approval of an exception by the Planning and Zoning Commission. This has been included as a condition of approval in this case memo.

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

(1) *Articulation.*

a) *Primary Building Façades.* According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, primary facades require wall lengths to not exceed a maximum of four (4) times the walls height (*i.e. 9' x 4' = 36-feet*) without an architectural projection or recess. In this case, the proposed east facing building elevation does incorporate a recess; however, the distance between the projections and the recess exceeds 36-feet.

b) *Secondary Building Façades.* According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, secondary facades require projection height associated with entryways and architectural elements. Specifically, the secondary architectural/entryway height of these elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed south and west facing building elevations do not incorporate any vertical projections above the walls height. Staff should point out that while the building does not meet the articulation of these walls, it does incorporate gabled roof elements that project upward providing an architectural feature.

c) *Secondary Building Façades.* According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, primary facades require wall lengths to not exceed a maximum of three (3) times the walls height (*i.e. 9' x 3' = 27-feet*) without an architectural projection or recess. In this case, the proposed west building elevation does incorporate a projection; however, the distance between the linear wall and the projection exceeds 27-feet.

Section 5.01.C.3, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, allows the Planning and Zoning Commission, upon a recommendation from the Architectural Review Board (ARB), to approve exceptions to the articulation requirements. In making this determination the Planning and Zoning Commission should determine if the proposed request is [1] in conformance with the spirit and intent of the building articulation requirements, and [2] if granting the exception will substantially weaken the City's ability to enforce the general purpose of the building articulation requirements in the future. In this case, the overall building design is not compatible with the existing structures with the Ellis Centre Addition; however, the Architectural Review Board (ARB) is forwarding a recommendation of approval as indicated in staff's report.

(2) *Residential Screening Fence.*

a) The applicant is requesting the use of an 8-foot tall wood fence adjacent to the western property boundary (*i.e. rear property line*) that will face the Wilkerson-Sanders Memorial Stadium (*i.e. Herman Utley Middle School*). According to Subsection 5.6, *Screening from Residential Uses*, of Section 5, *Mandatory Provisions*, of Article VIII, *Landscape Standards*, of the Unified Development Code (*UDC*), non-residential developments that have a "…side or rear contiguous to any residential district…shall be screened with a masonry fence. As an alternative, berms in conjunction with a minimum of a six-foot wrought fence and a combination of trees and shrubs can be utilized to meet the screening requirements if the Planning and Zoning Commission determines that the proposed alternative will provide sufficient screening." The Planning and Zoning Commission is tasked with determining if the wood fence will provide the necessary screening required, and the possible negative effects associated with the use of a wood fence regarding maintenance issues and with this request not being consistent with the City's codes.

These exceptions are discretionary decisions for the Planning and Zoning Commission and only require approval by a simple majority vote. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan (*Comp Plan*) indicates that the subject property is located in the *IH-30 Corridor District* which is…"the primary retail corridor for the City of Rockwall. Currently the corridor is approximately 55% developed, with the remaining 45% being vacant or raw land. The Corridor acts as the western gateway for both the City and County of Rockwall, and has land uses that include retail, personal services, medical, and industrial." Additionally, the *Special Commercial Corridor (SC)* designation "…is intended to provide an area for commercial/retail…activity centers that are intended to support and serve the entire region." (*Ch. 1; Land Use Plan*)

According to the Comprehensive Plan, industrial developments should be adequately buffered and/or screened from residential land uses. Although the adjacent property (*i.e. Herman Utley Middle School*) is zoned Agricultural (AG) District, this designation is considered to be residential. The applicant is proposing to construct an eight (8)-foot tall wood fence to accomplish the screening from the RISD property, which is west of the subject property. The Comprehensive Plan states that "(b)uffers utilizing a combination of berms, landscaping and trees should be used for industrial properties that are adjacent to non-industrial land uses or agricultural land." Based on this policy -- *and in conformance to the requirements of the Unified Development Code (UDC)* -- staff has suggested to the applicant the use of a wrought iron fence with landscape screening; however, the applicant's landscape plan shows that they will utilize a wood fence which will require an exception from the Planning and Zoning Commission.

ARCHITECTURAL REVIEW BOARD (ARB):

On May 28, 2019, the Architectural Review Board (ARB) reviewed the proposed site plan and approved a motion to recommend approval by a vote of 5- 0, with Board Member Meyrat absent and one (1) vacant seat on the Board.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

(2) Approval by the Planning and Zoning Commission of all exceptions requested as outlined in staff's report;

(3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Revision 1 - Staff Comments Highlighted

Project Number	SP2019-017	**Owner**	STAGLIANO, VINCENT J	**Applied**	5/17/2019 LM
Project Name	Animal Boarding/kennel without outside pens	**Applicant**	HOMEYER ENGINEERING INC.	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	City, State Zip	Zoning
1920 ALPHA DR	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
ELLIS CENTRE 2		A		3585-000A-0004-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/17/2019	5/24/2019	5/21/2019	4	APPROVED	
ENGINEERING	Sarah Hager	5/17/2019	5/24/2019	5/24/2019	7	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(5/24/2019 1:53 PM SH)
Landscape Plans
- No trees within 5' of utilities.
- The back side of the lot has a bunch of overhead electric. The trees you show will be effected by this.
- All ROW to be sodded before acceptance or final CO. Hydromulch not allowed.
- All disturbed areas to have established 1" stand of grass on 75-80% of the site. no patchy areas. Weeds and winter rye does not count.

Site Plan
- Must have a 15' x 64' turnaround area for the cars.
- Where is the sewer service connection?
- Is this fire lane needed for fire coverage?
- Fire hydrant to have 5' of clearance to the curb. Fire line must have 10' clearance to all other lines.
- Must prove the storm system can hold
- Minimum 1.0% slope for flumes.
- Sidewalk pavement to be 3000psi (5.5 sack mix)
- All other paving to be at least 3600psi (6.5 sack Mix).

The following items are for your information for engineering design
- 4% Engineering Inspection Fees
- Impact Fees for additional water taps
- Walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Detention is required. Manning's C-value will be from 0.35 to 0.9 per zoning.
- No utilities allowed in detention easement
- Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems
- Minimum utility easement width is 20'
- All parking to be 20'x9'
- All drive aisles to be a minimum of 24' wide
- No structures in easements
- Max slope is 4:1
- Must have an oil/water separator that collects the dumpster runoff and drains to the storm lines
- Must meet all engineering standards

ENGINEERING	Sarah Hager	6/6/2019	6/13/2019	6/7/2019	1	COMMENTS	

comments on next page

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(6/6/2019 1:41 PM SH) Landscape Plans - All ROW to be sodded before acceptance or final CO. Hydromulch not allowed. - All disturbed areas to have established 1" stand of grass on 75-80% of the site. no patchy areas. Weeds and winter rye does not count. Site Plan - Minimum 1.0% slope for flumes. - Sidewalk pavement to be 3000psi (5.5 sack mix) label mix design. - All other paving to be at least 3600psi (6.5 sack Mix). Label mix design. The following items are for your information for engineering design - 4% Engineering Inspection Fees - Impact Fees for additional water taps - Walls 3' and over must be engineered. - All retaining walls must be rock or stone face. No smooth concrete walls. - Detention is required. Manning's C-value will be from 0.35 to 0.9 per zoning. - No utilities allowed in detention easement - Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems - Minimum utility easement width is 20' - All parking to be 20'x9' - All drive aisles to be a minimum of 24' wide - No structures in easements - Max slope is 4:1 - Must have an oil/water separator that collects the dumpster runoff and drains to the storm lines - Must meet all engineering standards							
FIRE	Ariana Hargrove	5/17/2019	5/24/2019	5/23/2019	6	APPROVED	see commnet
(5/23/2019 1:43 PM AA) An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction.							
GIS	Lance Singleton	5/17/2019	5/24/2019	5/22/2019	5	APPROVED	See comments
(5/22/2019 10:09 AM LS) Assigned address will be: 1920 ALPHA DR, ROCKWALL, TX 75087							
PLANNING	David Gonzales	5/17/2019	5/24/2019	5/23/2019	6	COMMENTS	See comments

Discuss and consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Vincent Stagliano for the approval of a site plan for an animal boarding/kennel without outside pens on a 1.2113-acre tract of land identified as Lot 4, Block A, Ellis Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

PLANNING AND ZONING 1ST ROUND COMMENTS (05.23.2019):

The following staff comments are to be addressed and resubmitted no later than Tuesday June 4, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments & Requirements to address/acknowledge:

1. Adherence to the Unified Development Code (UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO).
3. Label all revised site plan documents with "Case No. SP2019-017" at the lower right corner of each plan.

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER:

1. 1. Horizontal articulation for the primary building facade standards of the UDC for the south facing facade
2. Horizontal articulation for the secondary building facade standards of the UDC for the north and west facing facades
3. Vertical articulation for the secondary building facade standards of the UDC for the south and west facing elevations
4. Fence at rear does not meet material standards for the required screening from a residential district/property [i.e. wood fence (i.e. board on board) is not allowed]. Sec. 5.6, of Art. V, of the UDC requires screening fences to be constructed with a masonry fence, minimum six (6)-feet in height. As an alternative, berms in conjunction with a minimum of a six-foot wrought fence and a combination of trees and shrubs can be utilized to meet the screening requirements if the planning and zoning commission determines that the proposed alternative will provide sufficient screening
5. Trash enclosures are not to face a public right of way(Sec. 1.05, Art. V, UDC). These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate.

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

Site Plan:
1. Trash enclosures are not to face a public right-of-way. Reorient/relocate dumpster unless approved by the Planning and Zoning Commission(see exception above).
2. Fence at rear does not meet material standards for the required screening from a residential district/property (see exceptions above).
3. Label the 24-ft firelane access easement as "24-ft Firelane, Public Access, and Utility Easement.
4. Use a lighter gray scale for the 100-year flood plain line. Change line style, looks similar to property line symbolgy.
5. Delineate and label minimum 10-ft landscape buffer along Alpha Drive.
6. Site Information Table:
a. Change Parking Required to indicate "Animal Hospital/Clinic" rather than office.
7. Pavement Legend - infomation provided must meet the Engineering Departments standards for design
8. Where are the HVAC/RTU's located? These units require screening from the public rights of way and adjacent properties. Provide screening detail.

Landscape Plan:
1. Delineate and label a minimum 10-ft landscape buffer.

2. Move building line label that sets on top of tree in landscape buffer.
3. Sec. 5.3, Art. VIII, of the UDC states no artifical plant materials may be used..must be turf or a non-permiable surface. Provide a detail and cust sheets for the proposed articial turf for staff review and indicate if this is permiable or impermiable
4. The detention pond requires a minimum of one (1), three (3)-caliper inch canopy tree for each 750 SF of dry area within the pond. Provode the necessary amount of trees for this area.
5. Parking Lot Lanscape Lable at bottom of plan: update total parking space count to match the site plan (i.e. 12 & 15 spaces).

Treescape Plan:
1. No mitigation required for the removal of the two (2) cedar trees as indicated on the plan.

Photometric Plan:
1. The maximum pole height shall not exceed 30-ft in overall height. Provide detail.
2. Provide cut sheets for all exterior lighting fixtures. Under canopy lighting required to be fully recessed into canopy.

Building Elevations:
1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Dash-in RTU's on elevations (if applicable). Provide detail of screening mechanism to be used if these are not properly sceened.
2. Requires a recommendation from the Architectural Review Board(ARB). See scheduled meeting below.
3. Provide a materials sample board for ARB review of the actual materials to be used
4. Approval of the exceptions for not meeting the primary and secondary articulation standsrds, the screening fence standards, and for the trash enclosure facing the public right of way requires approval by the Planning and Zoning Commission for each separate instance as indicated above

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board: May 28, 2019 (5:00 p.m.) [Recommendations from ARB]

Planning - Work Session: May 28, 2019 (6:00p.m.) [Applicant to present/discuss project]

Architectural Review Board: June 11, 2019 (5:00 p.m.) [Subsequent meeting if necessary]

Planning - Action: June 11, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

** IF REQUIRED -- City Council - Action: Monday, June 17, 2019 (6:00 p.m.) [ONLY FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **

PLANNING	David Gonzales	6/6/2019	6/13/2019	6/6/2019	COMMENTS	See comments

comments on next page

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

PLANNING AND ZONING 2nd ROUND COMMENTS (06.05.2019):

The following staff comments are to be addressed and resubmitted no later than Tuesday June 18, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments & conditions of approval to be determined by the Planning and Zoning Commission:

1. Adherence to the Unified Development Code (UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO).
3. Provide detail of installation and cut sheets regarding artificial turf being requested Engineering Department will need to make a determination if detention will be required for use of the artifcial turf.

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER:

1. 1. Horizontal articulation for the primary building facade standards of the UDC for the south facing facade
2. Horizontal articulation for the secondary building facade standards of the UDC for the north and west facing facades
3. Vertical articulation for the secondary building facade standards of the UDC for the south and west facing elevations
4. Fence at rear does not meet material standards for the required screening from a residential district/property [i.e. wood fence (i.e. board on board) is not allowed]. Sec. 5.6, of Art. V, of the UDC requires screening fences to be constructed with a masonry fence, minimum six (6)-feet in height. As an alternative, berms in conjunction with a minimum of a six-foot wrought fence and a combination of trees and shrubs can be utilized to meet the screening requirements if the planning and zoning commission determines that the proposed alternative will provide sufficient screening
5. Trash enclosures are not to face a public right of way(Sec. 1.05, Art. V, UDC). These receptaclesshall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate.

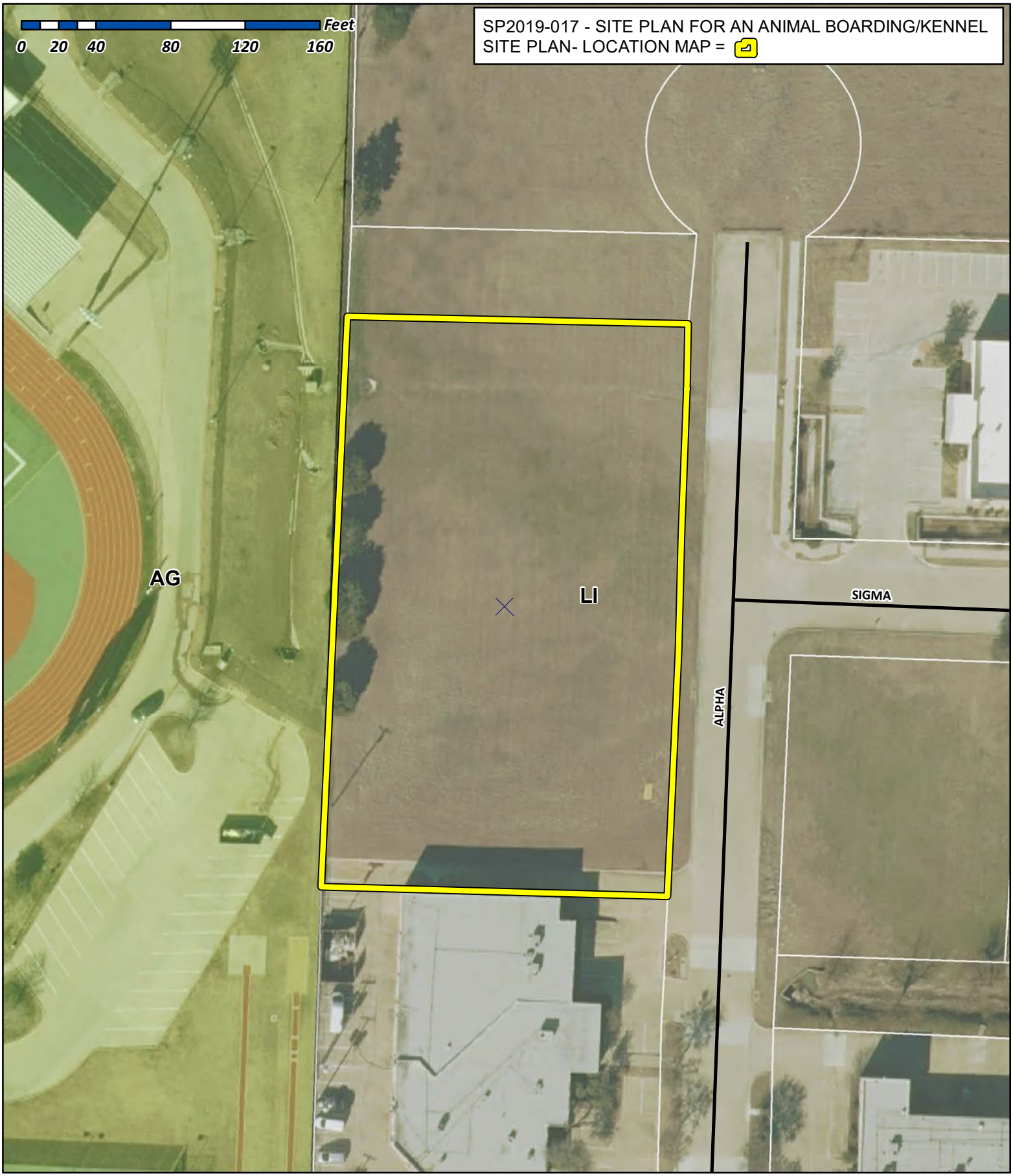
** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

Site Plan:
1. Trash enclosures are not to face a public right-of-way. Reorient/relocate dumpster unless approved by the Planning and Zoning Commission(see exception above).
2. Fence at rear does not meet material standards for the required screening from a residential district/property (see exceptions above).
3. Where are the HVAC/RTU's units located? These units require screening from the public rights of way and adjacent properties. Provide location of these units and a screening detail.

Landscape Plan:
1. Sec. 5.3, Art. VIII, of the UDC states no artifical plant materials may be used..must be turf or a non-permiable surface. Provide a detail of the stallation and cust sheets for the proposed articial turf for staff engineering review to determine if detention of the area is required
2. The minimum standard for a required tree to be located on the property is three(3)-caliper inches. Correct landscape plan to indicate the live oak and cedar elm trees to be a minimum of 3-inch caliper.

Building Elevations:
1. Approval by the Planning and Zonig Commission of exceptions to allow for not meeting the primary and secondary articulation standsrds, the screening fence standards, and for the trash enclosure facing the public right of way.

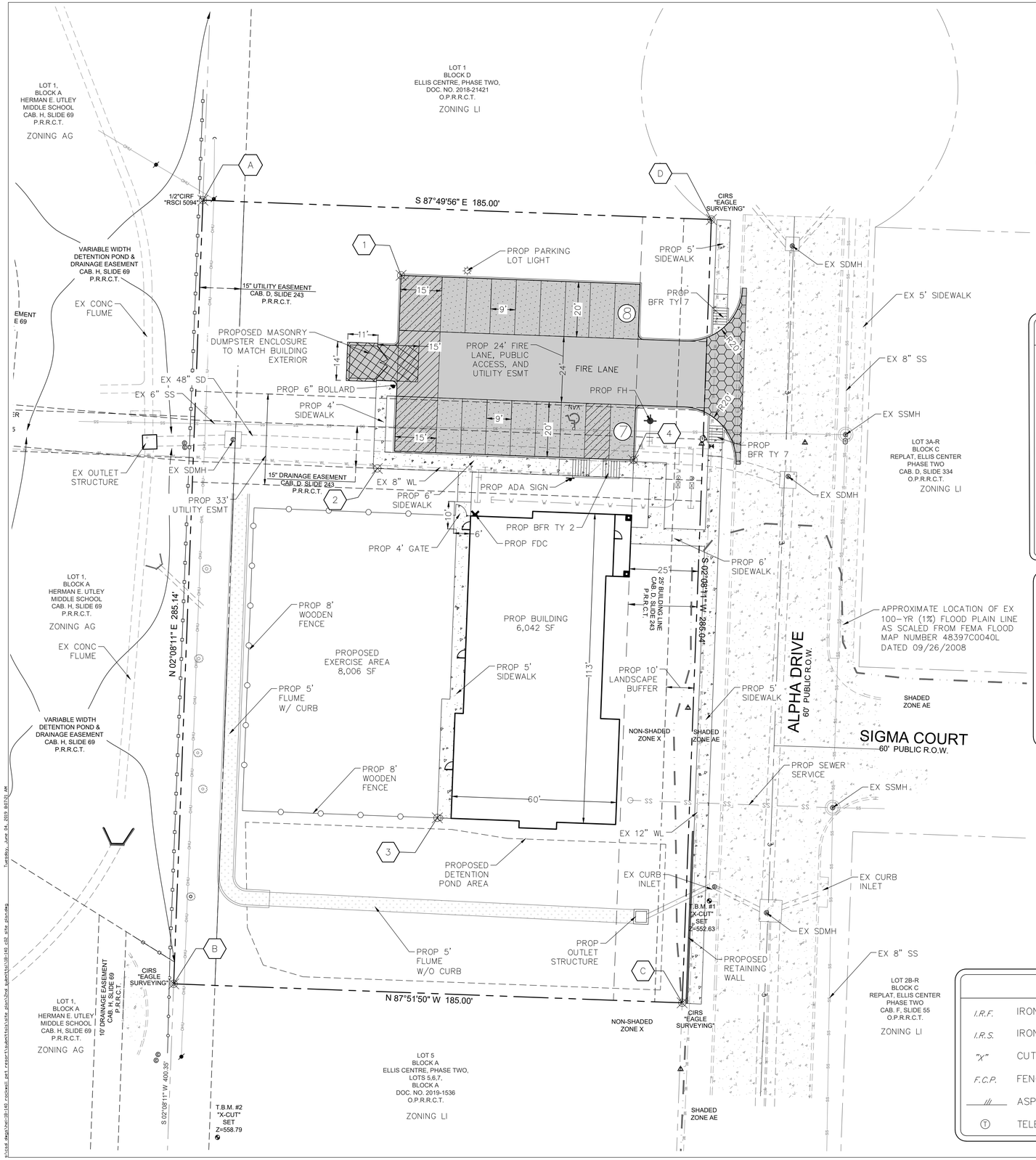
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745. Meeting Dates to Attend: Planning - Action: June 11, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)] ** IF REQUIRED -- City Council - Action: Monday, June 17, 2019 (6:00 p.m.) [ONLY FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **							
Police Department	David Gonzales	5/23/2019	5/30/2019	5/23/2019		COMMENTS	

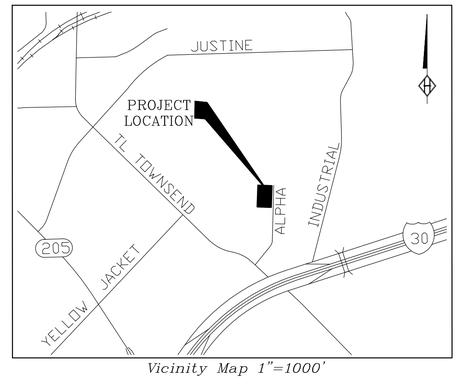


City of Rockwall

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.





Vicinity Map 1"=1000'

SITE INFORMATION

LOT AREA: 52,741 SF (1.21 AC)

PROPOSED BUILDING AREA: 6,042 SF

PROPOSED FLOOR AREA RATIO: 0.11

IMPERVIOUS AREA: 22,900 SF (43.42%)

PERVIOUS AREA: 29,841 SF (56.58%)

PARKING REQUIRED: ANIMAL HOSPITAL/CLINIC

6,042 SF @ 1 SPACE / 500 SF = 12 SPACES

PARKING REQUIRED: 12 SPACES

PARKING PROVIDED: 15 SPACES

HANDICAP PARKING REQUIRED: 1 SPACE

HANDICAP PARKING PROVIDED: 1 SPACE

NOTES.

1. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF THE DETENTION AND DRAINAGE SYSTEMS.
2. NO STRUCTURES ARE ALLOWED IN EASEMENTS.
3. A WATER FLOW TEST VERIFYING FLOW CAPACITIES SHALL BE WITNESSED BY THE FIRE MARSHAL PRIOR TO VERTICAL CONSTRUCTION.
4. NO OUTSIDE PENS ARE PROVIDED
5. ADHERENCE TO THE UDC, PLANNING, BUILDING INSPECTIONS, ENGINEERING AND FIRE DEPARTMENT REGULATIONS SHALL BE REQUIRED.

PAVEMENT LEGEND

DUMPSTER PAVEMENT
PROPOSED 8" 4,000 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W. (DOUBLE MAT)

DRIVEWAY PAVEMENT
PROPOSED 8" 4,000 PSI CONC. @ 3 DAYS WITH #4 BARS @ 18" O.C.E.W.

MEDIUM DUTY PAVEMENT (DRIVE AISLE)
PROPOSED 6" 3,600 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W.

LIGHT DUTY PAVEMENT (CAR PARKING)
PROPOSED 6" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.

SIDEWALK PAVEMENT
PROPOSED 4" 3,000 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.

PAVEMENT NOTES:

1. ALL PAVEMENT SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE.
2. THE CONTRACTOR SHALL DOWEL & EPOXY #4 X 24" SMOOTH BARS @ 24" CENTERS ALONG ALL PROPOSED TO EXISTING CONCRETE EDGES W/ 3/4" EXPANSION JOINT & SELF LEVELING JOINT SEALING COMPOUND.
3. THE CONTRACTOR SHALL PROVIDE A ½" EXPANSION JOINT W/ SELF LEVELING JOINT SEALING COMPOUND BETWEEN THE PROPOSED CONCRETE PAVEMENT AND THE PROPOSED BUILDING.

DESIGN POINTS

PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	7022635.9438	2598894.7809	1	7022608.6381	2598966.8130
B	7022351.0041	2598884.1517	2	7022538.4108	2598958.1889
C	7022344.1081	2599069.0232	3	7022411.3558	2598980.0098
D	7022628.9270	2599079.6450	4	7022541.4392	2599051.3665

LEGEND

I.R.F.	IRON ROD FOUND		POWER POLE
I.R.S.	IRON ROD SET		LIGHT POLE
"X"	CUT X IN CONCRETE		WATER VALVE
F.C.P.	FENCE CORNER POST	SSMH	SANITARY SEWER MANHOLE
///	ASPHALT		FIRE HYDRANT
T	TELEPHONE MANHOLE	WM	WATER METER

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 06/03/2019

CASE NO. SP2019-017

HOMEYER ENGINEERING, INC.
TBPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 • LEWISVILLE • TEXAS • 75029
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM

CANINE AND COMPANY RESORT
1.21 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN

DRAWN: JAN

DATE: 09/28/2018

HEI #: 18-140

SHEET NO: C2

tuesday, june 04, 2019 8:07:21 am
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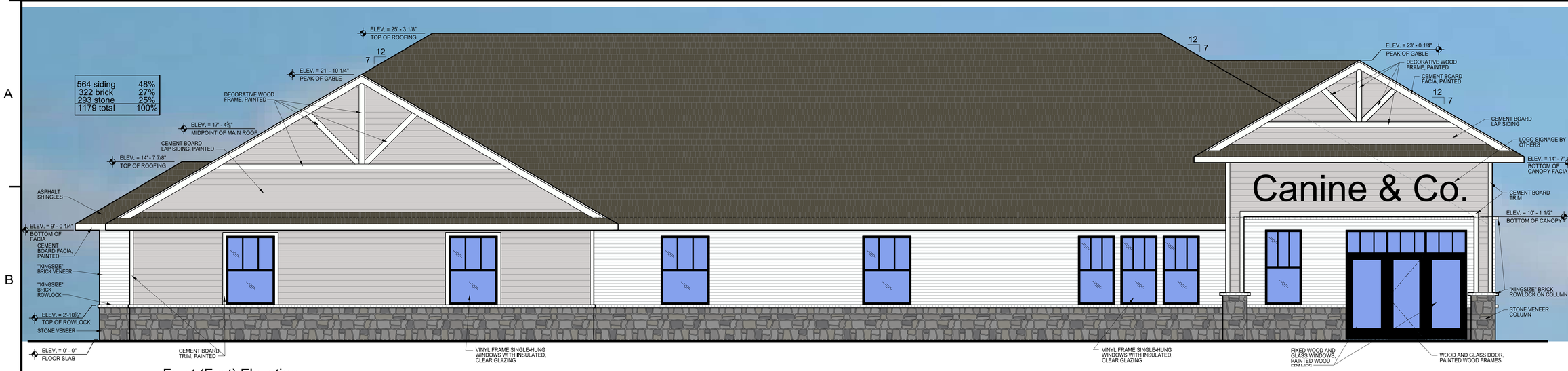
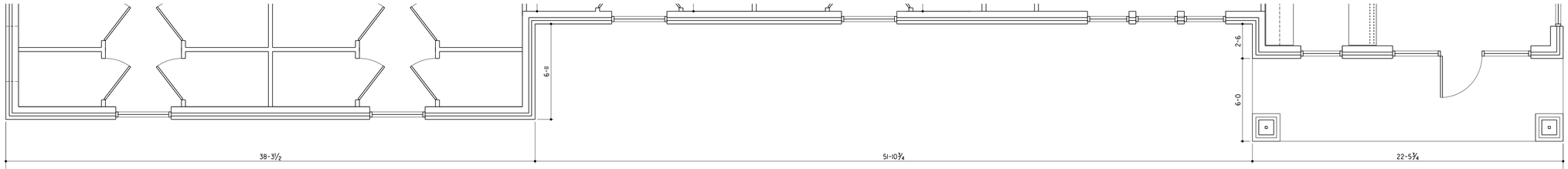


01 Front (East) Elevation

1/4"=1'-0"



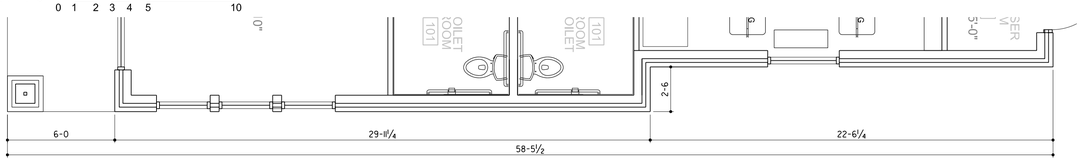
01A Plan Reference

1/4"=1'-0"



02 Side (North) Elevation

1/4"=1'-0"



02A Plan Reference

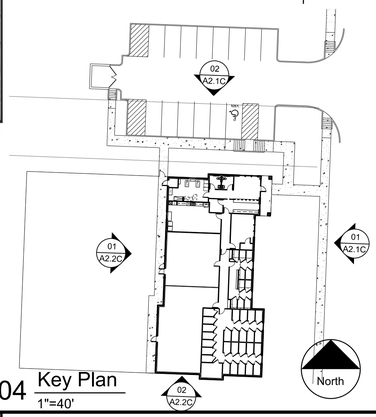
1/4"=1'-0"

03 Material Board



04 Key Plan

1"=40'



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214 868 7074
www.placesmadereal.com

places Made architecture
"made up places made real"

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Phillip Morse, TX Reg No. 17037

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TRI-STAR CONSTRUCTION, INC.
GENERAL CONTRACTORS
3601 Yucca Drive Building #2
Flower Mound, Texas 75028
972.221.5558
www.tristarcomp.org

New Building for:
Canine and Co. Resort, LLC
Alpha Drive @ Sigma Court
Rockwall, TX 75087

Project No.	17004
Date	September 2017

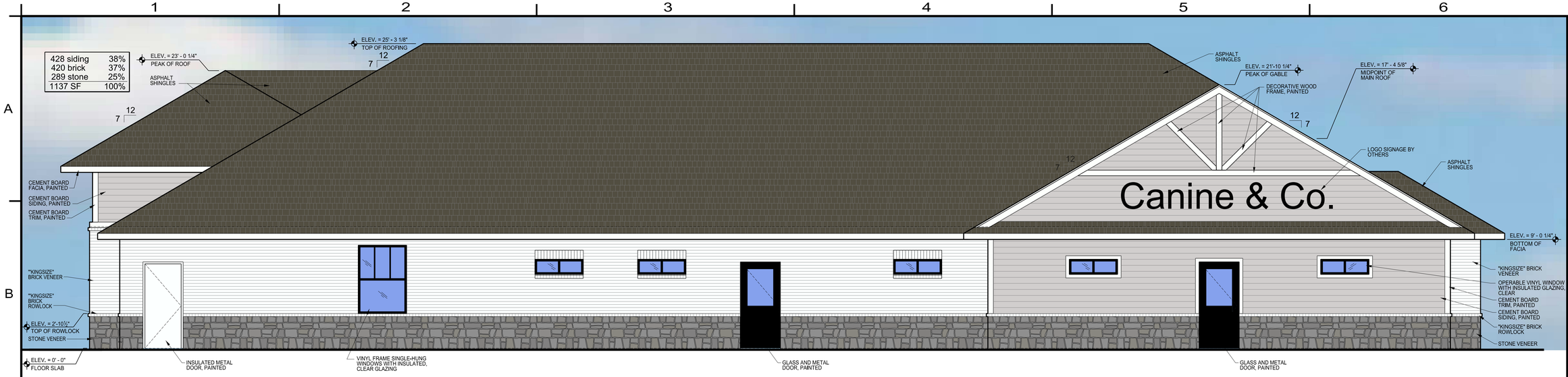
Revisions

No.	Date
	For Review 05-02-19
	For Review 05-14-19
	For Review 05-15-19

scale verification 1"

Sheet
A2.1C

Color Elevations



01 Rear (West) Elevation
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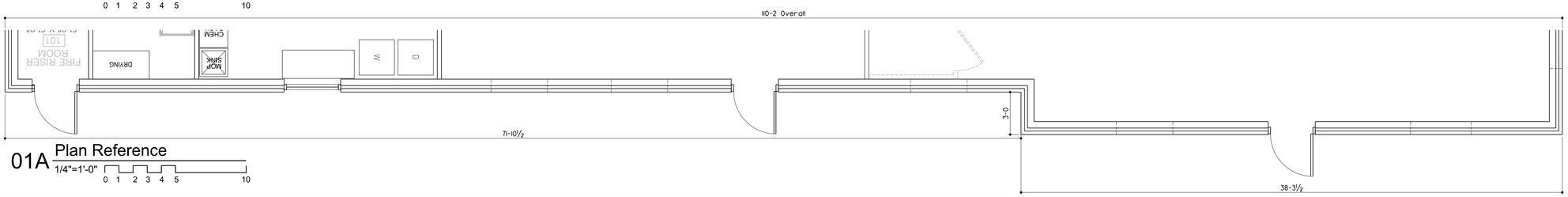

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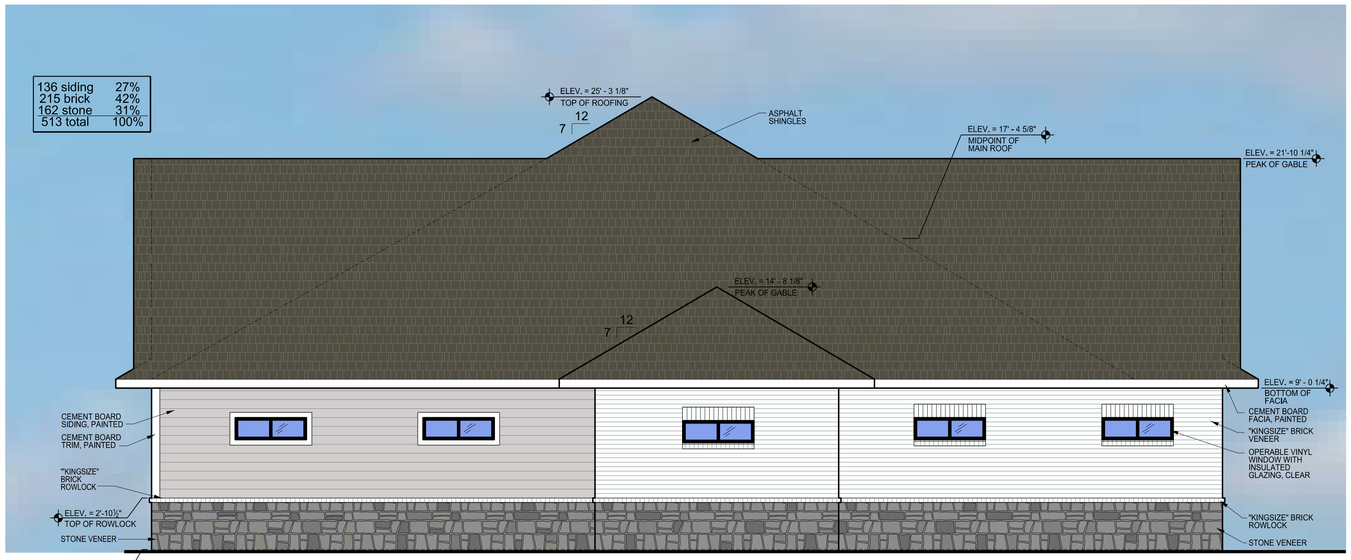

02 Side (South) Elevation
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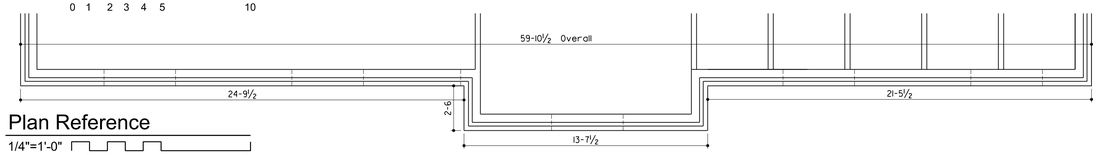

02A Plan Reference
1/4"=1'-0"

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Date September 2017

Revisions

No.	Date
	For Review 05-02-19
	For Review 05-14-19
	For Review 05-15-19

scale verification 1"

Sheet
A2.2C

Color Elevations

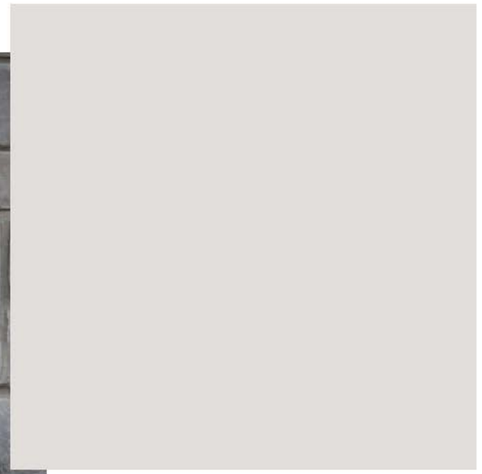
03 Material Board



REQUISITE GRAY
SHERWIN WILLIAMS
SW7023 PAINT



GREY LEUDERS STONE



ORIGINAL WHITE
SHERWIN WILLIAMS
SW7077 PAINT



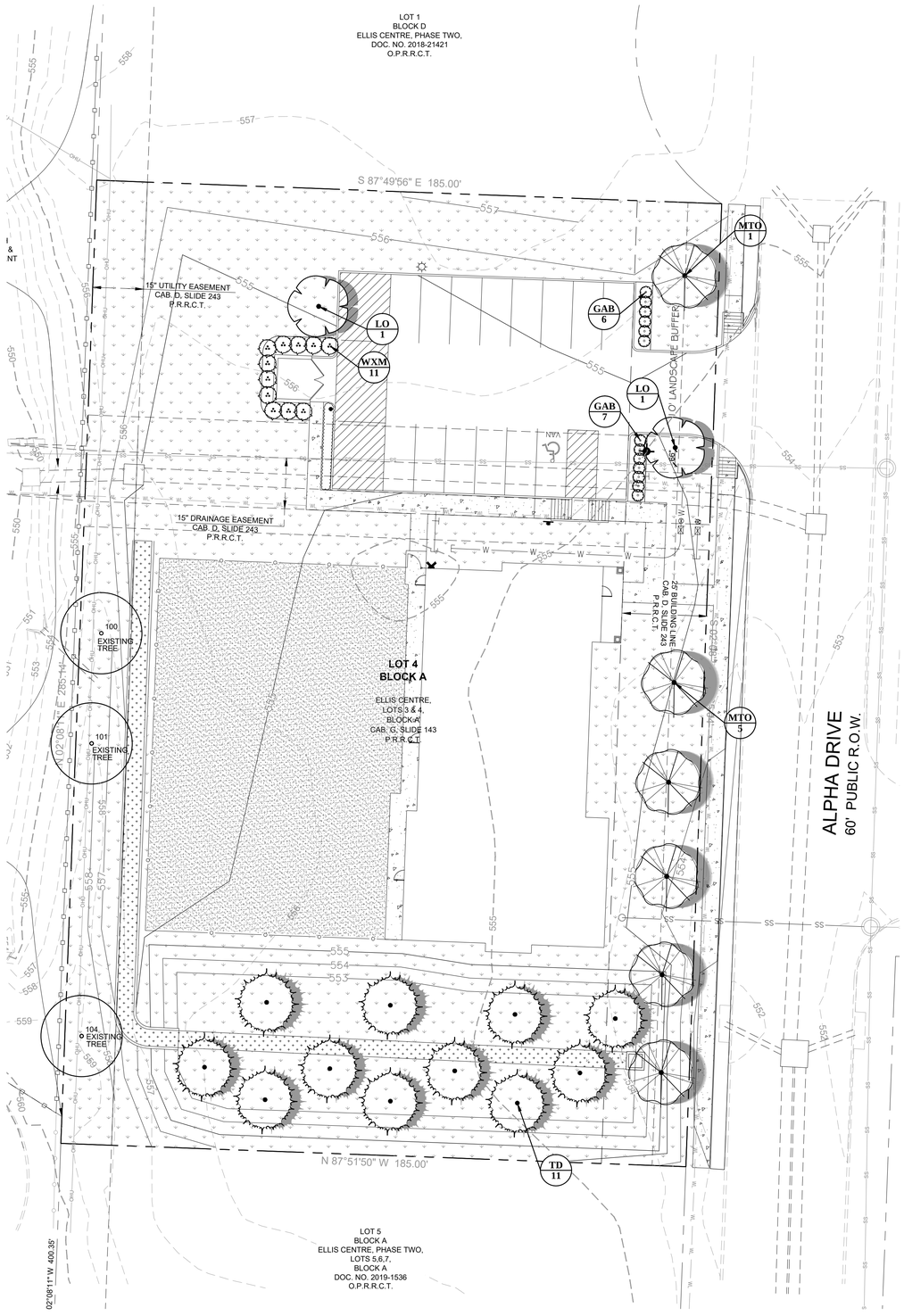
PLYGEM BLACK
VINYL WINDOWS



ONYX BLACK
OWENS CORNING
ASPHALT SHINGLES



PAINTED BRICK TO
MATCH SW7077



0' 10' 20' 40'

Scale 1" = 20'

PLANT_SCHEDULE

TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	QTY
	EX	Existing Tree to Remain Reference TS sheets for additional info	EXIST.	EXIST.	EXIST.	3
	LO	Live Oak / Quercus virginiana parking lot tree	CONT.	2"Cal	10-12` ht.	2
	MTO	Cedar Elm / Ulmus crassifolia street tree	CONT.	2"Cal	10-12` ht.	6
	TD	Bald Cypress / Taxodium distichum parking lot tree	CONT.	3"Cal	10-12` ht.	11

SHRUBS	CODE	COMMON NAME / BOTANICAL NAME	SIZE	QTY
	GAB	Glossy Abelia / Abelia grandiflora 36" o.c.	5 gal	13
	WXM	Southern Wax Myrtle / Myrica cerfera 60" o.c.; 60" ht.	per ht.	11

SHRUB AREAS	CODE	COMMON NAME / BOTANICAL NAME	CONT	SPACING	QTY
	LA	Aztec Grass / Liriope muscari `Aztec`	1 gal	15" o.c.	81

GROUND COVERS	CODE	COMMON NAME / BOTANICAL NAME	CONT	QTY
	AT	Artificial Turf - submit for owner apporval owner to provide supplemental information install per manufacturer	n/a	7,939 sf
	CT	Bermuda Grass / Cynodon dactylon `Tif 419`	sod	28,550 sf

GENERAL PLANTING NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
3. ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (DEWITT "PRO-5" OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
5. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
6. INSTALL 14G, GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
7. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
8. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
10. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
11. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
13. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHAL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
14. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
    A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
    B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE..
15. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
16. ALL DISTURBED AREAS TO HAVE ESTABLISHED1" STAND OF TURFGRASS ON 75-80% OF THE SITE PRIOR TO ACCEPTANCE.

LANDSCAPE CALCULATIONS

CURRENT ZONING:	GR (GENERAL RETAIL)
TOTAL SITE AREA:	52,741 SF
LANDSCAPE AREA REQUIRED:	7,911 SF (15% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	37,808 SF (71% OF SITE AREA)

LANDSCAPE BUFFER STRIP

LANDSCAPE BUFFER STRIP REQUIRED @ ALPHA DR.:	25'
LANDSCAPE BUFFER STRIP PROVIDED @ ALPHA DR.:	25'

STREET LANDSCAPING

ALPHA DR.:	
TREES REQUIRED (1 PER 50 LF):	6 (285 LF / 50 = 6)
TREES PROVIDED:	6 (3" CAL.) *

RIGHT-OF-WAY LANDSCAPING

R/W LANDSCAPE REQUIRED (GRASS OR GROUNDCOVER) PROVIDED

PARKING LOT LANDSCAPING

TOTAL PARKING SPACES REQUIRED:	12 SPACES
TOTAL PARKING SPACES PROVIDED:	15 SPACES
PARKING LOT LANDSCAPING REQUIRED:	N/A (LESS THAN 20,000 SF / 2 ROWS)

IRRIGATION

PROPOSED IRRIGATION DESIGN WILL MEET THE REQUIREMENTS OF THE UDC.
* UNDERSTORY TREES PROVIDED ADJACENT TO EXISTING OVERHEAD UTILITIES.

POND LANDSCAPING

DETENTION POND REQUIRES 1 - 3" CANOPY TREE PER 750SF OF DRY AREA WITHIN POND

8,154 / 750 =	11 TREES REQUIRED
	11 TREES PROVIDED

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

LANDSCAPE PLAN

HOMEYER
ENGINEERING, INC.
TBPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 ♦ LEWISVILLE ♦ TEXAS ♦ 75029
972-906-9985 PHONE ♦ 972-906-9987 FAX
WWW.HEI.US.COM

CANINE AND CO. RESORT
1.21 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

EVERGREEN
DESIGN GROUP
(800) 680-6630
15305 Dallas P□y. Ste 300
Addison, TX 75001
E: ergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT
DANIEL REECE
2506
STATE OF TEXAS
5-30-19

DRAWN: JAN

DATE: 09/28/2018

HEI #: 18-140

SHEET NO:
LP-1

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PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
   7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5 LANDSCAPE FABRIC (OR APPROVED EQUAL).
J. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
K. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
L. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
      b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
      iii. AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
      iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
      iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

C. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a.	1"-2" TREES	TWO STAKES PER TREE
b.	2-1/2"-4" TREES	THREE STAKES PER TREE
c.	TREES OVER 4" CALIPER	GUY AS NEEDED
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE

   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).

D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

E. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

F. HYDROMULCHING
   1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      a. WINTER MIX (OCTOBER 1 - MARCH 31)
         50# CELLULOSE FIBER MULCH
         2# UNHULLED BERMUDA SEED
         2# ANNUAL RYE SEED
         15# 15-15-15 WATER SOLUBLE FERTILIZER
      b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
         50# CELLULOSE FIBER MULCH
         2# HULLED BERMUDA SEED
         15# 15-15-15 WATER SOLUBLE FERTILIZER
   2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      a. GENERAL
         50# CELLULOSE FIBER MULCH
         15# 15-15-15 WATER SOLUBLE FERTILIZER
         SEED RATE PER LEGEND

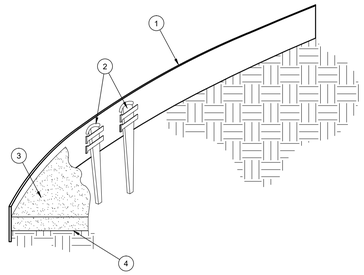
G. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

H. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

I. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

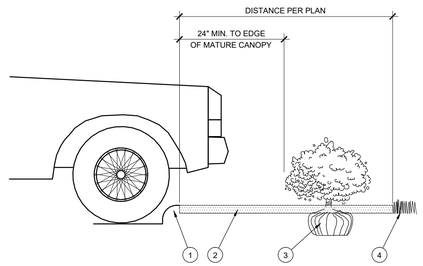
K. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

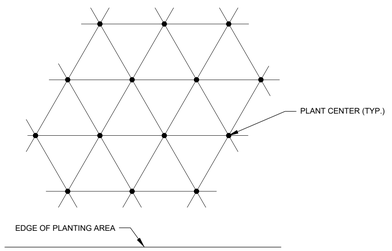
NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

C STEEL EDGING
SCALE: NOT TO SCALE



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

D HEDGE PLANTING AT PARKING AREA
SCALE: NOT TO SCALE

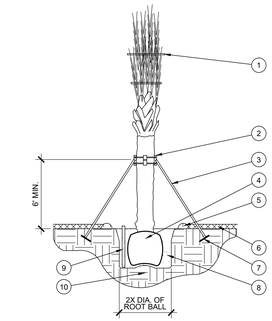


NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

PLANT SPACING	AREA DIVIDER TO DETERMINE NO. OF PLANTS
6"	0.25
8"	0.45
10"	0.69
12"	1
15"	1.56
18"	2.25
24"	4
30"	6.25
36"	9

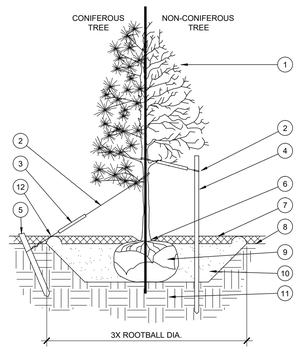
EXAMPLE: PLANTS AT 18" O.C. IN 100 SF OF PLANTING AREA = 100/2.25 = 44 PLANTS

E PLANT SPACING
SCALE: NTS



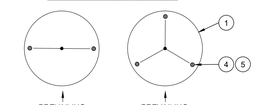
1. BIODEGRADEABLE TWINE.
2. PALM BRACE SYSTEM.
3. 2" X 4" SUPPORT, TOENAILED TO BRACE SYSTEM (3) - DO NOT NAIL TO PALM.
4. ROOT BALL.
5. 4" HIGH TEMPORARY WATERING BASIN.
6. MULCH PER PLANS. DO NOT ALLOW MORE THAN 1" OF MULCH WITHIN 12" OF TRUNK.
7. 2" X 4" X 12" DEADMAN, BURIED 12" MIN. BELOW GRADE.
8. BACKFILL MIX PER SPECIFICATIONS AND SOIL TEST RECOMMENDATIONS.
9. 4" PERFORATED PVC WATER MONITORING TUBE WRAPPED IN FILTER FABRIC (ANY APPROVED) - TWO PLACES AROUND PALM.
10. UNDISTURBED SUBGRADE.

F PALM PLANTING
SCALE: NOT TO SCALE



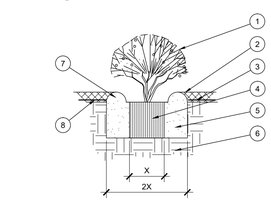
1. TREE CANOPY.
2. CINCH-TIES (24" BOX TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.

STAKING EXAMPLES (PLAN VIEW)



NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES OVER 3" CALIPER AND TREES 36" BOX AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

B SHRUB/PERENNIAL PLANTING
SCALE: NTS

HOMEYER ENGINEERING, INC.
TBPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 ◆ LEWISVILLE ◆ TEXAS ◆ 75029
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CANINE AND CO. RESORT
1.21 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

EVERGREEN DESIGN GROUP
(800) 680-6630
15305 Dallas Pkwy, Ste 300
Addison, TX 75001
E: ergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT
DANIEL REECE
STATE OF TEXAS
5-30-19

DRAWN: JAN
DATE: 09/28/2018
HEI #: 18-140

SHEET NO:
LP-2

LANDSCAPE DETAILS

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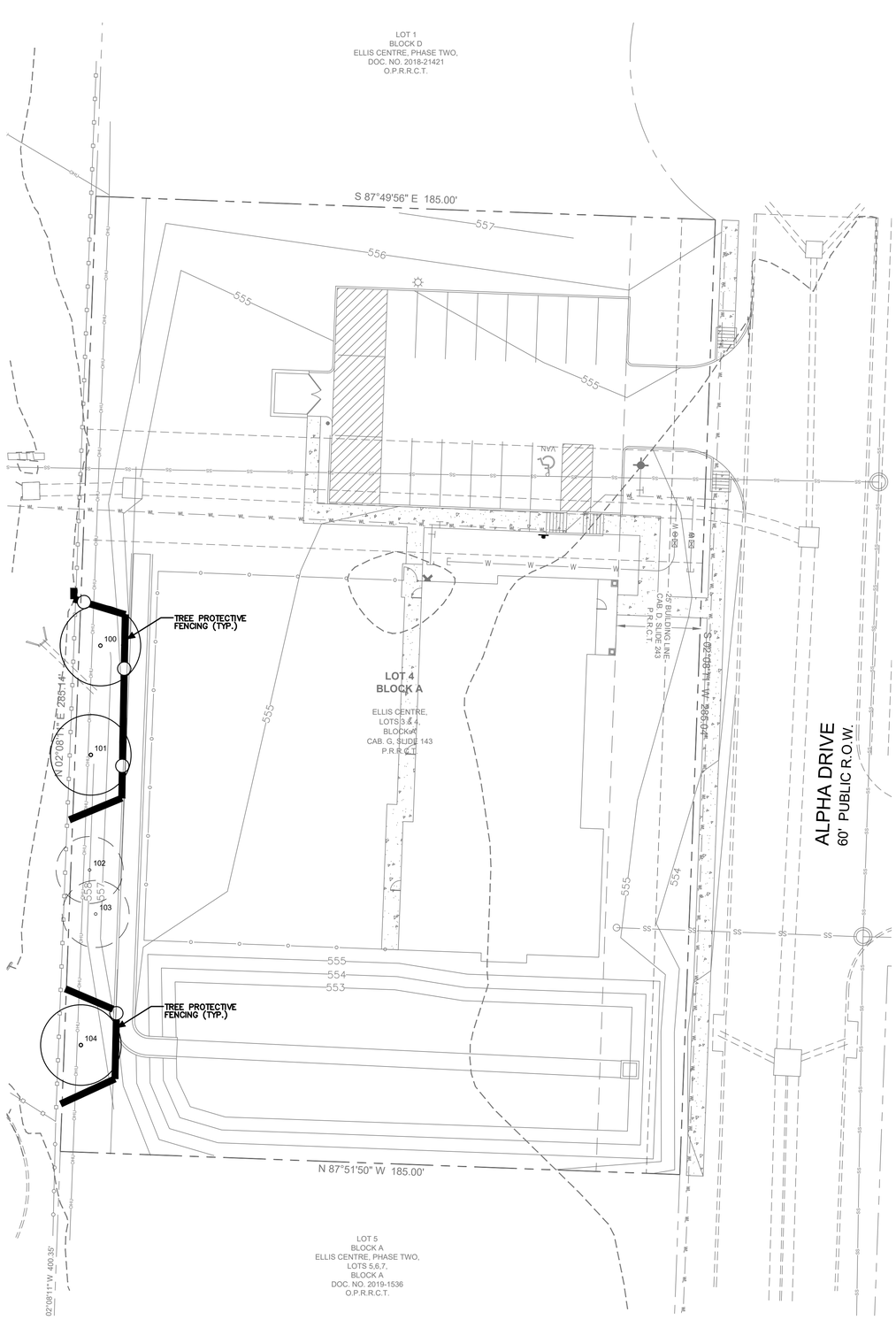

0' 10' 20' 40'

Scale 1" = 20'

LEGEND

EXISTING TREE TO BE RETAINED

EXISTING TREE TO BE REMOVED

TREE PROTECTIVE FENCING

ID	SIZE/TYPE	REMOVED	MITIGATION
100	12" CEDAR	NO	NO
101	12" CEDAR	NO	NO
102	10" CEDAR	YES	NO
103	10" CEDAR	YES	NO
104	12" CEDAR	NO	NO

TREE SURVEY

HOMEYER
ENGINEERING, INC.
TBPE FIRM REGISTRATION NO. F-8440
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15305 Dallas P□□y□ Ste 300
Addison □TX 75001
□□□.E□ergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT
DANIEL REECE
5-30-19

DRAWN: JAN

DATE: 09/28/2018

HEI #: 18-140

SHEET NO:
TS-1

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TREE PROTECTION SPECIFICATIONS

MATERIALS

1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL 'T' SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

ALL TREES AND SHRUBS (SHOWN TO REMAIN) WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.

EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST (AND OBTAIN ALL REQUIRED PERMITS) TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING. ENSURE ALL TREES RECEIVE A COMMERCIAL-GRADE ROOT STIMULATOR APPLICATION AFTER PRUNING.

PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE DRIPLINE AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST OR IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS AT THE DRIP LINE OF TREES (ROOT PROTECTION ZONE, RPZ) AND/OR LANDSCAPE PLANT MATERIAL INCLUDING NATURAL AREAS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.

PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.

THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.

THE INSTALLATION POSTS WILL BE PLACED EVERY 6 FEET AROUND THE DRIP LINE OR RPZ AND EMBEDDED TO 18 INCHES DEEP. FABRIC ATTACHMENT SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE 'T-POSTS' TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.

1. DO NOT CLEAR, FILL OR GRADE IN THE RPZ OF ANY TREE.
2. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
3. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE SPREAD OF THE TREE BRANCHES.
4. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE SPREAD OF THE TREE BRANCHES (EX. PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
5. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
6. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE RPZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE RPZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

ROUTE UNDERGROUND UTILITIES TO AVOID THE RPZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

THE CONTRACTOR SHOULD AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION.

REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.

TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S SATISFACTION.

ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER PRIOR TO ITS REMOVAL.

COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.

IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

WATER ALL TREES, MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

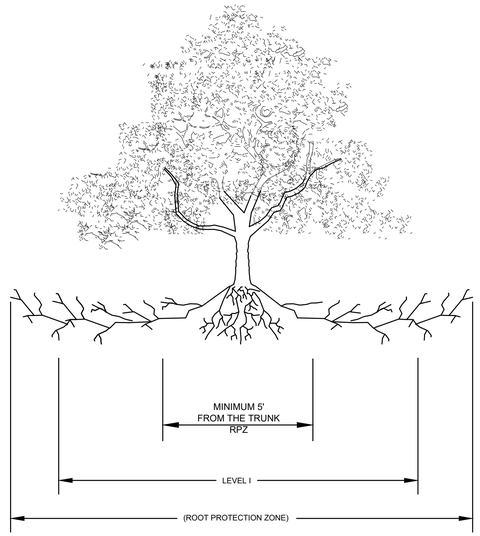
WHEN AN EXCAVATION OR EMBANKMENT IS PLACED WITHIN THE DRIPLINE OF ANY TREE GREATER THAN EIGHT INCHES IN DIAMETER, A TREE WELL SHALL BE CONSTRUCTED TO PROTECT THE TREE AS INDICATED, WHEN THE CUT OR FILL EXCEEDS EIGHT INCHES.

WHERE PAVING OR FILLING IS NECESSARY WITHIN THE DRIPLINE OF ANY TREE EIGHT INCHES OR GREATER, A PERMEABLE PAVEMENT AND AERATION SYSTEM MUST BE INSTALLED.

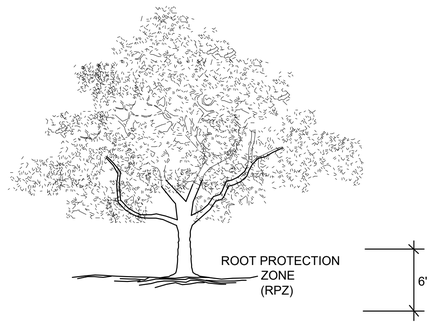
CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION REQUIREMENTS

1. A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT BREAST HEIGHT (4.5') OF THE TREE. EXAMPLE: A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
2. NO WORK SHALL BEGIN WERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
3. ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
4. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
5. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT THE MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
6. NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
7. ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION (OAK TREES ONLY).
8. ANY TREE REMOVAL SHALL BE APPROVED BY THE LOCAL JURISDICTION'S ARBORIST.
9. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE REPLACED WITH TREE QUANTITIES AND SIZES ACCEPTABLE TO THE LOCAL JURISDICTION.
10. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND/OR WASHING FOLIAGE.
11. NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.
12. THE ROOT PROTECTION ZONE SHALL BE PRESERVED AT NATURAL GRADE. NO CUTTING, FILLING, TRENCHING, ROOT DISTURBANCE, SOIL DISTURBANCE, OR CONSTRUCTION SHALL OCCUR CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS EXCEPT IN PARKING AREAS, WHERE APPROVED ALTERNATIVE MATERIALS AND METHODS MAY BE USED AND CONSTRUCTION MAY OCCUR AS CLOSE AS FIVE (5) FEET FROM THE ROOT FLARES ON ONE SIDE OF THE TREE. NATIVE UNDERSTORY VEGETATION WITHIN THE ROOT PROTECTION ZONE SHALL BE PRESERVED, HOWEVER THE REQUIREMENT DOES NOT APPLY TO ROOT PROTECTION ZONE AREAS THAT HAVE BEEN LANDSCAPED. THE ROOT PROTECTION ZONE MAY BE SHIFTED AND CLUSTERED AS LONG AS THERE IS NO CONSTRUCTION CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS. THE CONSTRUCTION OF SIDEWALKS SHALL BE ALLOWED IN THE ROOT PROTECTION ZONE, AS LONG AS EXCAVATION DOES NOT EXCEED THREE (3) INCHES.
13. DURING CONSTRUCTION ACTIVITY ON SITE, AT LEAST A SIX-INCH LAYER OF A COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE. THE IMPERVIOUS COVER MAY ENCROACH WITHIN THE ROOT PROTECTION ZONE IF SAID ENCROACHMENT IS APPROVED BY THE ARBORIST.



A TREE PROTECTION FENCE - ELEVATION
SCALE: NOT TO SCALE



6" MULCH INSIDE RPZ

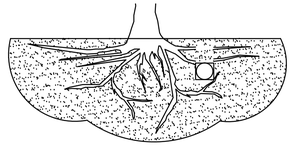
NOTES:
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

B TREE PROTECTION FENCE
SCALE: NOT TO SCALE

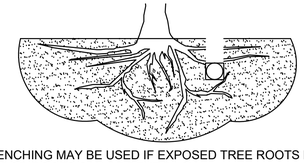
TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.

12" MIN & 48" MAX DEPTH

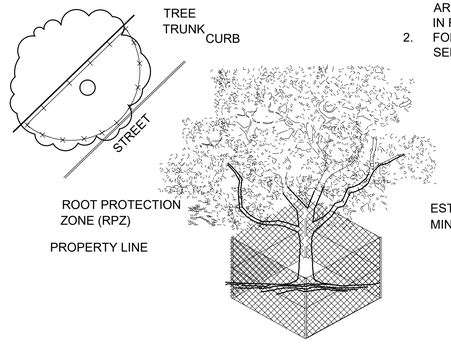


TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

D BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE



NOTES:
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

6" MULCH INSIDE RPZ
IF BARE DIRT

8" MULCH OUTSIDE RPZ
AND UNDER DRIP LINE AS MINIMAL PROTECTION FOR ROOTS FROM CONSTRUCTION ACTIVITIES

C TREE PROTECTION FENCE - LEVEL 2
SCALE: NOT TO SCALE

TREE SURVEY

HOMEYER ENGINEERING, INC.
TBPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 • LEWISVILLE • TEXAS • 75029
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM

CANINE AND CO. RESORT
1.21 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

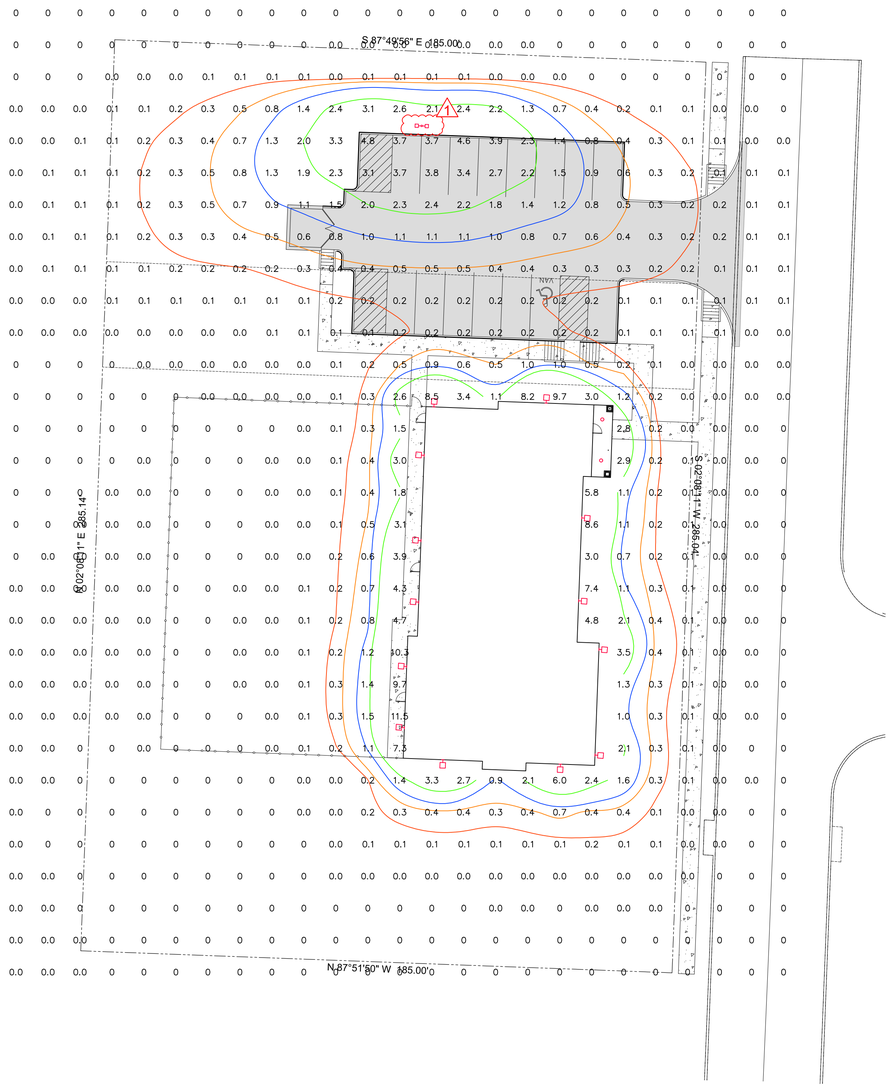
EVERGREEN DESIGN GROUP
(800) 680-6630
15305 Dallas P□y. Ste 300
Addison,TX 75001
□□□E□ergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT
DANIEL REECE
5-30-19

DRAWN: JAN
DATE: 09/28/2018
HEI #: 18-140

SHEET NO:
TS-2

C:\Users\Jdeboskey\Desktop\Canine and Co\Canine and Co Resort Tree Protection Fence Exhibit.dwg, Thursday, May 30, 2019 9:07:10 PM



LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY
C		1200 lumen RL56 LED Downlight	ELECTRONIC	CEILING	EATON – HALO, RL560WH12940	120V 1P 2W	2
S2		PREVAIL AREA AND ROADWAY LUMINAIRE(2) 70 CRI, 3000K LEDS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH	ELECTRONIC	POLE (20') 1	EATON – LUMARK, PRV-A40-D-UNV-T3-BZ-7030-HSS	120V 1P 2W	1
W		SAYLITE DCC150 SERIES	ELECTRONIC	WALL	SAYLITE – DCC150 DCC150L42W3424LMV50K	120V 1P 2W	13

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	0.46
MAXIMUM FOOT-CANDLES	11.5
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	11.47 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.46 / 0.00

CITY OF ROCKWALL OUTDOOR LIGHTING FOR NONRESIDENTIAL PROPERTIES MINIMUM REQUIREMENTS:

A. GLARE. IN ORDER TO PRESERVE THE NIGHT SKY AND TO REDUCE GLARE ON ROADWAYS, PEDESTRIAN AREAS AND ADJACENT DEVELOPMENT, LIGHT SOURCES (E.G. LIGHT BULBS) SHALL BE ORIENTED DOWN AND TOWARD THE CENTER OF THE SITE OR SHIELDED SO AS TO NOT BE VISIBLE FROM THE PROPERTY LINE. THIS APPLIES TO REFRACTORY LENSES WHICH EXTEND BEYOND THE LIGHTING FIXTURE AND ARE DESIGNED TO REDIRECT THE LIGHTING SOURCE HORIZONTALLY. THIS DOES NOT APPLY TO NEON OR INTERNALLY LIT SIGNS, OR TO DECORATIVE LIGHTING WITH 15 WATTS OR LESS PER BULB.

B. LIGHT AT RESIDENTIAL PROPERTY LINE. THE ALLOWABLE MAXIMUM LIGHT INTENSITY MEASURED AT THE PROPERTY LINE OF A RESIDENTIALLY ZONED LOT SHALL BE 0.2 OF ONE FOOTCANDLE.

C. LIGHT AT NONRESIDENTIAL PROPERTY LINE. THE ALLOWABLE MAXIMUM LIGHT INTENSITY MEASURED AT THE PROPERTY LINE OF ANY NONRESIDENTIALLY ZONED LOT SHALL BE 0.2 OF ONE FOOTCANDLE. FOR PLANNED SHOPPING CENTERS OR OTHER COMMERCIAL DEVELOPMENTS THAT CONTAIN MORE THAN ONE LOT, THE PLANNING AND ZONING COMMISSION MAY CONSIDER LIGHTING PLANS THAT ARE INTENDED TO INCREASE LIGHTING EFFICIENCY AND REDUCE THE NUMBER OF OVERALL LIGHT FIXTURES, BUT RESULT IN LIGHT SPILLOVER ACROSS COMMON LOT LINES WITHIN THE SAME DEVELOPMENT. HOWEVER, IN NO CASE SHALL LIGHT LEVELS EXCEED 0.2 FC AT THE PROPERTY LINES ADJACENT TO THE STREET AND/OR ALONG THE PERIMETER OF THE DEVELOPMENT.

D. HEIGHT. NO LIGHT POLE, BASE OR COMBINATION THEREOF SHALL EXCEED 30 FEET, UNLESS FURTHER RESTRICTED WITHIN AN OVERLAY DISTRICT AS SPECIFIED IN ARTICLE V OF THIS [UNIFIED DEVELOPMENT] CODE.

E. BUILDING AND POLE MOUNTED LIGHTING. ALL BUILDING AND POLE MOUNTED LUMINARIES EXCEEDING 15 WATTS SHALL BE DIRECTED DOWN WITH EITHER A PARTIAL CUT-OFF OR FULL CUT-OFF SOURCE.

F. UNDER-CANOPY LIGHTING. ALL UNDER-CANOPY LIGHTING, INCLUDING, BUT NOT LIMITED TO, THOSE FIXTURES UTILIZED AT FUELING STATIONS, DRIVE-THROUGH LANES, AND COVERED PARKING STRUCTURES, SHALL BE FULLY RECESSED INTO THE CANOPY

G. ILLUMINATION. THE MAXIMUM OUTDOOR MAINTAINED, COMPUTED AND MEASURED ILLUMINATION LEVEL WITHIN ANY NONRESIDENTIAL DEVELOPMENT SHALL NOT EXCEED 20 FC OUTDOORS AT ANY POINT ON THE SITE, WITH THE FOLLOWING EXCEPTIONS:
   1. UNDER-CANOPY LIGHTING (E.G., FUEL STATIONS, DRIVE-THROUGH LANES AND COVERED PARKING STRUCTURES) SHALL NOT EXCEED 35 FC. THE REMAINDER OF THE PROPERTY SHALL COMPLY WITH THE 20-FC MAXIMUM.
   2. LIGHTING FOR MOTOR VEHICLE DEALERSHIPS SHALL NOT EXCEED 30 FC WITHIN THE FRONT YARD(S) OF THE DEVELOPMENT. THE REMAINDER OF THE PROPERTY SHALL COMPLY WITH THE 20-FC MAXIMUM.

H. EXEMPTIONS. HISTORIC OR ANTIQUE-STYLE PEDESTRIAN LIGHT FIXTURES APPROVED BY THE PLANNING AND ZONING COMMISSION ARE EXCLUDED FROM THESE STANDARDS.

ELECTRICAL - SITE LIGHTING PLAN

RCS Enterprises, LP
Engineering & Inspection Services
400 N. Allen Dr. Suite #205
Allen, Texas 75013
(972) 727-8572
www.rcsenterprises.net

PROJECT:
TRISTAR
ROCKWALL PET RESORT
LOT 3 & 4 BLOCK A, ELLIS CENTRE
ROCKWALL, TX, 75087

STATE OF TEXAS
J. MARTIN MONTGOMERY
90427
LICENSED
PROFESSIONAL ENGINEER

J. MARTIN MONTGOMERY
REGISTERED PROFESSIONAL
ENGINEER STATE OF TEXAS - NO. 90427
RCS ENTERPRISES, LP F-2071

REVISION HISTORY

NO.	DATE	DESCRIPTION
1	06/03/19	RELOCATED LIGHT POLE
-	-	-
-	-	-
-	-	-
-	-	-

ISSUE DATE: 05/09/2019
DRAWN BY: RF
SCALE: N.T.S.
24x36

SHEET NUMBER:
E1.1

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	June 11, 2019
APPLICANT:	Annalyse Valk; Platinum Construction
CASE NUMBER:	SP2019-018; *Site Plan for Office/Warehouse at 1491 T. L Townsend Dr.*

SUMMARY

Discuss and consider a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action necessary.

BACKGROUND

The subject property was annexed in 1980 [*Ordinance No. 80-09*], is zoned Light Industrial (LI) District, is addressed as 1491 T. L. Townsend Drive, and is currently vacant. In 2017, the applicant submitted a request for approval of a site plan [*Case No. SP2017-018*] for a multi-tenant office/warehouse on the subject property. At that time, the proposed office/warehouse facility matched the office/warehouse facility -- *that had just been approved* -- located just north of this property, and which is owned by the applicant. After receiving staff's comments, the applicant requested to withdraw the request in order to revise the submittal to address staff's comments.

PURPOSE

The applicant is requesting approval of a site plan for a multi-tenant office/warehouse facility on the subject property, which is currently vacant.

ADJACENT LAND USES AND ACCESS

The subject property is located 1491 T. L. Townsend Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property there are several light industrial facilities (*e.g. Redi-Mix Concrete, Rockwall Mini Storage, and Hemisphere Brewing*) followed by IH-30. These areas are zoned Light Industrial (LI) District. Beyond this is a house or worship (*i.e. Church of Christ*) and several light industrial facilities (*e.g. Checkmate Embroidery, AACA Parts and Supplies, and T1 Auto*). These areas are zoned Commercial (C) and Light Industrial (LI) District.

South: Directly south of the subject property is T. L. Townsend Drive, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a single-family residential subdivision (*i.e. Townsend Village Subdivision*) that is zoned Planned Development 10 (PD-10) for single-family detached, multi-family, general retail, townhome, and light industrial land uses. Following this is SH-276, which is identified as a M4U (*major collector, four [4] lane undivided roadway*) on the City's Master Thoroughfare Plan.

East: Directly east of the subject property there are several light industrial facilities (*e.g. Renegade Customs, Jowers Warehouse, and Dallas Glass*) followed by a large vacant tract of land. These areas are zoned Light Industrial (LI) and Heavy Commercial (HC) District. Beyond this is a senior living facility (*i.e. the Mansions*) and John King Boulevard, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Following this is a single-family residential subdivision (*i.e. Rockwall Downes Subdivision*). These areas are zoned Planned Development District 10 (PD-10) for single-family residential detached, multi-family, general retail, townhome, and light industrial land uses.

West: Directly west of the subject property is T. L. Townsend Drive, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan followed by a single-family residential subdivision (*i.e. Townsend Village Subdivision*) that is zoned Planned Development 10 (PD-10) for single-family detached, multi-family, general retail, townhome, and light industrial land uses. Following this there are several commercial buildings (*e.g. Costco, Platinum Self Storage, Rockwall Toyota*) that are zoned Commercial (C) and Light Industrial (LI) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use (*i.e. an office/warehouse*) is allowed by-right in a Light-Industrial (LI) District and will not require any additional approvals with regard to land use. With the exception of the exceptions being requested the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*12,500*	*X=96,268 SF: In Conformance*
Minimum Lot Frontage	*100-Feet*	*X=371-Feet: In Conformance*
Minimum Lot Depth	*125-Feet*	*X=228-Feet: In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X=25-Feet: In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X=10-Feet: In Conformance*
Minimum Side Yard Setback	*15-Feet*	*X=15-Feet: In Conformance*
Maximum Building Height	*60-Feet*	*X=17-22-Feet: In Conformance*
Max Building/Lot Coverage	*60%*	*X=24%: In Conformance*
Minimum Masonry Requirement	*90%*	*X=91-94%: In Conformance*
Minimum Number of Parking Spaces	*53 Spaces*	*X=53 Spaces: In Conformance*
Minimum Stone Requirement	*20%*	*X=0-34%: Not In Conformance*
Minimum Landscaping Percentage	*10%*	*X=34%: In Conformance*
Maximum Impervious Coverage	*90-95%*	*X=65%: In Conformance*

TREESCAPE PLAN

The applicant has provided a treescape plan identifying 72 caliper-inches of protected trees that are required to be removed in order to develop the site. The trees being removed include four (4) Hackberry trees that are 12 caliper-inches and one (1) Hackberry tree that is 24 caliper-inches. According to Section 5, *Tree Mitigation*, of Article IX, *Tree Preservation*, of the Unified Development Code (UDC), the trees are identified as secondary protected trees and shall be replaced with a half-inch for every inch removed. In this case, the applicant is required to mitigate for 48 caliper-inches. According to the submitted treescape plan, the applicant intends to provide 72 caliper-inches of trees on-site. This will satisfy the mitigation balance on the subject property.

CONFORMANCE WITH THE CITY'S CODES

According to the submitted site plan, the facility will consist of two (2) buildings that are approximately 12,200 SF, utilize a flat roof design, and will be constructed of a combination of brick, stone, and stucco. *Building A* will be adjacent to T. L. Townsend Drive will consist of offices. *Building B* will be situated behind *Building A*, will consist of warehouse space, and have roll-up bay doors. The submitted site plan indicates that all of the roll-up doors will face toward *Building A* and will have limited visibility from T. L. Townsend Drive. According to Subsection 7.03, *Non-Residential District Development Standards*, of Section 7, *District Development Standards*, of Article V, *District Development Standards,* of the Unified Development Code (UDC), the minimum masonry requirement for buildings located within a Light Industrial (LI) District is 90% primary materials and/or a maximum of 10% secondary materials. Additionally a minimum of 20% stone is required on all building facades, and the use of cementitious materials (*e.g. stucco, cementitious lap siding, or similar materials*) shall be limited to 50% of each façade and shall not be used in the first four (4) feet from grade. Each building is also required to incorporate accent brick or stone or brick and stone patterns and materials that provide contrast on the façade. In this case, the proposed building utilizes a combination of brick, stone, and stucco. With the exception of the east façade of *Buildings A & B*, proposed buildings appear to be in conformance with the masonry requirements of the Unified Development Code (UDC).

Section 5, *Industrial Distric*t, of Article V, *District Development Standards,* of the Unified Development Code (UDC), stipulates that all buildings located in a Light Industrial (LI) District conform to building articulation required on all primary and secondary facades. In this case, with the exception of the east façade of *Buildings A & B*, the proposed buildings appear to be in conformance with the requirements of the Unified Development Code (UDC). Staff should note, the applicant has the ability to conform to the masonry and building articulation requirements; however, the applicant has cited the limited visibility of the east façade as the motivation for requesting the exceptions. Should the Planning and Zoning Commission approve the exceptions, staff has recommended to the applicant that a thick vegetative screen consisting of a combination of bushes, grasses, and/or mature trees be planted adjacent to the southeast and northeast property lines to provide additional screening. This has been made a condition of approval.

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following variances/exceptions to the requirements of the Unified Development Code (UDC):

(1) Construction Materials.

(a) *Primary Materials*. Subsection 5.01, *General Industrial Standards*, of Section 5, *Industrial District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) requires each exterior wall of a building's façade consist of a minimum of 20% stone (*i.e. natural or synthetic/cultured*). In this case the applicant is proposing to provide no stone on the east elevation of *Buildings A & B*. According to the applicant, the east elevation of *Buildings A & B* will not be visible. Staff should note, the east elevation of *Building A* will be highly visible from *Building B* and the east elevation of *Building B* may be visible from Kristy Lane and the adjacent properties. The Unified Development Code (UDC) grants the Planning and Zoning Commission the ability to consider exceptions to the building material requirements on a case-by-case basis pending a recommendation by the Architectural Review Board (ARB). The Unified Development Code (UDC) requires the submission and approval of material samples and building elevations for the structure. Staff has not received material samples; however, the applicant has provided photographic images of the proposed materials.

(2) Building Articulation.

(a) *Secondary Building Facades.* Subsection 5.01, *General Industrial Standards*, of Section 5, *Industrial District,* of Article V, *District Development Standards*, of the Unified Development Code (UDC), requires secondary building facades have a maximum wall length not exceeding three (3) times the wall's height (*i.e. cannot exceed 51-feet in length*). Walls that exceed the maximum length are required to incorporate a secondary entryway or architectural element. The wall projection is required to be a minimum of 15% of the wall's length (*i.e. a minimum of 54-feet in length*). The architectural element must project a minimum of 15% of the wall's height (*i.e. ~three [3] feet in width*), and shall extend a minimum of 15% of the wall's height (*i.e. ~three [3] feet in length*). In this case, the applicant is not providing a wall projection on the east elevation of *Buildings A & B* and approval of an exception to the vertical and horizontal articulation requirements is required. According to the applicant, these facades will not be visible from the street. Staff should note, the east elevation of *Building A* will be highly visible from *Building B*, and the east elevation of *Building B* may be visible from Kristy Lane and the adjacent properties. The Unified Development Code (UDC) grants the Planning and Zoning Commission the ability to consider exceptions to the building articulation requirements on a case-by-case basis pending a recommendation by the Architectural Review Board (ARB). When considering exceptions to the building articulation requirements, the Planning and Zoning Commission is tasked with determining if the proposed request is [1] in conformance with the spirit and intent of the building articulation requirements and [2] if granting the exception will substantially weaken the City's ability to enforce the general purpose of the building articulation requirements in the future.

These exceptions are discretionary decisions for the Planning and Zoning Commission and require approval by a simple-majority. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OurHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated within the IH-30 Corridor District, which is the primary retail corridor for the City of Rockwall. Currently, the corridor is approximately 55% developed and serves as a gateway for both the City and County of Rockwall. Current land uses include retail, personal services, medical services, and industrial land uses. The health of the IH-30 corridor is crucial to maintaining a high per capita sales tax for the City of Rockwall. In order to achieve this, the district is primarily designated as Special Commercial Corridor (SC). The Special Commercial Corridor (SC) is intended to provide an area for commercial/retail and regional/commercial retail activity centers that are capable of serving the entire region. Primary land uses within the district include regional shopping centers, entertainment, retail, personal services, restaurants, corporate offices, employment, and recreational land uses. Secondary land uses include residential, open space, trails, banks, service stations, and institutional/civic land uses. The Comprehensive Plan strives for secondary land uses to be integrated within larger developments in order to maintain the characteristics of the district.

In this case, subject property is located directly across the street from a single-family residential subdivision (*i.e. Townsend Village Subdivision*) and is currently zoned Light Industrial (LI) District. The proposed development (*i.e. office/warehouse*) appears to be compatible with the *current* land uses of the IH-30 Corridor District (*i.e. industrial land uses*); however, since the intent of the Special Commercial Corridor (SC) is to provide an area for commercial/retail and regional/commercial land uses, the applicant's request does not appear to align with the *future land uses* of the Special Commercial Corridor. With that being said, just northwest of the subject property is an office/warehouse facility that is constructed with a similar design and materials. Given the proximity of the existing neighboring land uses (*e.g. a concrete batch facility*), and the fact that *Building A* (*i.e. the most visible building*) will contain offices only, the request appears to conform to the Comprehensive Plan. Additionally, *Building A* serves as a transition from the higher intensity light industrial uses to the east to the lower intensity single-family residential to the west.

ARCHITECTURAL REVIEW BOARD (ARB):

On May 28, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and requested the applicant make revisions in order to match the applicant's existing office warehouse facility located at 1450 T. L. Townsend Drive. The applicant has provided revised building elevations that will be reviewed by the Architectural Review Board (ARB) and a recommendation will be forwarded to the Planning and Zoning Commission at the *June 11, 2019* meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's site plan and associated exceptions, then staff would propose the following conditions of approval:

(1) The developer shall plant a thick vegetative screening consisting of a combination of bushes, grasses, and/or mature trees adjacent to the northeast and southeast property lines;

(2) The developer shall submit a revised landscape plan showing the location and landscape materials proposed for the landscape screening; and

(3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Project Number	SP2019-018	**Owner**	SARO Partners LLC	**Applied**	5/21/2019 DG
Project Name	Office/Warehouse	**Applicant**	Platimum Construction	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
1491 T L Townsend Dr	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
Bodin Industrial Addition		A	6		

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/21/2019	5/28/2019	5/24/2019	3	APPROVED	
ENGINEERING	Sarah Hager	5/21/2019	5/28/2019	5/23/2019	2	COMMENTS	

(5/23/2019 3:56 PM SH)
- 4% Engineering Fees.
- Impact fees.
- All parking adjacent to the building to be 20'x9' and others to be 18'x9'.
- Must show all existing and proposed utilities.
- If building height exceeds 30' tall, the fire lane radii must be 30' or radius of 20'. Minimum width is 24'.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- Easements must be included on the plat.
- Must have detention. Manning's C value is per zoning and is for the entire site.
- There are multiple drainage basins on this site. Must not increase water to any basin.
- Dumpster is currently blocked by parking.
- No walls in detention. Grading at 4:1 max.
- Line up the driveway with Trowbridge.
- Must install a 5' sidewalk along Townsend.
- Water and sewer available.
- Must meet all City Standards of Design and Construction.
- No trees within 5' of water line in Townsend Blvd. ROW.

ROW must be sodded prior to acceptance.

FIRE	Ariana Hargrove	5/21/2019	5/28/2019	5/23/2019	2	COMMENTS	see comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(5/23/2019 4:25 PM AA) An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction. Fire hydrants shall be provided within 600-ft. to all portions of the buildings exterior walls. Fire hydrants utilized to meet the requirements of this section shall be available to fire department personnel with no obstructions, which cannot be crossed by fire fighters pulling hose lines. Proposed new fire hydrants shall be indicated on the plans. Existing fire hydrants to be considered for the use shall be indicated on the plans. Presence of automatic fire sprinkler system shall be indicated on the plans. Size and location of the underground water line servicing the fire sprinkler system shall be indicated on the plans. The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. A minimum of a 5-foot wide sidewalk or other approved “all-weather” pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.							
GIS	Lance Singleton	5/21/2019	5/28/2019	5/22/2019	1	APPROVED	See comments
(5/22/2019 11:52 AM LS) Address will be: 1491 S T L TOWNSEND DR, ROCKWALL, TX 75032							
PLANNING	Korey Brooks	5/21/2019	5/28/2019	5/23/2019	2	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

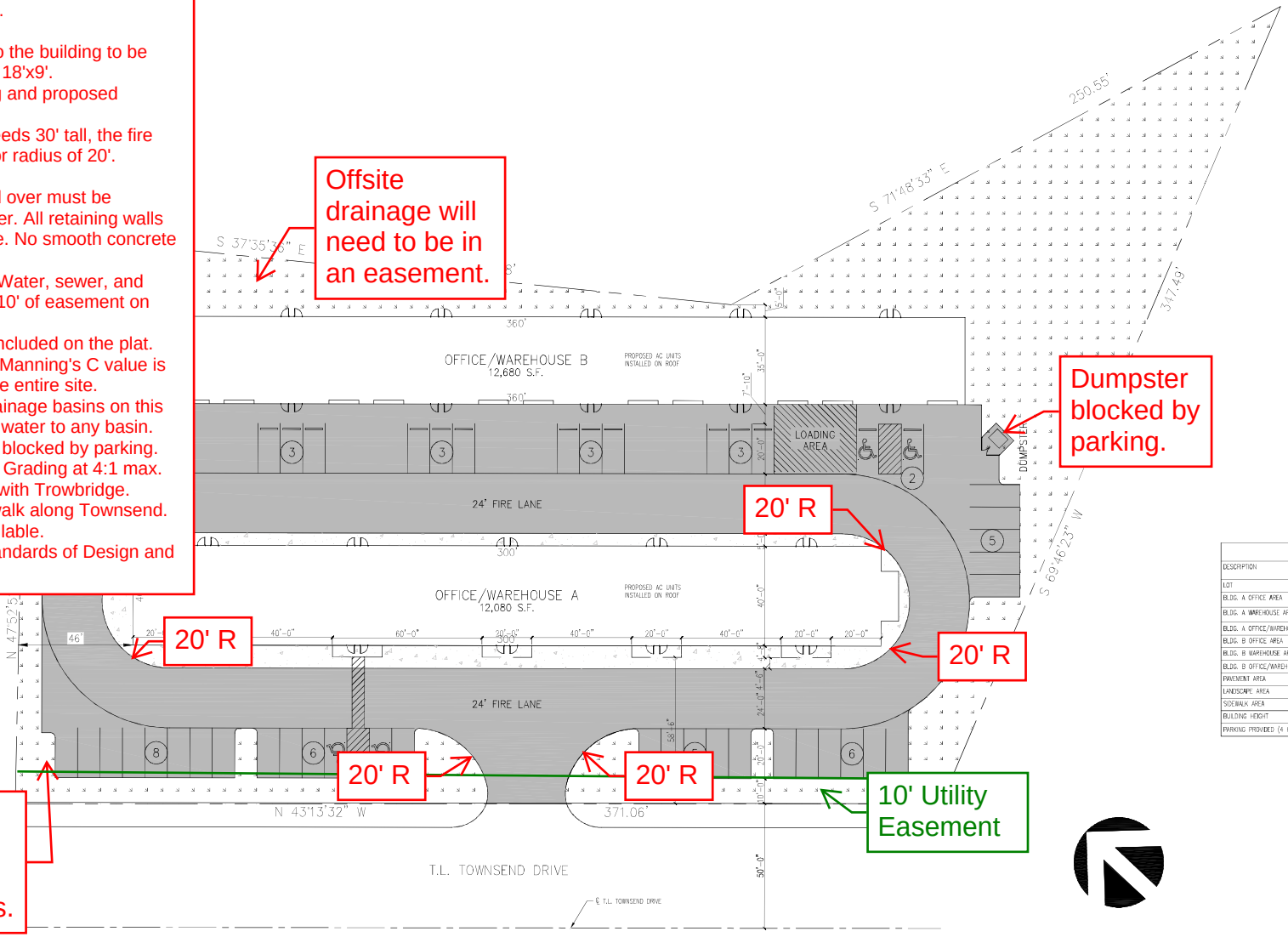
SP2019-018 Site Plan for Office/Warehouse: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1. This is a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive.
2. For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
3. For reference, include the case number (SP2019-018) in the lower right hand corner of all pages on future submittals.
4. Sheet S-1—Please add the following to the site data table: pervious vs. impervious area and %, req. parking, office SF, warehouse SF.
5. Sheet S-1—Please add engineering information (e.g. all easements, radii, topo, etc) graphic scale, vicinity map.
6. Sheet S-1—Please label property line.
7. Sheet S-1---Please show full extend of T.L. Townsend and label centerline.
8. Sheet S-1—What is the hatch pattern covering the site? Please remove
9. Sheet S-1—Please show fireline and one shade of grey and non-firelane/sidewalks as a lighter shade.
10. Sheet S-1—Please show all sidewalks
11. Sheet S-1—Please provide paving material and depth.
12. Sheet S-1--what is the hatch pattern closest to the buildings?
13. Sheet S-1—Please show all building setbacks and landscape buffers.
14. Sheet S-1—Please show adjacent properties and provide property information.
15. Sheet S-1—Please note that as drawn, this will need variances to horizontal articulation.
16. Sheet S-1—Please note that Building B appears to be too close to the property line. Please provide dimension from building to all property lines.
17. Sheet S-1—Please note that parking spaces are 9x20. Please dimension a typical parking space.
18. Sheet S-1—Please label the space between each group of parking spaces.
19. Sheet S-1—What are the "L" shape lines next to each of the doors on Building A?
20. Sheet S-1—Please note that no parking space shall be more than 80-feet from a large tree.
21. Sheet S-1—Please provide owner/engineer/developer information on site plan.
22. Sheet S-1—Please note that the dumpster enclosure shall be 6-feet in height and constructed of materials matching main structure with opaque self-latching gate. Please add note to plans.
23. Sheet S-1—Please note that all plans need to be prepared by a registered architect, engineer, or landscape architect. There does not appear to be any engineer/architect seal on the site plan.
24. Sheet L-1—Please note that the min caliper-inch off trees is 4 caliper inches.
25. Sheet L-1—Please provide vicinity map
26. Sheet L-1—For clarity, please do not show stippling under the tree symbols.
27. Sheet L-1—Please show the full extent of TL. Townsend and show and label centerline.
28. Sheet L-1—Please note that no parking space shall be more than 80-feet from a large tree.
29. Sheet L-1—For clarity, please see note above regarding pavement/firelane shading.
30. Sheet L-1—Please dimension a typical parking space.
31. Sheet L-1—Please label the large space between the groups of parking spaces at Building B.
32. Sheet L-1—Please show all sidewalks
33. Sheet L-1—Please note that the building footprints are not consistent with the site plan.
34. Sheet L-1—Please provide site data table
35. Sheet L-1—Please show and label adjacent properties.
36. Sheet L-1—Please dimension drive approach.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

37. Sheet T-1—Please see notes from L-1
38. Sheet E1.1—Please remove the hatch from the site.
39. Sheet E1.1—Please darken and label property line
40. Sheet E1.1—Please site data table
41. Sheet E1.1—Please provide vicinity map
42. Sheet E1.1—Please show and label adjacent properties.43. Sheet E1.1—Please provide graphic scale
44. Sheet E1.2—Please note that all fixtures must be fully shielded and pointed downward. The third fixture shown on this page is not fully shielded.
45. Sheet E1.1—Please note that the building footprints are not consistent with site plan and landscape plan.
46. Sheet A-2—Please add site data table
47. Sheet A-2—Please note that each building needs its own set of elevations.
48. Sheet A-2—Please indicate which elevation faces the street.
49. Sheet A-2—Please note that as drawn, the building elevations will need several variances: vertical and horizontal articulation, 4-sided architecture, no stone. All 4 sides of the buildings will need to be architectural finished with the same materials and elements as the front.
50. Sheet A-2—Please note that the min stone requirement is 20%
51. Sheet A-2—Please dash-in rooftop units on all elevations and show how they will be screened.
52. Sheet A-2—Please note that although this sheet refers to Building B, the two material percentage charts at the bottom of the page refer to Building A.
53. Sheet A-2—Building B, South Elevation notes the same scale as the North Elevation, however, they are not drawn to the same scale.
54. Sheet A-2—Building B, North Elevation appears to show a tower element projecting from the facade; however, the South Elevation does not show a projecting element.
55. The Architectural Review Board (ARB) meeting for this case will be held on May 28, 2019 at 5:00 p.m.
56. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 4, 2019. The Planning and Zoning Worksession for this case will be May 28, 2019, at 6:00 p.m. The Planning and Zoning Meeting will be June 11, 2019

- 4% Engineering Fees.
- Impact fees.
- All parking adjacent to the building to be 20'x9' and others to be 18'x9'.
- Must show all existing and proposed utilities.
- If building height exceeds 30' tall, the fire lane radii must be 30' or radius of 20'. Minimum width is 24'.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- Easements must be included on the plat.
- Must have detention. Manning's C value is per zoning and is for the entire site.
- There are multiple drainage basins on this site. Must not increase water to any basin.
- Dumpster is currently blocked by parking.
- No walls in detention. Grading at 4:1 max.
- Line up the driveway with Trowbridge.
- Must install a 5' sidewalk along Townsend.
- Water and sewer available.
- Must meet all City Standards of Design and Construction.



SITE PLAN
SCALE: 1" = 20'

SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
BLDG. A OFFICE AREA		–
BLDG. A WAREHOUSE AREA		–
BLDG. A OFFICE/WAREHOUSE TOTAL AREA	12,080 S.F.	12.5 %
BLDG. B OFFICE AREA		
BLDG. B WAREHOUSE AREA		
BLDG. B OFFICE/WAREHOUSE TOTAL AREA	12,680 S.F.	13.1 %
PAVEMENT AREA	38,137 S.F.	39.5 %
LANDSCAPE AREA	28,762 S.F.	29.8 %
SIDEWALK AREA	4,770 S.F.	4.9 %
BUILDING HEIGHT	24 FT.	
PARKING PROVIDED (4 H.C. INCLUDED)	46 SPACES	

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

Revisions

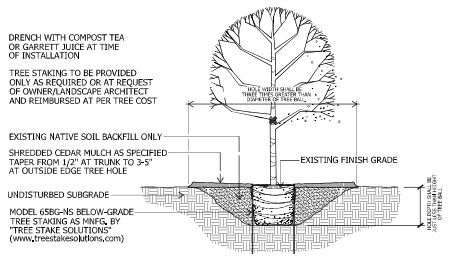
No.	Description/Note	Date

Project Name and Location:
PLATINUM BUSINESS PARK II
1491 S T.L. TOWNSEND DR.
BODIN INDUSTRIAL SUBDIVISION
2.21 ACRES
LIGHT INDUSTRIAL ZONING

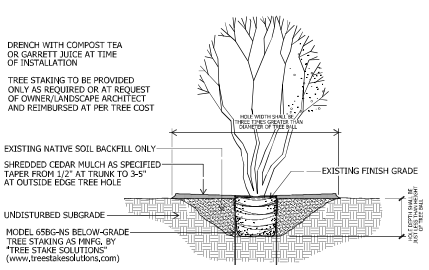
Project No.	17031
Drawn By	S.R.
Checked By	R.R.
Date	5/16/2019
Scale	1" = 20'
Sheet No.	1 of 7

Drawing Name:
SITE PLAN

S-1



TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale



TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale

EXISTING TREE MITIGATION

DESIGNATED MITIGATION TREE
TOTAL - 24 - 3" CALIPER

No trees within 5' of water line in Townsend Blvd. ROW.
ROW must be sodded prior to acceptance.

north

scale: 1" = 20'-0"

0 20 75
10 50

CITY REQUIREMENTS

STREET FRONTAGE
10' LANDSCAPE BUFFER REQUIRED
10' LANDSCAPE BUFFER PROVIDED

STREET TREES
1 PER 50 LF STREET FRONTAGE
T.L. TOWNSEND
371.06' / 50 = 7.42 = 8 TREES REQUIRED
8 TREES PROVIDED

PARKING LOT LANDSCAPING
5% INTERIOR LANDSCAPE REQUIRED
45,948 SF x 5% = 2,298 SF REQUIRED
3,232 SF PROVIDED (7.03%)

1 TREE PER 10 SPACES
46 SPACES / 10 = 4.6 = 5 TREES REQUIRED
5 TREES PROVIDED

TOTAL LANDSCAPE AREA
20% TOTAL LANDSCAPE REQUIRED
TOTAL SITE
96,490 SF x 20% = 19,298 SF REQUIRED
28,712 SF PROVIDED (29.76%)

LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEET ONLY.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
   - VITAL EARTH COMPOST
   - BACK-TO-EARTH SOIL CONDITIONER
   - LIVING EARTH COMPOST
   - SOIL BUILDING SYSTEMS COMPOST
   - SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259.

PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK QUERCUS MACROCARPA	7	3" CAL.	10-12'	5-6'	NURSERY GROWN	
CO	CHINKAPIN OAK QUERCUS MUHLENBERGIA	8	3" CAL.	10-12'	5-6'	NURSERY GROWN	
RO	RED OAK QUERCUS SHUMARDI	4	3" CAL.	10-12'	5-6'	NURSERY GROWN	
LB	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	3	3" CAL.	10-12'	6-7'	NURSERY GROWN	
CE	CEDAR ELM ULMUS CRASSIFOLIA	15	3" CAL.	10-12'	6-7'	NURSERY GROWN	
CM	CRAPE MYRTLE LAGERSTROEMIA INDICA 'BASHAM PINK'	4	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
NR	N.R. STEVENS HOLLY ILEX x 'NELLIE R. STEVENS'	8	7 GAL.	42"	24"	CONT. GROWN	4'oc
NP	NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT'	96	5 GAL.	26"	18"	FULL	36"oc
MFG	MEX. FEATHERGRASS NASSELLA TENUISSIMA	90	1 GAL.	12"	10"	FULL	18"oc
GL	GREEN LIRIOPE LIRIOPE MUSCARI	72	1 GAL.	10"	10"	FULL	18"oc
SE	STEEL EDGING	352	LIN. FT.	REF. DETAIL			

LANDSCAPE LEGEND

COMMON
BERMUDA SOD
(CYNODON DACTYLON)

SOD INSTALLATION NOTES:
a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
c. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.

appr. by:
drawn by:
date: 05-16-19

revisions

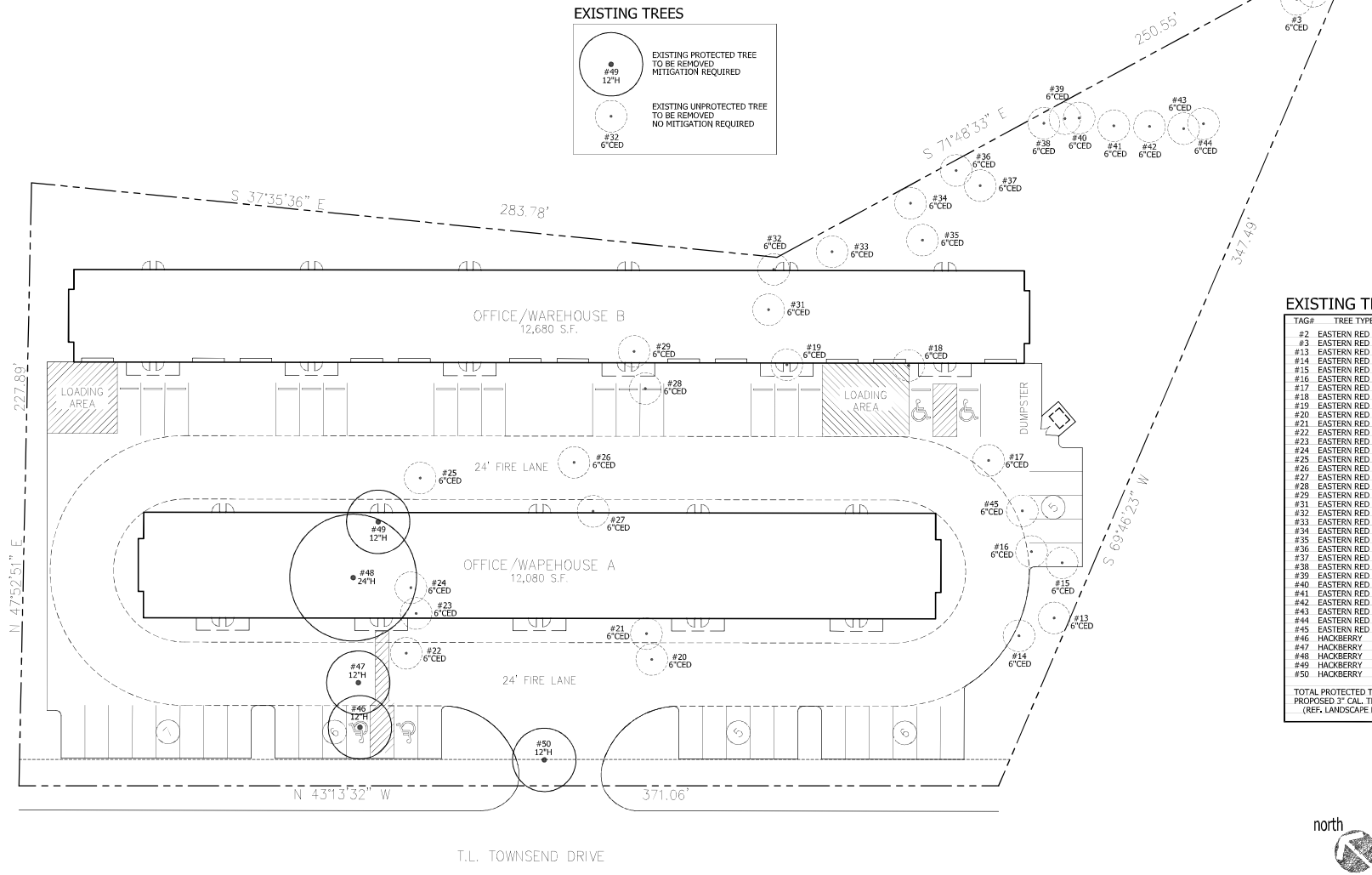
Leeming Design Group
Landscape Architecture
4911 Ridge Manor Drive, Suite 104-B
North Richland Hills, Texas 76180
(817) 577-0488 Fax (817) 577-0496
leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

BODIN TRACT
T.L. TOWNSEND DRIVE
ROCKWALL, TEXAS

file name:
c:\Rockwall\Bodin Tract\
Bdg-base_Bodin.dwg

sheet
L-1



EXISTING TREES

TAG#	TREE TYPE	DBH	STATUS
#2	EASTERN RED CEDAR	6"	UNPROTECTED
#3	EASTERN RED CEDAR	6"	UNPROTECTED
#13	EASTERN RED CEDAR	6"	UNPROTECTED
#14	EASTERN RED CEDAR	6"	UNPROTECTED
#15	EASTERN RED CEDAR	6"	UNPROTECTED
#16	EASTERN RED CEDAR	6"	UNPROTECTED
#17	EASTERN RED CEDAR	6"	UNPROTECTED
#18	EASTERN RED CEDAR	6"	UNPROTECTED
#19	EASTERN RED CEDAR	6"	UNPROTECTED
#20	EASTERN RED CEDAR	6"	UNPROTECTED
#21	EASTERN RED CEDAR	6"	UNPROTECTED
#22	EASTERN RED CEDAR	6"	UNPROTECTED
#23	EASTERN RED CEDAR	6"	UNPROTECTED
#24	EASTERN RED CEDAR	6"	UNPROTECTED
#25	EASTERN RED CEDAR	6"	UNPROTECTED
#26	EASTERN RED CEDAR	6"	UNPROTECTED
#27	EASTERN RED CEDAR	6"	UNPROTECTED
#28	EASTERN RED CEDAR	6"	UNPROTECTED
#29	EASTERN RED CEDAR	6"	UNPROTECTED
#31	EASTERN RED CEDAR	6"	UNPROTECTED
#32	EASTERN RED CEDAR	6"	UNPROTECTED
#33	EASTERN RED CEDAR	6"	UNPROTECTED
#34	EASTERN RED CEDAR	6"	UNPROTECTED
#35	EASTERN RED CEDAR	6"	UNPROTECTED
#36	EASTERN RED CEDAR	6"	UNPROTECTED
#37	EASTERN RED CEDAR	6"	UNPROTECTED
#38	EASTERN RED CEDAR	6"	UNPROTECTED
#39	EASTERN RED CEDAR	6"	UNPROTECTED
#40	EASTERN RED CEDAR	6"	UNPROTECTED
#41	EASTERN RED CEDAR	6"	UNPROTECTED
#42	EASTERN RED CEDAR	6"	UNPROTECTED
#43	EASTERN RED CEDAR	6"	UNPROTECTED
#44	EASTERN RED CEDAR	6"	UNPROTECTED
#45	EASTERN RED CEDAR	6"	UNPROTECTED
#46	HACKBERRY	12"	PROTECTED
#47	HACKBERRY	12"	PROTECTED
#48	HACKBERRY	24"	PROTECTED
#49	HACKBERRY	12"	PROTECTED
#50	HACKBERRY	12"	PROTECTED

TOTAL PROTECTED TREES REMOVED 72"
PROPOSED 3" CAL. TREES 24 x 3" = 72"
(REF. LANDSCAPE PLAN)

north

scale: 1" = 20'-0"

0 20 75
10 50

No trees within 5' of water line in Townsend Blvd. ROW.
ROW must be sodded prior to acceptance.

appr. by:
drawn by:
date: 05-16-19

revisions

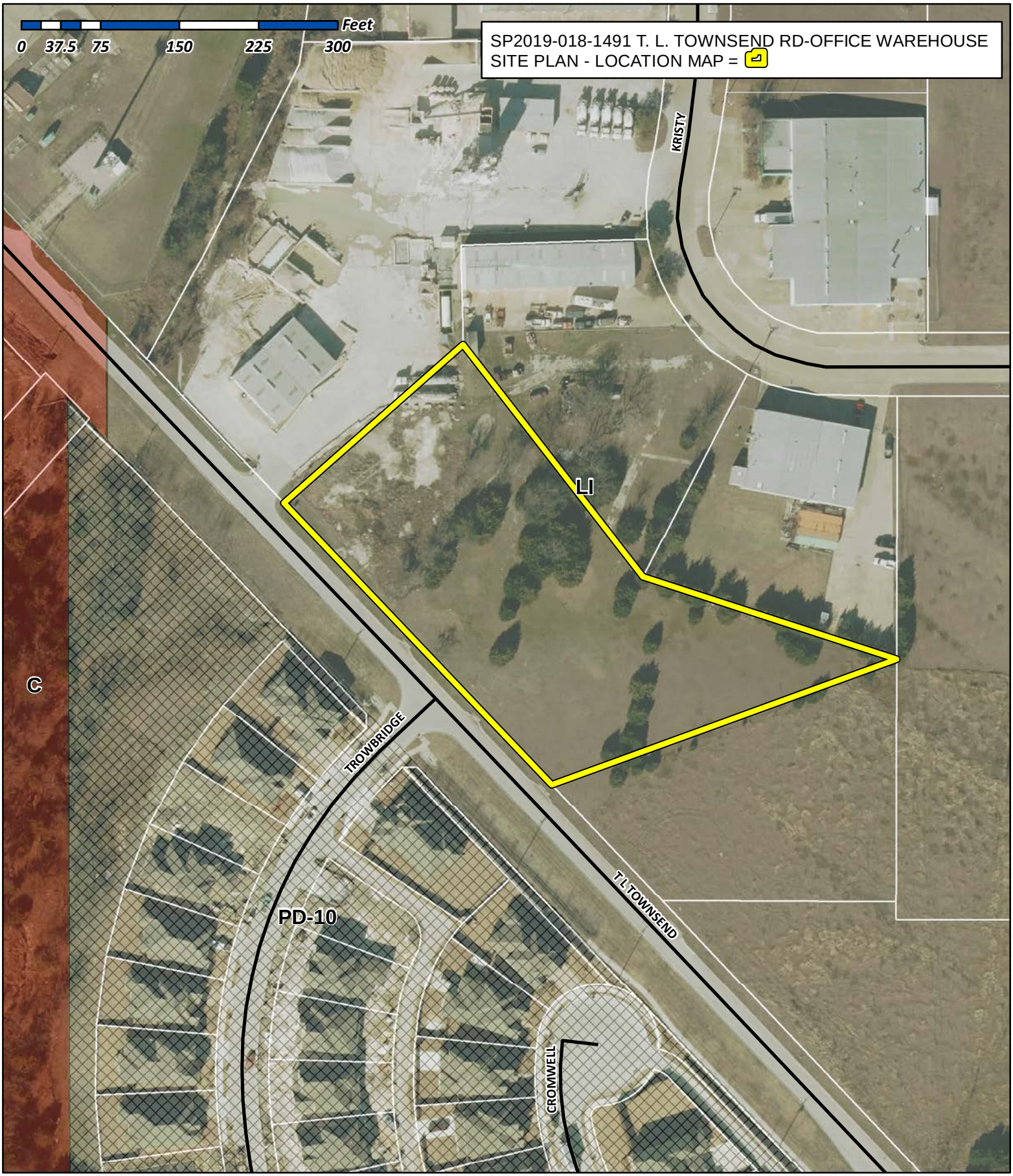
Leeming Design Group
Landscape Architecture
4913 Rigel Stone Drive, Suite 104-B North Richland Hills, Texas 76180
(817) 577-2888 Fax (817) 577-2896 leemingdesigngroup@sbcglobal.net

TREESCAPE PLAN

BODIN TRACT
T.L. TOWNSEND DRIVE
ROCKWALL, TEXAS

file name:
c:\Rockwall-Bodin Tract\ldg-base_Bodin.dwg

sheet
T-1



City of Rockwall

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

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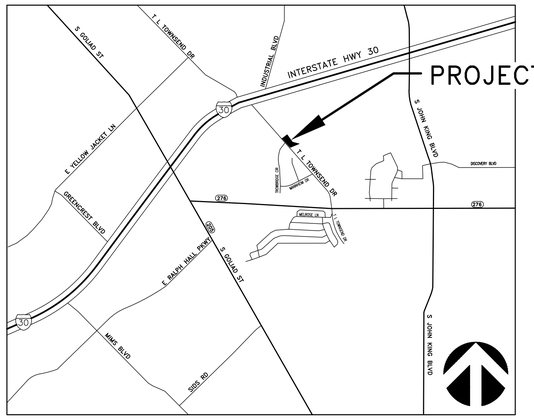


VICINITY MAP

BODIN CONCRETE LP

BODIN INDUSTRIAL
TRACT, BLOCK A, LOT 5
ACRES 1.15

OWENS REAL ESTATE
INVESTMENTS LLC

BODIN INDUSTRIAL TRACT
LOT 1-GO
ACRES 1

S 37°35'36" E
283.78'
10' BUILDING SETBACK
S 71°48'33" E
250.55'
10' BUILDING SETBACK
347.49'
15' BUILDING SETBACK
S 69°46'23" W
N 47°52'51" E
227.89'
15' BUILDING SETBACK
369'-0"
15'-0"
7'-0"
2'-0"
16'-0"
7'-0"
STORAGE WAREHOUSE/BUILDING B
10,963 S.F.
30'-0"
20'-0"
5'-0"
CONC. WALKWAY
DUMPSTER ENCLOSURE
10'-0"
12'-0"
5" CONCRETE PAVING IN PARKING AREAS
20'-0"
9'-0"
24' FIRE LANE (6" CONCRETE PAVING)
310'-0"
24'-0"
OFFICE/BUILDING A
12,205 S.F.
40'-0"
5'-8"
R27'-4"
R51'-4"
6" CURB
20'-0"
3'-0"
20'-0"
40'-0"
18'-0"
8'-0"
7'-0"
DESIGNATED AREA UNDERGROUND WATER DETENTION
25' BUILDING SETBACK
R20'-0"
18'-0"
12'-0"
10'-0"
N 43°13'32" W
371.06'
10' LANDSCAPE BUFFER
PROPOSED FIRE HYDRANT
25'-4"
PROPOSED 5' CITY CONCRETE WALK
℄ T.L. TOWNSEND DR.
T.L. TOWNSEND DRIVE
℄ TROWBRIDGE ST.
N BRIDGE ST.

REDI MIX LLC

BODIN INDUSTRIAL
TRACT, LOT TR 2-A PT
& 1A PT
ACRES 2.841

WAY BILL & JERRY

BODIN INDUSTRIAL TRACT
LOT TR 1 PART
ACRES 1.227

SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
IMPERVIOUS		
BLDG. A / OFFICE TOTAL AREA	12,139 S.F.	12.6%
BLDG. B / WAREHOUSE TOTAL AREA	10,900 S.F.	11.3 %
PAVEMENT AREA	41,897 S.F.	43.5 %
PERVIOUS		
LANDSCAPE AREA	33,331 S.F.	32.5 %
SIDEWALK AREA	0	0.0 %
MAX. BUILDING HEIGHT PROPOSED	22 FT	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	12,139 S.F.	42
WAREHOUSE (1:1000 S.F.)	10,800 S.F.	11
PARKING PROVIDED		53

SITE PLAN

0 20' 40'

SCALE: 1" = 20'

OWNER:
PLATINUM CONSTRUCTION
CONTACT: ANNALYSE VALK
1450 TL Townsend Rd
Ste 100
Rockwall, TX 75032
(972) 722-2590

ARCHITECT:
RAMSAY & REYES, LLC
CONTACT: STEVEN REYES
2235 Ridge Rd.
Rockwall, TX 75087
(972)345-1684

REGISTERED ARCHITECT
ROSS I. RAMSAY
21449
STATE OF TEXAS

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS

No.	DESCRIPTION/ISSUE	DATE

PROJECT NAME AND ADDRESS:
PLATINUM BUISNESS PARK II
1491 T.L. TOWNSEND
ROCKWALL, TX 75087
BODIN INDUSTRIAL SUBDIVISION

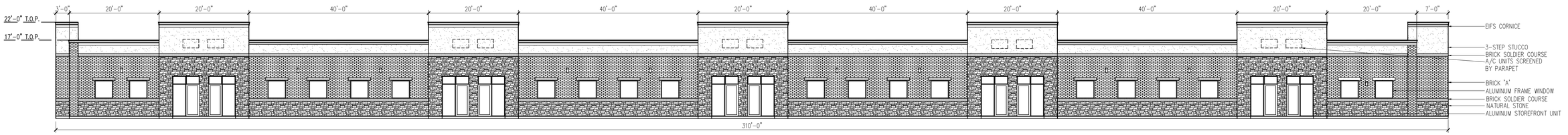
PROJECT No.	17031
DRAWN BY	S.R.
CHECKED BY	R.R.
DATE	6/5/2019
SCALE	1" = 20'
SHEET NO.	2 of 10

DRAWING NAME:
SITE PLAN

DRAWING NO.
S-1

CASE NO. SP2019-018

MATERIAL USAGE (%) –BLDG A WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		5,565	
DOORS & WINDOWS (DEDUCTED)		920	
ACCOUNTABLE AREA		4,645	100%
MASONRY (BRICK "A")		2,022	43%
STONE		1,390	30%
MASONRY (3–STEP STUCCO)		882	19%
EIFS (MOLDING)		351	8%



BUILDING A – WEST ELEVATION (FACES T.L. TOWNSEND)

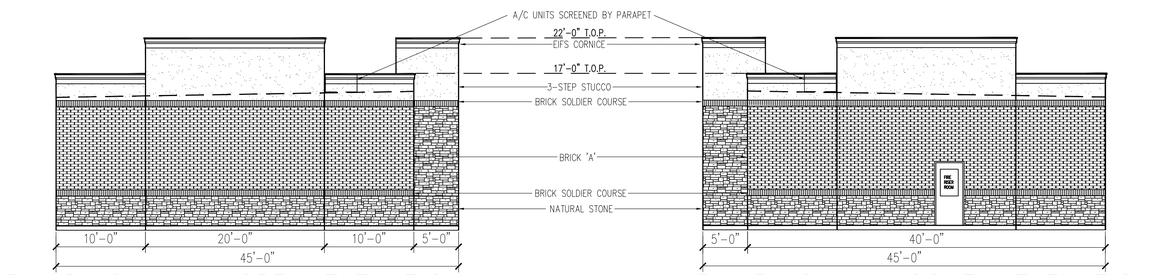
SCALE: 3/32" = 1'

MATERIAL USAGE (%) –BLDG A EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		5,036	
DOORS & WINDOWS (DEDUCTED)		300	
ACCOUNTABLE AREA		4,736	100%
MASONRY (BRICK "A")		83	2%
MFR THIN SET BRICK (BRICK "B")		4,174	88%
STONE		45	1%
MASONRY (3–STEP STUCCO)		85	2%
EIFS (MOLDING)		351	7%

BUILDING A – EAST ELEVATION

SCALE: 3/32" = 1'

MATERIAL USAGE (%) – BLDG A NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		971	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		971	100%
MASONRY (BRICK "A")		480	49%
STONE		216	23%
MASONRY (3–STEP STUCCO)		213	22%
EIFS (MOLDING)		62	6%



BUILDING A – NORTH ELEVATION

SCALE: 1/8" = 1'

BUILDING A – SOUTH ELEVATION

SCALE: 1/8" = 1'

MATERIAL USAGE (%) – BLDG A SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		971	
DOORS & WINDOWS (DEDUCTED)		21	
ACCOUNTABLE AREA		950	100%
MASONRY (BRICK "A")		478	50%
STONE		205	21%
MASONRY (3–STEP STUCCO)		211	22%
EIFS (MOLDING)		56	7%

SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
IMPERVIOUS		
BLDG. A / OFFICE TOTAL AREA	12,139 S.F.	12.6%
BLDG. B / WAREHOUSE TOTAL AREA	10,900 S.F.	11.3 %
PAVEMENT AREA	41,897 S.F.	43.5 %
PERVIOUS		
LANDSCAPE AREA	33,331 S.F.	32.5 %
SIDEWALK AREA	0	0.0 %
MAX. BUILDING HEIGHT PROPOSED	22 FT	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	12,139 S.F.	42
WAREHOUSE (1:1000 S.F.)	10,800 S.F.	11
PARKING PROVIDED		53

REGISTERED ARCHITECT ROSS I. RAMSAY 2449 STATE OF TEXAS

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2225 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS

No.	DESCRIPTION/ISSUE	DATE

PROJECT NAME AND ADDRESS:

PLATINUM BUISNESS PARK II
1491 T.L. TOWNSEND
ROCKWALL, TX 75087
BODIN INDUSTRIAL SUBDIVISION

PROJECT No.	17031
DRAWN BY	S.R.
CHECKED BY	R.R.
DATE	6/5/2019
SCALE	AS SHOWN
SHEET NO.	3 of 10

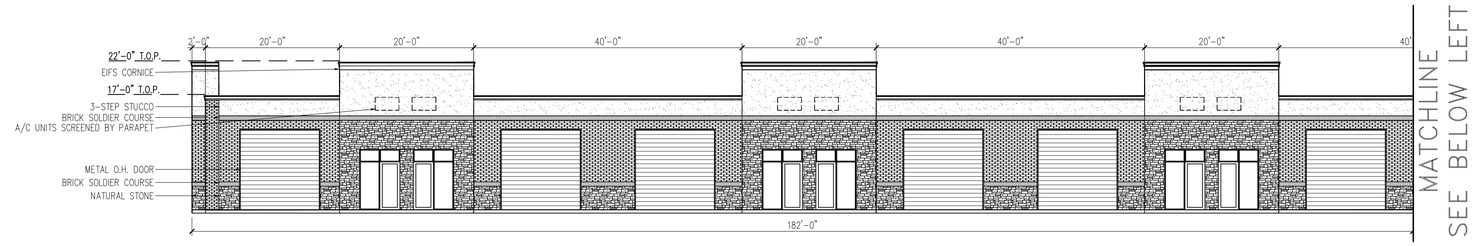
DRAWING NAME:

BLDG. A ELEVATION

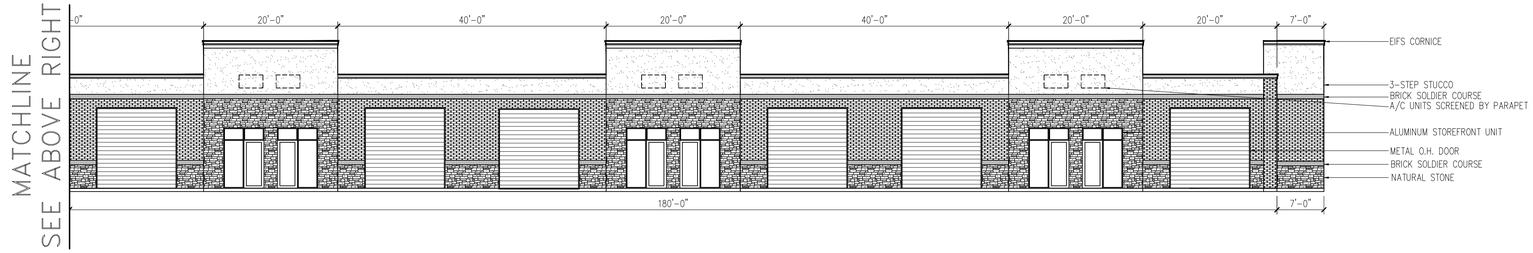
DRAWING NO.

A–1

CASE NO. SP2019–018

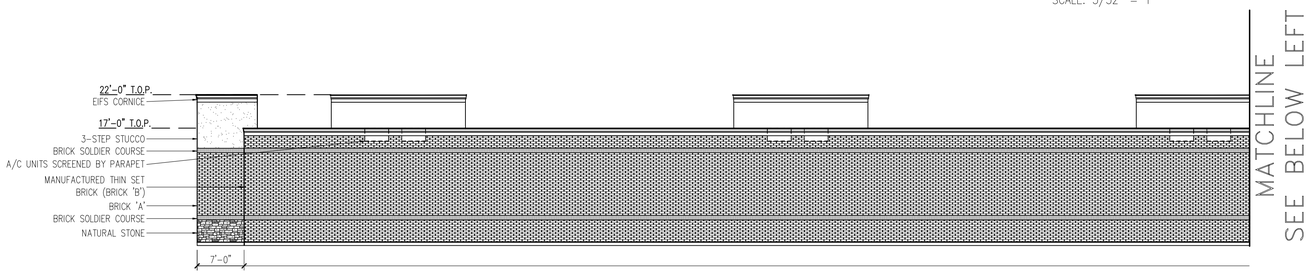


MATERIAL USAGE (%) -BLDG B WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		6,732	
DOORS & WINDOWS (DEDUCTED)		2,376	
ACCOUNTABLE AREA		4,356	100%
MASONRY (BRICK 'A')		1,487	34%
STONE		1,304	30%
MASONRY (3-STEP STUCCO)		1,158	27%
EIFS (MOLDING)		407	9%

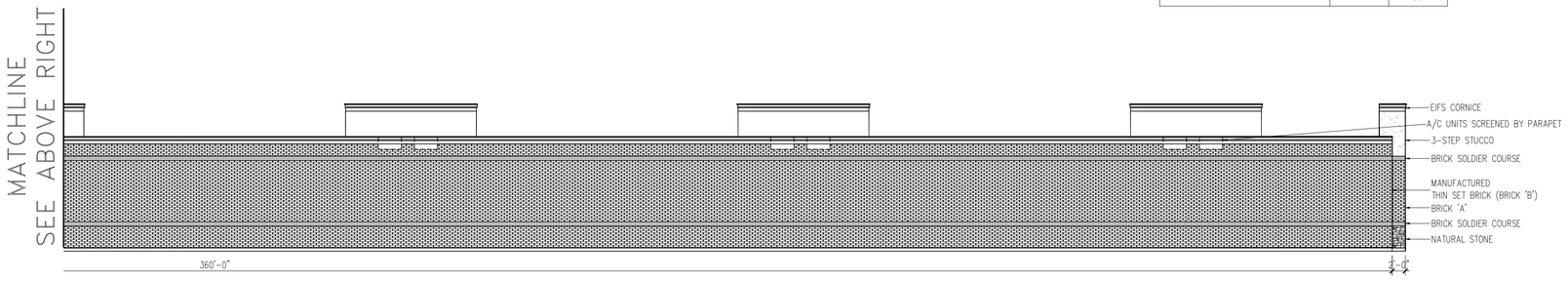


BUILDING B – WEST ELEVATION (FACING REAR OF BLDG. A)

SCALE: 3/32" = 1'



SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
IMPERVIOUS		
BLDG. A / OFFICE TOTAL AREA	12,139 S.F.	12.6%
BLDG. B / WAREHOUSE TOTAL AREA	10,900 S.F.	11.3 %
PAVEMENT AREA	41,897 S.F.	43.5 %
PERVIOUS		
LANDSCAPE AREA	33,331 S.F.	32.5 %
SIDEWALK AREA	0	0.0 %
MAX. BUILDING HEIGHT PROPOSED	22 FT	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	12,139 S.F.	42
WAREHOUSE (1:1000 S.F.)	10,800 S.F.	11
PARKING PROVIDED		53

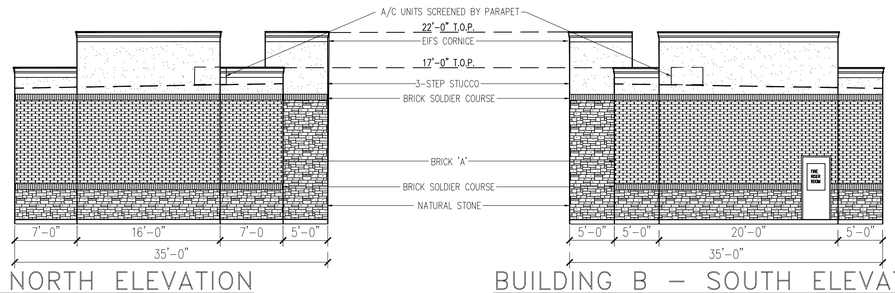


MATERIAL USAGE (%) – BLDG B. EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		6,732	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		6,732	100%
MASONRY (BRICK 'A')			
MFR THIN SET BRICK (BRICK 'B')		6,252	93%
STONE		23	0.3%
EIFS (MOLDING)		407	6%
MASONRY (3-STEP STUCCO)		50	0.7%

BUILDING B – EAST ELEVATION

SCALE: 3/32" = 1'

MATERIAL USAGE (%) – BLDG B. NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		680	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		680	100%
STONE		166	24%
MASONRY (3-STEP STUCCO)		182	28%
MASONRY (BRICK 'A')		287	42%
EIFS (MOLDING)		39	6%



BUILDING B – NORTH ELEVATION

SCALE: 1/8" = 1'

BUILDING B – SOUTH ELEVATION

SCALE: 1/8" = 1'

MATERIAL USAGE (%) – BLDG B. SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		693	
DOORS & WINDOWS (DEDUCTED)		21	
ACCOUNTABLE AREA		672	100%
STONE		156	23%
MASONRY (3-STEP STUCCO)		167	25%
MASONRY (BRICK 'A')		310	46%
EIFS (MOLDING)		39	6%

REGISTERED ARCHITECT ROSS L. RAMSAY 21449 STATE OF TEXAS

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS

No.	DESCRIPTION/ISSUE	DATE

PROJECT NAME AND ADDRESS:

PLATINUM BUISNESS PARK II
1491 T.L. TOWNSEND
ROCKWALL, TX 75087
BODIN INDUSTRIAL SUBDIVISION

PROJECT No.	17031
DRAWN BY	S.R.
CHECKED BY	R.R.
DATE	6/5/2019
SCALE	AS SHOWN
SHEET NO.	4 of 10

DRAWING NAME:

BLDG. B ELEVATION

DRAWING NO.

A-2

CASE NO. SP2019-018

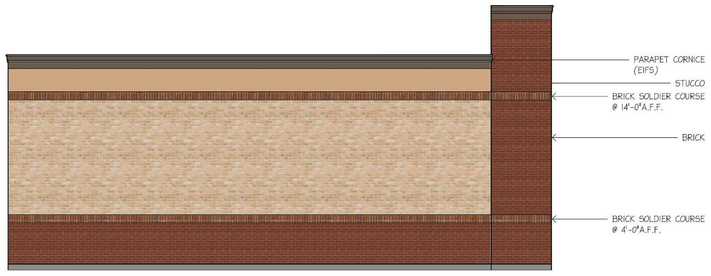


PROPOSED NEW OFFICE/ WAREHOUSE FACILITY

PLATINUM SELF STORAGE
TOWNSEND DR.
ROCKWALL, TEXAS 75087

MAY 16, 2019

PORTION OF BUILDING AT THE EAST



PROPOSED NEW OFFICE/ WAREHOUSE FACILITY

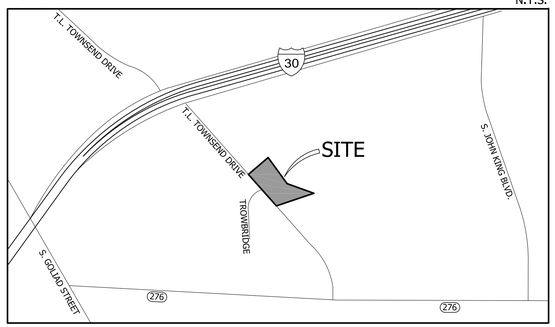
PLATINUM SELF STORAGE
TOWNSEND DR.
ROCKWALL, TEXAS 75087

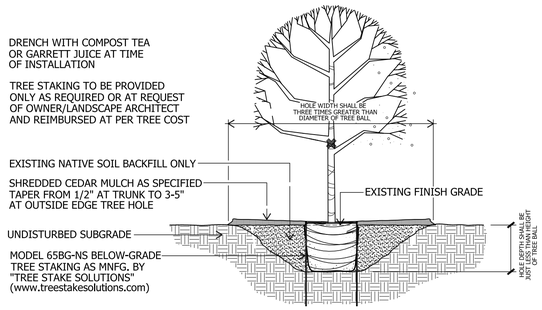
MAY 16, 2019

NORTH ELEVATION

VICINITY MAP

N.T.S.





TREE PLANTING

SHADE TREE - 3" CAL. and smaller
not to scale

SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
IMPERVIOUS		
BLDG. A / OFFICE TOTAL AREA	12,139 S.F.	12.6%
BLDG. B / WAREHOUSE TOTAL AREA	10,900 S.F.	11.3 %
PAVEMENT AREA	41,897 S.F.	43.5 %
PERVIOUS		
LANDSCAPE AREA	33,331 S.F.	32.5 %
SIDEWALK AREA	0	0.0 %
BUILDING HEIGHT	22 FT	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	12,139 S.F.	42
WAREHOUSE (1:1000 S.F.)	10,800 S.F.	11
PARKING PROVIDED		53

EXISTING TREE MITIGATION

DESIGNATED MITIGATION TREE
TOTAL - 18 - 4" CALIPER

CITY REQUIREMENTS

STREET FRONTAGE
10' LANDSCAPE BUFFER REQUIRED
10' LANDSCAPE BUFFER PROVIDED

STREET TREES
1 PER 50 LF STREET FRONTAGE
T.L. TOWNSEND
371.06' / 50 = 7.42 = 8 TREES REQUIRED
8 TREES PROVIDED

PARKING LOT LANDSCAPING
5% INTERIOR LANDSCAPE REQUIRED
45,948 SF x 5% = 2,298 SF REQUIRED
3,232 SF PROVIDED (7.03%)

1 TREE PER 10 SPACES
46 SPACES / 10 = 4.6 = 5 TREES REQUIRED
5 TREES PROVIDED

TOTAL LANDSCAPE AREA
20% TOTAL LANDSCAPE REQUIRED
TOTAL SITE
96,268 SF x 20% = 19,254 SF REQUIRED
33,331 SF PROVIDED (34.62%)

LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEET ONLY.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
   - VITAL EARTH COMPOST
   - BACK-TO-EARTH SOIL CONDITIONER
   - LIVING EARTH COMPOST
   - SOIL BUILDING SYSTEMS COMPOST
   - SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259.

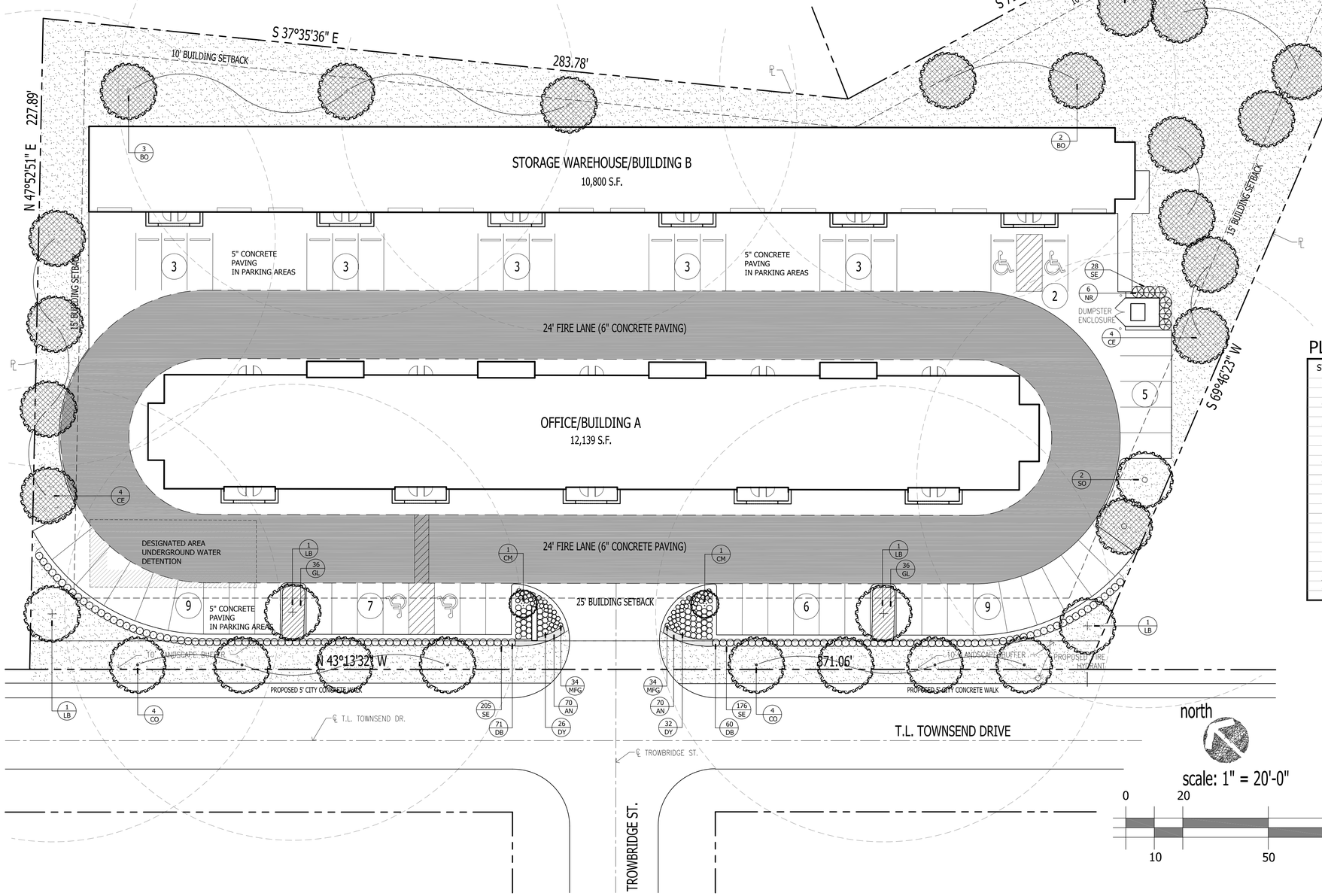
PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK QUERCUS MACROCARPA	5	3" CAL.	10-12'	5-6'	NURSERY GROWN	
CO	CHINKAPIN OAK QUERCUS MUHLENBERGIA	8	3" CAL.	10-12'	5-6'	NURSERY GROWN	
SO	RED OAK QUERCUS SHUMARDI	2	3" CAL.	10-12'	5-6'	NURSERY GROWN	
LB	LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	4	3" CAL.	10-12'	6-7'	NURSERY GROWN	
CE	CEDAR ELM ULMUS CRASSIFOLIA	12	3" CAL.	10-12'	6-7'	NURSERY GROWN	
CM	CRAPE MYRTLE LAGERSTROEMIA INDICA 'BASHAM PINK'	2	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
NR	N.R. STEVENS HOLLY ILEX x 'NELLIE R. STEVENS'	6	7 GAL.	42"	24"	CONT. GROWN	4'oc
DB	DWF BURFORD HOLLY ILEX CORNUTA 'BURFORDI' NANA	131	5 GAL.	18"	15"	FULL	30"oc
DY	DWF YAUPON HOLLY ILEX VOMITORIA 'NANA'	58	3 GAL.	12"	12"	FULL	24"oc
MFG	MEX. FEATHERGRASS NASSELLA TENUISSIMA	68	1 GAL.	12"	10"	FULL	18"oc
AN	ANNUALS	140	4" POT	TYPE TO BE DETERMINED			9"oc
SE	STEEL EDGING	204	LIN. FT.	REF. DETAIL			

LANDSCAPE LEGEND

COMMON
BERMUDA SOD
(CYNODON DACTYLON)

SOD INSTALLATION NOTES:
a. ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
b. AFTER APPROPIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
c. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.



appr. by:
drawn by:
date: 05-16-19

revisions
05-30-19
06-04-19

Leeming Design Group
Landscape Architecture
4913 Bolt Stone Drive, Suite 101-B
(817)577-6869 Fax (817)577-6896
North Richland Hills, Texas 76180
leemingdesigngroup@sbcglobal.net

LANDSCAPE PLAN

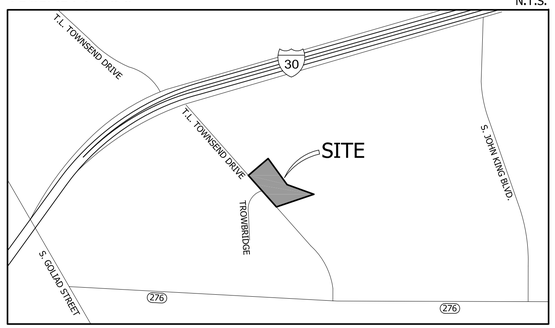
BODIN TRACT
T.L. TOWNSEND DRIVE
ROCKWALL, TEXAS

file name:
c:\Rockwall-Bodin Tract\
ldg-base_Bodin.dwg

sheet
L-1

VICINITY MAP

N.T.S.



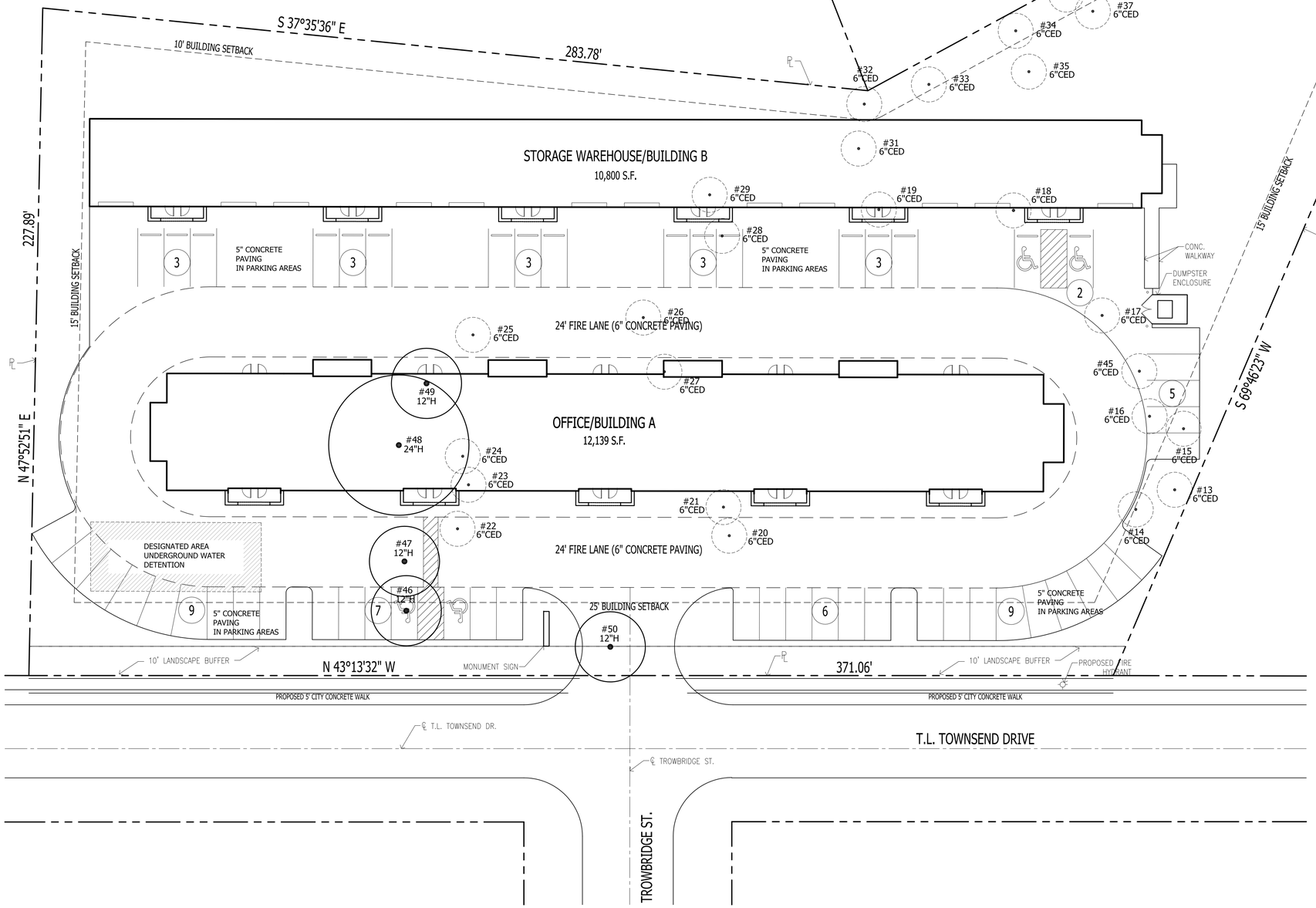
EXISTING TREES

EXISTING PROTECTED TREE
TO BE REMOVED
MITIGATION REQUIRED

#49
12"H

EXISTING UNPROTECTED TREE
TO BE REMOVED
NO MITIGATION REQUIRED

#32
6"CED



EXISTING TREES

TAG#	TREE TYPE	DBH	STATUS
#2	EASTERN RED CEDAR	6"	UNPROTECTED
#3	EASTERN RED CEDAR	6"	UNPROTECTED
#13	EASTERN RED CEDAR	6"	UNPROTECTED
#14	EASTERN RED CEDAR	6"	UNPROTECTED
#15	EASTERN RED CEDAR	6"	UNPROTECTED
#16	EASTERN RED CEDAR	6"	UNPROTECTED
#17	EASTERN RED CEDAR	6"	UNPROTECTED
#18	EASTERN RED CEDAR	6"	UNPROTECTED
#19	EASTERN RED CEDAR	6"	UNPROTECTED
#20	EASTERN RED CEDAR	6"	UNPROTECTED
#21	EASTERN RED CEDAR	6"	UNPROTECTED
#22	EASTERN RED CEDAR	6"	UNPROTECTED
#23	EASTERN RED CEDAR	6"	UNPROTECTED
#24	EASTERN RED CEDAR	6"	UNPROTECTED
#25	EASTERN RED CEDAR	6"	UNPROTECTED
#26	EASTERN RED CEDAR	6"	UNPROTECTED
#27	EASTERN RED CEDAR	6"	UNPROTECTED
#28	EASTERN RED CEDAR	6"	UNPROTECTED
#29	EASTERN RED CEDAR	6"	UNPROTECTED
#31	EASTERN RED CEDAR	6"	UNPROTECTED
#32	EASTERN RED CEDAR	6"	UNPROTECTED
#33	EASTERN RED CEDAR	6"	UNPROTECTED
#34	EASTERN RED CEDAR	6"	UNPROTECTED
#35	EASTERN RED CEDAR	6"	UNPROTECTED
#36	EASTERN RED CEDAR	6"	UNPROTECTED
#37	EASTERN RED CEDAR	6"	UNPROTECTED
#38	EASTERN RED CEDAR	6"	UNPROTECTED
#39	EASTERN RED CEDAR	6"	UNPROTECTED
#40	EASTERN RED CEDAR	6"	UNPROTECTED
#41	EASTERN RED CEDAR	6"	UNPROTECTED
#42	EASTERN RED CEDAR	6"	UNPROTECTED
#43	EASTERN RED CEDAR	6"	UNPROTECTED
#44	EASTERN RED CEDAR	6"	UNPROTECTED
#45	EASTERN RED CEDAR	6"	UNPROTECTED
#46	HACKBERRY	12"	PROTECTED
#47	HACKBERRY	12"	PROTECTED
#48	HACKBERRY	24"	PROTECTED
#49	HACKBERRY	12"	PROTECTED
#50	HACKBERRY	12"	PROTECTED

TOTAL PROTECTED TREES REMOVED	72"
PROPOSED 4" CAL. TREES (REF. LANDSCAPE PLAN)	18 x 4" = 72"

north

scale: 1" = 20'-0"

0 20 75

10 50

appr. by:
drawn by:
date: 05-16-19

revisions
05-30-19
06-04-19

Leeming Design Group
Landscape Architecture
4913 Ruth Stone Drive, Suite 101-B
(817) 577-6869 Fax (817) 577-6896
North Richland Hills, Texas 76180
leemingdesigngroup@sbcglobal.net

REGISTERED LANDSCAPE ARCHITECT
WILLIAM H. LEEMING III
1139
STATE OF TEXAS

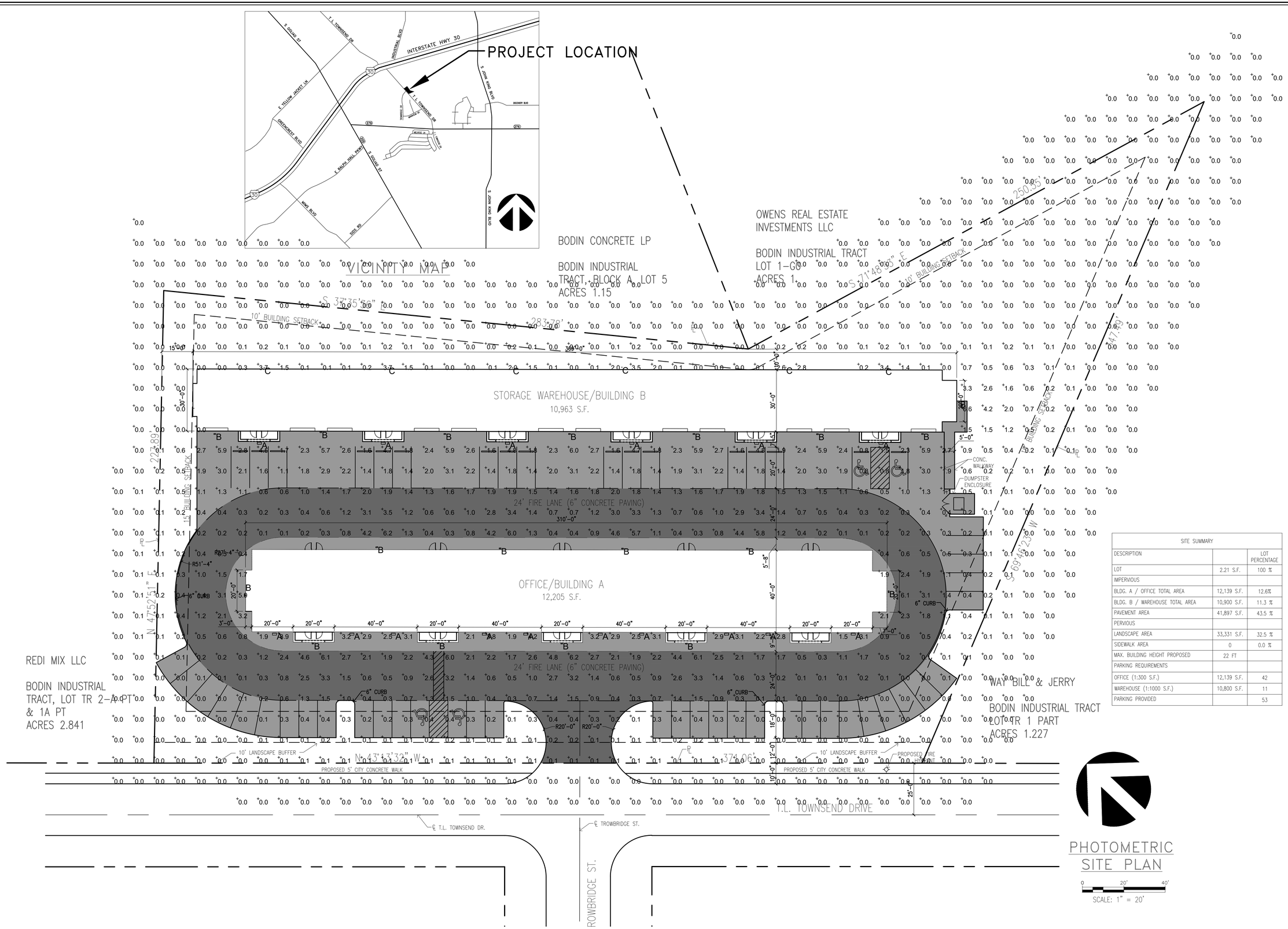
RELEASED FOR REVIEW

TREESCAPE PLAN

BODIN TRACT
T.L. TOWNSEND DRIVE
ROCKWALL, TEXAS

file name:
c:\Rockwall-Bodin Tract\
ldg-base_Bodin.dwg

sheet
T-1



SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
IMPERVIOUS		
BLDG. A / OFFICE TOTAL AREA	12,139 S.F.	12.6%
BLDG. B / WAREHOUSE TOTAL AREA	10,900 S.F.	11.3 %
PAVEMENT AREA	41,897 S.F.	43.5 %
PERVIOUS		
LANDSCAPE AREA	33,331 S.F.	32.5 %
SIDEWALK AREA	0	0.0 %
MAX. BUILDING HEIGHT PROPOSED	22 FT	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	12,139 S.F.	42
WAREHOUSE (1:1000 S.F.)	10,800 S.F.	11
PARKING PROVIDED		53

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS

No.	DESCRIPTIONS/ISSUE	DATE

PROJECT NAME AND ADDRESS:

PLATINUM BUISNESS PARK II
1491 T.L. TOWNSEND
ROCKWALL, TX 75087
BODIN INDUSTRIAL SUBDIVISION

PROJECT No.	17031
DRAWN BY	S.R.
CHECKED BY	R.R.
DATE	6/5/2019
SCALE	1" = 20'
SHEET NO.	6 of 10

DRAWING NAME:

PHOTOMETRIC SITE PLAN

DRAWING NO.

E-1

CASE NO. SP2019-018

PROJECT:	TYPE:
PLATINUM BUSINESS PARK II	A
PREPARED BY: RAMSAY & REYES ARCHITECTURE · MANAGEMENT 2235 RIDGE RD. STE. 200 ROCKWALL, TEXAS 75087	DATE: 6/4/2019

LITHONIA LIGHTING®

Catalog Number:

Notes:

Type:

FEATURES & SPECIFICATIONS

INTENDED USE — For building- and wall-mounted applications.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing. Die-cast doorframe has a 1/8" thick tempered glass lens. Doorframe is fully gasketed with one-piece solid silicone.
Finish: Standard finish is textured dark bronze (DDBT) corrosion-resistant polyester powder finish, with other architectural colors available. Striping is also available.

OPTICS — Hydroformed reflector for superior uniformity and control. Medium throw (MD) full cutoff distribution only.

ELECTRICAL — Compact fluorescent utilizes an electronic, high frequency ballast. Compact fluorescent socket is four-pin positive latching thermoplastic. UL Listed. Quick-disconnect plug easily disconnects reflector from ballast and fixture from supply wires.

INSTALLATION — Easily installed using provided mounting strap. Mount to any non-combustible vertical surface over a 4" round or square recessed outlet box (by others). Back access through slotted gasket.

LISTINGS — Listed and labeled to UL standards. Listed and labeled to CSA standards (see Options). NOM Certified (see Options). IP65 rated. Wet location listed.

WARRANTY — 1-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
Note: Specifications subject to change without notice.



Decorative Wall-Mounted Lighting

WSTM

COMPACT FLUORESCENT:
26DTT
26-42TRT

DARK SKY FRIENDLY
Consistent with IESNA lighting recommendations for light pollution reduction.

Specifications

Length: 12-1/2 (31.8)
Depth: 7-1/2 (19.1)
Height: 5-3/4 (14.6)
Weight: 14.0 lbs (6.35 kg)



LITHONIA LIGHTING®

Catalog Number:

Notes:

Type:

FEATURES & SPECIFICATIONS

INTENDED USE — For entrances, stairwells, corridors and other pedestrian areas.

CONSTRUCTION — Rear housing is rugged, corrosion-resistant, die-cast aluminum. Front cover is one-piece UV-resistant injection molded polycarbonate, internally painted. Captive external hardware is specially treated for corrosion resistance and includes slotted hex-head and tamperproof fasteners.
Finish: Dark Bronze (DDB) corrosion resistant polyester powder.

OPTICS — One-piece die-formed reflector is diffused aluminum. Refractor is clear UV stabilized polycarbonate, providing IES cutoff distribution and maximum lateral light output. Front cover is sealed and gasketed to inhibit the entrance of outside contaminants.

ELECTRICAL — Ballast: Metal halide: high reactance, high power factor. HPS: 50S, 70S, 120V are reactor, normal power factor. High reactance, high power factor (XHP), optional for 50S, 120V, 208, 240, 277, 347 and T8 are standard XHP. Ballasts are 100% factory tested. UL listed 660W, 600V and 4kV pulse rated.
All components are heat-sinked directly to the cast housing for maximum heat dissipation.
Socket: Porcelain, horizontally oriented medium-base socket with copper alloy, nickel-plated screw shell and center contact.

INSTALLATION — Mount to any vertical surface or to a 4" round square outlet box. Back access through gasketed slot. Top wiring access through 1/2" threaded conduit entry. (Through-wiring requires use of a conduit tee).

LISTINGS — UL listed for wet locations. IP65 rated. UL Listed to US and Canadian safety standards (see Options). NOM Certified.

WARRANTY — 1-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
Note: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

Cutoff Mini Wall Packs

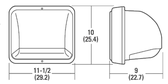
TWAC

METAL HALIDE: 50-100W
HIGH PRESSURE SODIUM: 50W



Specifications

Height: 10 (25.4)
Width: 11-1/2 (29.2)
Depth: 8-15/16 (22.7)
*Weight: 10 lbs. (4.53 kg)
All dimensions are inches (centimeters) unless otherwise indicated.
* Weight as configured in example below.



ORDERING INFORMATION For shortest lead times, configure product using **standard options (shown in bold).** **Example:** TWAC 50M 120 LPI

TWAC Series	Wattage	Voltage	Ballast	Options	Finish	Lamp[10]
TWAC	Metal halide **50M**[1] **70M**[1] **100M**[1] High pressure sodium 50S	**120** 208[1] 240[1] **277** **347** T8[1] 230/50HZ[6]	**(blank)** Magnetic XHP High reactance, high power factor[3] CWI Constant wattage isolated	Shipped installed in fixture SF Single fuse (120, 277, 347V)[3] DF Double fuse (208, 240V)[3] EC Emergency circuit[7] QRS Quartz restrike system[7] **CSA Listed and labeled to comply with Canadian Standards** NOM NOM Certified[8] PE Photocell[9] Shipped separately[4] WG Wire guard	**(blank) Dark bronze** DNA Natural aluminum DBL Black DMB Medium bronze DWH White DSS Sandstone CBT Non-stick protective coating[5] Super Durable finishes DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	**LPI Lamp included** **L/LP Less lamp**

PROJECT:	TYPE:
PLATINUM BUSINESS PARK II	B
PREPARED BY: RAMSAY & REYES ARCHITECTURE · MANAGEMENT 2235 RIDGE RD. STE. 200 ROCKWALL, TEXAS 75087	DATE: 6/4/2019

Notes
1. Not available with 347V.
2. Must specify CWI in Canada.
3. Optional multi-tap ballast (120, 208, 240, 277V). In Canada (120, 277, 347V) ships as 120/347.
4. Consult factory for available wattages.
5. Optional for 120V HPS only (n/a 35S).
6. Not available with T8.
7. Maximum allowable wattage lamp included.
8. May be ordered as an accessory as TWMWG U.
9. Finish applied to housing only.
10. Must be specified.

PROJECT:	TYPE:
PLATINUM BUSINESS PARK II	C
PREPARED BY: RAMSAY & REYES ARCHITECTURE · MANAGEMENT 2235 RIDGE RD. STE. 200 ROCKWALL, TEXAS 75087	DATE: 6/4/2019

CS CONTRACTOR SELECT™

LITHONIA LIGHTING®

Catalog Number:

Notes:

Type:

Contractor Select™

LIL LED

Wall Mount Lighting



The Lithonia Lighting® LIL wall pack is just 5 inch x 5 inch in size and delivers 800 lumens using only 8 watts. It is the ideal, compact "over-the-door" lighting solution for commercial and residential applications.

FEATURES:

- Replaces up to 100W incandescent lamps, saves 90% energy
- Elegant and compact LED solution, Photocell and battery pack options available
- Back box accessory available for conduit wiring

c UL us LISTED · LED · 5 YEAR warranty · DARK SKY FRIENDLY · DLC

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REGISTERED ARCHITECT ROSS L. RAMSAY 21449 STATE OF TEXAS

REVISIONS

No.	DESCRIPTION/ISSUE	DATE

PROJECT NAME AND ADDRESS:
PLATINUM BUISNESS PARK II
1491 T.L. TOWNSEND
ROCKWALL, TX 75087
BODIN INDUSTRIAL SUBDIVISION

PROJECT No.	17031
DRAWN BY	S.R.
CHECKED BY	R.R.
DATE	6/5/2019
SCALE	N/A
SHEET NO.	7 of 10

DRAWING NAME:
OUTDOOR LIGHT SPECS.

DRAWING NO.
E-2

CASE NO. SP2019-018

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 25, 2019
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. Approval of Minutes for the *May 28, 2019* Planning and Zoning Commission meeting.

2. **SP2019-015** (David)
   Consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a site plan for a restaurant less than 2,000 SF without a drive-through or drive-in on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

3. **SP2019-020** (Korey)
   Consider a request by Dub Douphrate & Associates on behalf of Carla Rankin of Carla Rankin Real Estate Holdings for the approval of a site plan for an office building on a 0.29-acre tract of land identified as Tract 22 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4035 N. Goliad Street, and take any action necessary.

4. **P2019-027** (David)
   Consider a request by Kyle Coleman Harris of Pacheco Koch Consulting Engineers on behalf of Alton Frazier of Channell Commercial Corporation for the approval of a replat for Lot 3, Block A, Channell Subdivision Addition being a 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

APPOINTMENTS

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

ACTION ITEMS

6. **SP2019-014** (Korey)
   Discuss and consider a request by Ahmed Helaluzzaman on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a site plan for a *retail shopping center* and *house of worship* on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [*FM-740*], and take any action necessary.

7. **MIS2019-005** (David)
   Discuss and consider a request by Michael Duval of G & A Consultants on behalf of John Delin of R. W. Ladera, LLC for the approval of an *Alternative Tree Mitigation Settlement Agreement* for a 28.011-acre parcel of land identified as a Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

DISCUSSION ITEMS

8. **P2019-026** **(Korey)**
   Discuss and consider a request by Bill Bricker of Columbia Development Co., LLC for the approval of a preliminary plat for Lots 1-5, Block A, Park Station Addition, being a 16.26-acre tract of land identified as a portion of Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary.

9. **SP2019-021** **(David)**
   Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Alton Frazier of Channell Commercial Corporation for the approval of an amended site plan for an existing industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

10. **SP2019-022** **(Korey)**
    Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Rockwall Assembly of God for the approval of a site plan for an addition to an existing church on a 6.210-acre tract of land identified as Lot 1, Block A, Lakes Assembly Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Williams Street, and take any action necessary.

11. **SP2019-023** **(David)**
    Discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a site plan for a multi-tenant retail building and restaurant on a 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [*SH-205*], and take any action necessary.

12. **SP2019-024** **(Korey)**
    Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

13. **SP2019-025** **(David)**
    Discuss and consider a request by Matt Lucas, PE of Kimley Horn on behalf of Kevin J. Lloyd of 2424 MTA Realty, LLC for the approval of a site plan for an office building on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

14. Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Ryan)**.

    - ✓ P2019-024: Vacating Plat for Lots 17 & 18, Block B, Lago Vista Addition [*Approved*]
    - ✓ Z2019-012: Zoning Change (AG to PD) for North Gate (*1st Reading*) [*Approved*]
    - ✓ Z2019-013: PD Development Plan in Planned Development District 32 (PD-32) (*1st Reading*) [*Approved*]

ADJOURNMENT

15. Capital Improvements Advisory Committee Meeting (CIAC) [6:30 PM]

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code § 55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 21st day of June 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
June 25, 2019
5:00 PM

CALL TO ORDER

CONSENT AGENDA

1. **SP2019-020** (Korey)
   Consider a request by Dub Douphrate & Associates on behalf of Carla Rankin of Carla Rankin Real Estate Holdings for the approval of a site plan for an office building on a 0.29-acre tract of land identified as Tract 22 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4035 N. Goliad Street, and take any action necessary.

2. **SP2019-015** (David)
   Discuss and consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a site plan for a restaurant less than 2,000 SF without a drive-through or drive-in on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

ACTION ITEMS

3. **SP2019-022** (Korey)
   Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Rockwall Assembly of God for the approval of a site plan for an addition to an existing church on a 6.210-acre tract of land identified as Lot 1, Block A, Lakes Assembly Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Williams Street, and take any action necessary.

4. **SP2019-023** (David)
   Discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a site plan for a multi-tenant retail building and restaurant on a 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [*SH-205*], and take any action necessary.

5. **SP2019-024** (Korey)
   Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

6. **SP2019-025** (David)
   Discuss and consider a request by Matt Lucas, PE of Kimley Horn on behalf of Kevin J. Lloyd of 2424 MTA Realty, LLC for the approval of a site plan for an office building on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

ADJOURNMENT

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I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 21st day of June 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
CAPITAL IMPROVEMENT ADVISORY COMMITTEE
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 25, 2019
6:30 P.M.

CALL TO ORDER

APPOINTMENTS

1. **MIS2019-001** **(Ryan)**
   Discuss and consider the proposed Land Use Assumptions (LUA) Report and ten (10) year growth rate for the City of Rockwall, and take any action necessary.

DISCUSSION ITEMS

2. Additional discussion concerning the Impact Fee Update and Capital Improvements Advisory Committee issues.

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 21st day of June 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 28, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Jerry Welch, Mark Moeller, Tracey Logan, John Womble, Eric Chodun and Annie Fishman. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the April 30, 2019 Planning and Zoning Commission meeting.

2. P2019-020
Consider a request by Robert Howman of Glenn Engineering on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of replat for Lot 2, Block A, RISD Elementary School Addition being a 17.2922-acre tract of land being identified as Lot 1, Block A, RISD Elementary School Addition and Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall, Texas, zoned Planned Development District 70 (PD-70) for single family land uses, located at the southeast corner of Greenway Boulevard and FM-552, and take any action necessary.

3. P2019-021
Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Greencrest TPS Hotel, LP for the approval of a final plat of Lots 1-3, Block A, Town Place Marriott Addition being an 8.715-acre tract of land identified as a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

4. P2019-022
Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill of MHC Rockwall, LLC and Jason Lentz of Atticus of Atticus Summer Lee Townhomes for the approval of a replat for Lot 5, Block A, Harbor Village Addition, being a 2.12-acre tract of land currently identified as Lot 3, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located on the south side of Summer Lee Drive southwest of the intersection of Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.

5. SP2019-019
Discuss and consider a request by Jerry Crouse of PS LPT Properties Investors on behalf of Public Storage for the approval of a site plan for an existing mini-warehouse facility on a 4.264-acre of land identified as Lot 1, Block B, Valk Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4028 N. Goliad Street [*SH-205*], and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a vote of 7-0.

III. APPOINTMENTS

6. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. ACTION ITEMS

7. SP2017-019

Discuss and consider a request by Himmat Chauhan of Best Western Plus for the approval of an extension of an approved site plan for a hotel on a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation and background of the request. The applicant is requesting approval of an amended site plan for an existing mini-warehouse facility. On December 9, 2013, the City entered into a 212 Development Agreement with the then owner of the subject property Ronald C. Valk. On March 19, 2018, the City Council annexed the subject property by Ordinance No. 18-17. At the time of annexation, the subject property became subject to the requirements of the City's Municipal Code of Ordinances and the Unified Development Code.

Mr. Miller further noted that in March 2019, staff was made aware that some of the exterior lighting on the storage facility had been changed without the approval of a photometric plan. In response to this violation, Neighborhood Improvement Services contacted the owner of the property to inform them about the violation. Based on staff's examination of the site, the new light fixtures did not meet the requirements of the UDC. Specifically, the light fixtures were not fully shielded and directed downward causing ambient light to be shed onto the adjacent residential properties. Upon being contacted by the Neighborhood Improvement Services Department, the property owner submitted a photometric plan and lighting cutsheets proposing new light fixtures be installed that meet the requirements of the UDC. The submitted photometric plan shows that the new maximum light intensity at the property line will not exceed 0.2 FC, the maximum allowable light intensity stipulated by the UDC. In addition, the submitted plan does meet all of the requirements of the Unified Development Code. Since the mini-warehouse facility was constructed prior to being annexed, the City does not have a site plan for this facility and felt it necessary to bring this to the Planning and Zoning Commission for review and approval.

Mr. Miller advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward and speak.

Juan Vasquez
1919 S. Shiloh Road
Garland, TX

Mr. Vasquez came forward and provided additional comments in regards to the request.

Chairman Lyons asked for questions from the Commission.

Commissioner Womble asked if any changes were being requested. Mr. Miller indicated no changes were being requested it is the same site plan that was brought initially.

Commissioner Chodun asked the reason the property was for sale. Mr. Vasquez shared that the applicant wasn't sure if he would continue with the project due to his market indicators and wanted to get an idea of what kind of inquires he would get however after four months on the market he has not had any inquiries.

Commissioner Moeller asked if the two year extension would suffice to allow the applicant to complete the project. Mr. Vasquez shared that it is the intent of the applicant to get started on the project and be far along in that two year period.

Chairman Lyons brought the item back to the Commission for discussion or action.

Commissioner Womble made a motion SP2019-019 with staff recommendations. Commissioner Moeller seconded the motion which passed by a vote of 5-2 with Commissioners Chodun and Welch dissenting.

8. MIS2019-005

Discuss and consider a request by Michael Duval of G & A Consultants on behalf of John Delin of R. W. Ladera, LLC for the approval of an *Alternative Tree Mitigation Settlement Agreement* for a 28.011-acre parcel of land identified as a Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

Chairman Lyons indicated agenda item would be tabled until the next scheduled meeting.

9. MIS2019-006

Discuss and consider a request by Glen Goodrich for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code for an accessory structure on a 0.2296-acre parcel of land identified as Lot 1, Block I, Northshore, Phase 2B Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 608 Christian Court, and take any action necessary.

Chairman Lyons indicated the applicant has requested to withdraw the case and no action would need to be taken.

V. DISCUSSION ITEMS

10. Z2019-012

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family-1 (SF-1) District land uses on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the west side of Stodgehill Road [*FM-3549*] north of the intersection of Stodgehill Road [*FM-3549*] and Cornelius Road, and take any action necessary.

Senior Planner, Korey Brooks, advised the Commission that the applicant was present and would be discussing the case.

Chairman Lyons asked the applicant to come forward.

Ryan Joyce
1189 Waters Edge Drive
Rockwall, TX

Mr. Joyce came forward and provided additional remarks in regards to the case. He shared the site plan for a potential development at the southwest corner of Clem Road and Stodgehill Road it is a 62.5 acre tract that has 40 lots on it. It will be a lower density development with all lots being minimum of 1 acre up to 1.8 and 1. 7acres with an additional 5.5 acre that will be a single family home. The development will have 75 foot front yard setbacks along with front facing garages. Mr. Joyce went on to share that he believes this development is a great project and is in high need for the north side of Rockwall. He indicated he was available for questions.

Commissioner Chodun asked if there was an estimated costs for the homes at this time. Mr. Joyce indicated that at this time he did not have the estimated cost for the homes however the lots will be available to retail the lot prices will range from $100k to $165k for the lots and all will be custom built.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

11. Z2019-013

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a PD Development Plan within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Sub-District* of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation of the request. The applicant is requesting to amend an existing Planned Development Plan that had retail shops down Harbor Hills Drive and have since then changed that out to incorporate a parks space in between that and move several buildings also along Sunset Ridge Drive. The differences between this request and the previous plan is the location of the buildings, building placement issues and also the incorporation of the park area. The applicant is requesting to remove the building elevations and that can be dealt with at the time of site planning where they will be required to go before the Architectural Review Board. For the most part however the development requirements being requested are the same as previous and they would be required to adhere to all the design standards contained in Planned Development District 32. Mr. Miller advised the Commission that the applicant was not present and staff could answer any question.

Chairman Lyons asked for questions from the Commission.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

12. SP2019-013

Discuss and consider a request by Bill Bauman of Bauman Consultants on behalf of John Gatz of Eco-Site for the approval of a site plan for a *Freestanding Commercial Antenna* on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as *Yellow Jacket Park*, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [*SH-205*] and Yellow Jacket Lane, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. A Specific Use Permit was approved for this last year and they are going through site plan currently which will then be followed by Engineering and Building Inspections. Mr. Gonzales indicated Mr. John Gatz was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

John Gatz
309 Edenborough Drive
Anna, TX

Mr. Gatz came forward and provided additional comments pertaining to the request. He shared that they have negotiated a lease with the City of Rockwall to lease a portion where they can install a cell tower at the bottom portion of the park. The plans have all been submitted and they have received initial comments from staff and those will be addressed. He indicated he was available for questions.

Chairman Lyons asked for questions from the Commission

Commissioner Womble asked if the height is what was approved with the Specific Use Permit. Mr. Gonzales indicated it was and everything would need to follow the approved Ordinance.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

13. SP2019-014

Discuss and consider a request by Ahmed Helaluzzaman on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a site plan for a *retail shopping center* and *house of worship* on

a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [*FM-740*], and take any action necessary.

Senior Planner, Korey Brooks, advised the Commission that the applicants were present and would provide details on the request and staff would answer any question.

Chairman Lyons asked the applicant to come forward.

Ahmed Helaluzzaman
545 Coventry Drive
Grapevine, TX

Mr. Helaluzzman came forward and provided a brief explanation of the request. They are requesting to have space for worship as well as retail space. He indicated he was available for questions.

Chairman Lyons asked for any questions from the Commission.

Commissioner Chodun asked if there were any variances being requested. Mr. Brooks indicated there are several variances associated with the vertical and horizontal articulation and the applicant will be providing staff revisions.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

14. SP2019-016
Discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a site plan for two (2) metal buildings in conjunction with an existing commercial business on a 1.55-acre parcel of land identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant is requesting to add additional buildings behind the existing buildings. The request went before the Architectural Review Board and they did recommend approval however they want the wainscot to be included with the existing buildings to have uniformity. Mr. Gonzales advised that the applicant was not present.

Chairman Lyons asked for questions from the Commission.

Commissioner Chodun asked if there were additional variances that the applicant was requesting. Mr. Gonzales indicated there would be for the horizontal articulation and since it is a metal building they do not meet the material requirement.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

15. SP2019-017
Discuss and consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Vincent Stagliano for the approval of a site plan for an animal boarding/kennel without outside pens on a 1.2113-acre tract of land identified as Lot 4, Block A, Ellis Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

Planning Manager, David Gonzales, advised the Commission that the request went before the Architectural Review Board and they forwarded their recommendation. Mr. Gonzales stated that the applicant was present and would provide details on the request.

Chairman Lyons asked the applicant to come forward.

Steven Homeyer
(No address given)

Mr. Homeyer came forward and provided comments in regards to the request. The request is for a kennel daycare facility as well as night boarding with an outside exercise area. They are proposing an 8foot wooden fence around the exercise area and the intent for the wooden fence is to provide security and to keep the dogs from seeing surrounding activities. Mr. Homeyer indicated he was available to answer any questions the Commission may have.

Mr. Gonzales added that in regards to the fence, it is a screening fence and as far as what the UDC requires is a masonry fence therefore the wooden fence will be an exception they are requesting.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

16. SP2019-018
Discuss and consider a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action necessary.

Senior Planner, Korey Brooks, advised the Commission that the applicant was present and would provide details of the request and staff would be available to answer any question.

Chairman Lyons asked the applicant to come forward and speak.

Annalyse Valk
1450 TL Townsend suite 100
Rockwall, TX

Ms. Valk came forward and provided details pertaining to the request. They proposing to build a multi-tenant office warehouse building. Ms. Valk indicated she was available for questions.

Mr. Brooks added that two years ago the Planning and Zoning Commission approved a site plan for a similar facility with the applicant just north of the subject property. Since this will be located at a highly visible location the Architectural Review Board made a recommendation for this new facility match the old facility.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

17. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ Z2019-009: SUP for a Restaurant at 505 N. Goliad Street (*1st Reading*) [*Approved*]
- ✓ Z2019-010: SUP for Guest Quarters/Secondary Living Unit and Barn or Agricultural Accessory Building at 777 & 839 Cornelius Road (*1st Reading*) [*Approved*]
- ✓ Z2019-011: Amended PD Development Standards for Planned Development District 47 (PD-47) (*1st Reading*) [*Approved*]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VI. ADJOURNMENT

Chairman Lyons adjourned the meeting at 6:43 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

_____
Johnny Lyons, Chairman

Attest:

_____
Laura Morales, Planning Coordinator

18. Capital Improvements Advisory Committee Meeting (CIAC) [6:30 PM]
Appointment with Eddie Hass of Freese and Nichols, Inc. and Matt Hickey, PE of Birkhoff, Hendricks & Carter LLP to discuss Roadway, Water and Wastewater Impact Fees, the Ten-Year Growth Rate for the City of Rockwall, and the proposed Land Use Assumptions report, and take any action necessary.

19. Planning and Zoning Commission Training Session [7:00 PM]
The Planning and Zoning Commission will hold a training session with the City Attorney immediately following the adjournment of the May 28, 2019 Capital Improvements Advisory Committee Meeting.

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	06/25/2019
APPLICANT:	Chris Lam, P.E.; *Lam Consulting Engineering*
CASE NUMBER:	SP2019-015; *Site Plan for Restaurant Less than 2,000 SF w/o Drive-Through*

SUMMARY

Consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a site plan for a restaurant less than 2,000 SF without a drive-through or drive-in on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

BACKGROUND

The subject property was a part of the original town incorporation for the City of Rockwall in 1873. On August 5, 2002, the City Council approved *Ordinance No. 02-46* zoning the property *Planned Development District 50 (PD-50)* for Residential Office (RO) District land uses. On June 3, 2019, the City Council approved a Specific Use Permit [*i.e. Ordinance No. 19-22, SUP No. S-208*] allowing the *Restaurant Less Than 2,000 SF without a Drive-Through or Drive-In* land use on the subject property. The existing single-family home is approximately 1,916 SF, and -- according to the City of Rockwall's Historic Resources Survey -- was constructed in 1915 using characteristics of Bungalow style architecture. Bungalow styled homes have a Craftsman influence, and typically have identifying features that include a low-pitched or gabled roof (*which is usually hipped*), wide unenclosed eave overhangs, exposed roof rafters, decorative or false beams under the gables, and full or partial width porches that are supported by tapered square columns.

PURPOSE

The applicant, Chris Lam, P.E. of Lam Consulting Engineering, is requesting approval of a site plan for the purpose of converting a single-family home into a restaurant, without a drive-through or drive-in that is less than 2,000 SF within Planned Development District 50 (PD-50). More specifically, the applicant is proposing to convert the existing single-family home to a commercial property to accommodate the proposed restaurant land use (*i.e. Bonafide Betties Pie Company*).

ADJACENT LAND USES AND ACCESS

The subject property is located at 505 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a local boutique (i.e. Hallie B's), situated on a 0.2296-acre parcel of land. This property is zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses. Beyond this property is a continuation of Planned Development District 50 (PD-50).

South: Directly south of the subject property is a vacant 0.420-acre parcel of land. This property is zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses. Beyond this property is a continuation of Planned Development District 50 (PD-50).

East: Directly east of the subject property are local businesses and residential properties along N. Goliad Street that are zoned Planned Development District 50 (PD-50) for Residential Office District (RO) land uses. Beyond these properties are single-family residential homes zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are single-family homes zoned Single-Family 7 (SF-7) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

Currently, the applicant is in the process of converting the residential structure to a commercial structure. Since the land use is changing from a residential land use to a commercial land use, the property is required to construct a parking lot and provide ADA compliant access to the proposed residential-office building. The proposed parking lot will have five (5) parking spaces located behind the main structure and two (2) parallel parking spaces located on the north side of the building. The ADA ramp and sidewalk will be located adjacent to the east façade of the building (*i.e. the front of the building*) that faces Goliad Street.

The submitted site plan generally conforms to the technical requirements contained within the UDC for a property located within Planned Development District 50 (PD-50). A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*X=10,019 SF: In Conformance*
Minimum Lot Frontage	*60-Feet*	*X=~84-Feet: In Conformance*
Minimum Lot Depth	*100-Feet*	*X=~113-Feet: In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X=25-Feet: In Conformance*
Minimum Rear Yard Setback	*30-Feet*	*X=30-Feet: In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X=10-Feet: In Conformance*
Maximum Building Height	*36-Feet*	*X=~25-Feet: In Conformance*
Max Building/Lot Coverage	*40%*	*X=~19%: In Conformance*
Minimum Masonry Requirement	*90%*	*100%: In Conformance Wood Siding*
Minimum Number of Parking Spaces	*8 Spaces*	*7 Spaces: In Conformance Per SUP*
Minimum Stone Requirement	*N/A*	*N/A Per NGC OV Standards*
Minimum Landscaping Percentage	*N/A*	*N/A*
Maximum Impervious Coverage	*N/A*	*N/A*

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 6.04.E, *Parking Area Restrictions*, of Section 6, *North Goliad Corridor Overlay (NGC OV) District,* of Article V, *District Development Standards*, of the Unified Development Code (UDC), "…any surface parking shall be provided in well-screened parking lots at the rear or behind the main façade of the building…" Additionally, new buildings or alterations shall be compatible with the adjoining area. In this case, the applicant is locating the parking lot to the rear and north side of the property (*i.e. behind the front façade*), which conforms to the NGC OV district standards. Additionally, since the applicant will install a minimum six (6) foot tall *board-on-board* fence, the request appears to be in conformance with the overlay district's requirements with regard to parking lot screening. Since, the structure is being converted from a residential land use to a commercial land use, modifications to

the site will be required. In this case, the applicant has provided a full scope of work detailing all changes to the site.

INFRASTRUCTURE

Planned Development District 50 (PD-50) requires a cross access easement on all adjoining properties when the use has changed from a residential land use to a non-residential land use. An access plan for PD-50 is also included in the OURHometown Vision 2040 Comprehensive Plan under Appendix 'A', *Small Area Plans*. The subject property will be incorporating a 24-foot wide drive aisle and connecting to the cross access easement on the adjacent property to the north (*i.e. 507 N. Goliad Street*). This will provide ingress/egress for both properties, while meeting the intent of the access plan contained in the Comprehensive Plan.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan, the subject property is located in the Downtown District and is designated for *Live/Work* land uses. The Downtown District is considered to be the cultural heart of the community and embodies the small-town atmosphere that is characteristic of the City of Rockwall. Contained in the Downtown District is the North Goliad Corridor, which is a unique live/work corridor that offers residential units, offices, event venues, and boutiques. The intent of the North Goliad Corridor is not only to protect and preserve the historic architecture and significance within the district, but to also ensure that infill development does not negatively impact the surrounding properties or the district. In this case, the applicant's request appears to be in conformance with the Future Land Use Plan. Specifically, the proposed office building is an existing single-family home and the applicant is not proposing to make any structural changes to the exterior of the building when the home is converted to an office building.

ARCHITECTURAL REVIEW BOARD (ARB):

The Architectural Review Board (ARB) will review the building elevations at the June 25, 2019 meeting, and will provide a recommendation to the Planning and Zoning Commission.

HISTORIC PRESERVATION ADVISORY BOARD (HPAB):

On June 20, 2019, the Historic Preservation Advisory Board (HPAB) reviewed the applicant's request and passed a motion to approve a Certificate of Appropriateness (COA) by a vote of 4-0 with Board Members Daniels, Mischler, and Bowlin absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's site plan request, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed;

(2) Submittal and approval of civil engineering plans and plat are required prior to the approval of a Certificate of Occupancy (CO);

(3) Adherence to the operational conditions established in the Specific Use Permit (SUP) are required for continued operation; and,

(4) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Project Number	SP2019-015	**Owner**	STAINED, GLASS CREATIONS INC	**Applied**	5/16/2019 LM
Project Name	505 N. Goliad Street	**Applicant**	LAM CONSULTING ENGINEERING	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	P&Z HEARING			**Status**	6/18/2019 DG

Site Address	**City, State Zip**	**Zoning**
505 N GOLIAD ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ARTVENTURES STUDIO ADDN		20B		3050-020B-0023-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/16/2019	5/23/2019				
ENGINEERING	Sarah Hager	5/16/2019	5/23/2019	5/24/2019	8	COMMENTS	
(5/24/2019 11:26 AM SH) - Bump out islands to have 20' long parking space. - Pave to have 24' drive isle. The following if for your information for engineering design. - 4% Engineering Fees. - Impact fees. - Must have detention. - TXDOT permit required if touching the ROW. - Walls 3' and over must be engineered. - All walls to be rock or stone face. No smooth concrete walls allowed. - Must meet all City Standards of Design and Construction							
FIRE	Ariana Hargrove	5/16/2019	5/23/2019	5/23/2019	7	APPROVED	
GIS	Lance Singleton	5/16/2019	5/23/2019	5/22/2019	6	APPROVED	
PLANNING	David Gonzales	6/18/2019	6/25/2019	6/18/2019		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING AND ZONING 2nd ROUND COMMENTS (06.18.2019): The following staff comments are to be addressed and resubmitted no later than Tuesday July 2, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff: ** Planning Department General Comments & Requirements: 1. Adherence to the SUP Requirements, standards of the Unified Development Code (UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required. 2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO). 3. Submittal and approval of a Certificate of Appropriateness (COA) by the Historic Preservation Advisory Board (HPAB) for the site plan, and any exterior changes requiring approval of a COA. ** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff: Site Plan: 1. The site plan requires a recommendation forwarded to the Planning and Zoning Commission from the Historic Preservation Advisory Board (HPAB). Building Elevations: 1. Changes to the building elevations require a recommendation from the Architectural Review Board (ARB). See scheduled meeting below. ** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745. Meeting Dates to Attend: Architectural Review Board: June 25, 2019 (5:00 p.m.) [Consent Agenda] Planning - Consent Agenda: June 25, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)] ** IF REQUIRED -- City Council - Action: Monday, July 1, 2019 (6:00 p.m.) [ONLY FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **							
PLANNING	David Gonzales	5/16/2019	5/23/2019	6/18/2019	33	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a site plan for a restaurant less than 2,000 SF without a drive-through or drive-in on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

PLANNING AND ZONING 1ST ROUND COMMENTS (06.18.2019):

The following staff comments are to be addressed and resubmitted no later than Tuesday July 2, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments & Requirements to address/acknowledge:

1. Adherence to the SUP Requirements, standards of the Unified Development Code (UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO).
3. Submittal and approval of a Certificate of Appropriateness(COA) by the Historic Preservation Advisory Board (HPAB) for the site plan, and any exterior changes requiring approval of a COA.
4. Label all revised site plan documents with "Case No. SP2019-015" at the lower right corner of each plan.

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

Site Plan:
1. Delineate and label the minimum 25-foot front yard set-back for the Residential Office (RO) District.
2. Label the access easements as "24-ft Firelane, Public Access, Drainage and Utility Easements (as appropriate for each).
3. The site plan requires a recommendation forwarded to thePlanning and Zoning Commission from the Historic Preservation Advisory Board(HPAB).

Building Elevations:
1. Changes to the building elevations require a recommendation from the Architectural Review Board(ARB). See scheduled meeting below.

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board: June 25, 2019 (5:00 p.m.) [Consent Agenda]

Planning - Action: June 25, 2019 (6:00p.m.) [P&Zto take action (i.e. approve, approve with conditions, deny)]

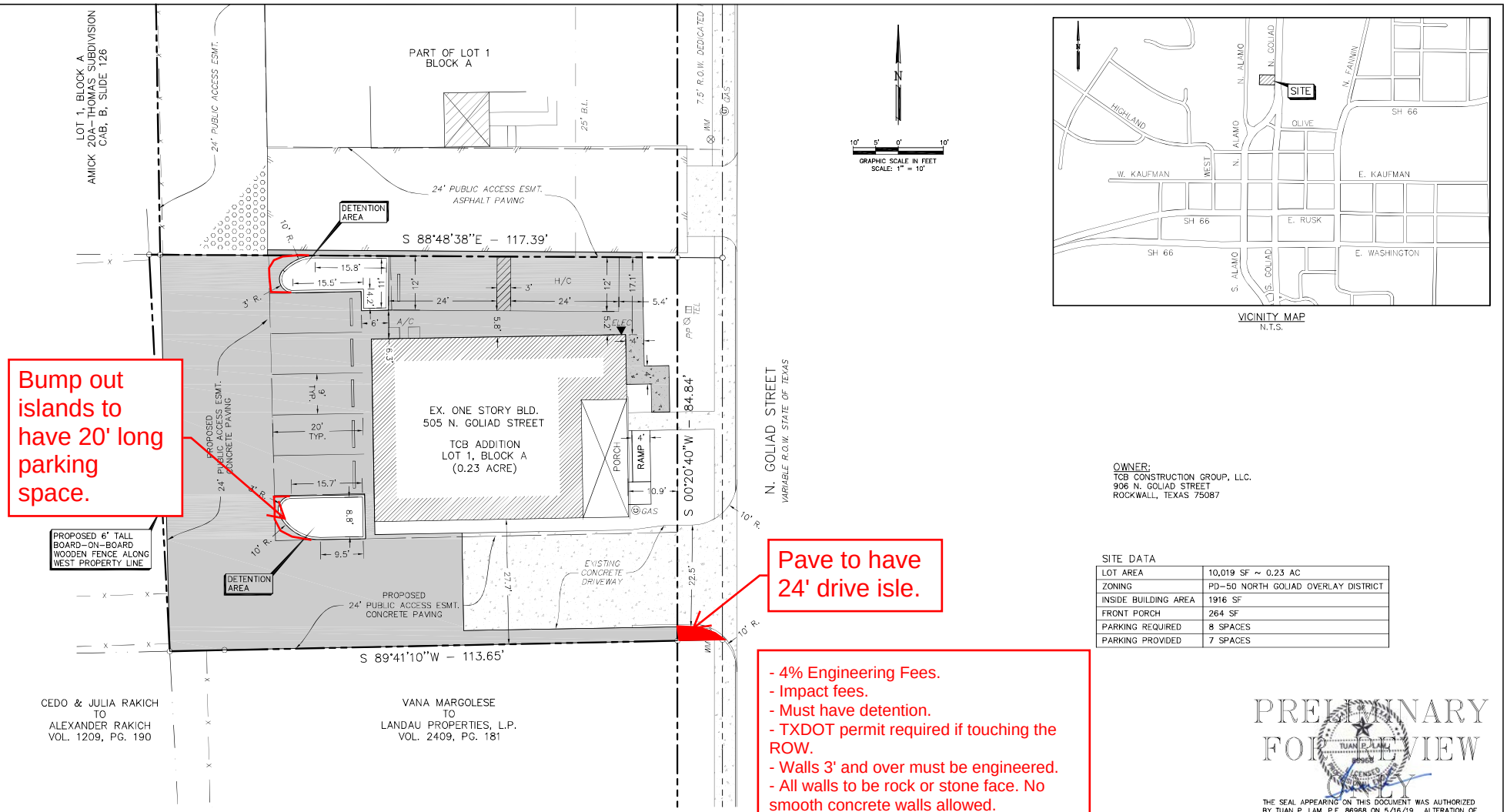
** IF REQUIRED -- City Council - Action: Monday, July 1, 2019 (6:00 p.m.) [ONLY FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **

Police Department	David Gonzales	5/23/2019	5/30/2019	5/23/2019		COMMENTS	See comments

(5/23/2019 5:52 PM DG)
Comments provided by Capt. Ed Fowler - Police

SP2019-015 - BONAFIDE BETTIES PIES CO
Considerations:

- Lighting placed on or in fencing area around dumpster to eliminate shadow and dark areas and prevent theft from dumpster (ID Theft, etc.)
- Place high resolution cameras on corners of building and interior.
- Equip doors with motion sensor alarms, windows with glass break alarms and interior proximity alarms.
- Consider target hardening with industrial standard or greater locking devices for all doors
- Lighting placed upon all sides of the exterior the buildings, over doors and at the rear of property (West) to illuminate and eliminate shadows, dark areas and hiding spots. Lighting set by City Code, LEDs are preferred.
- Ensure trees and bushes are trimmed within acceptable standards (Trees Trimmed up to 7' and Bushes Trimmed Down to 3') and consider ground wash lighting to illuminate the area and provide territorial reinforcement, ownership and enhance natural lines of sight at night around the business.
- Consider appropriate lighting of parking lot to eliminate hiding places for suspect and prevent accidents.



Bump out islands to have 20' long parking space.

Pave to have 24' drive isle.

- 4% Engineering Fees.
- Impact fees.
- Must have detention.
- TXDOT permit required if touching the ROW.
- Walls 3' and over must be engineered.
- All walls to be rock or stone face. No smooth concrete walls allowed.
- Must meet all City Standards of Design and Construction

OWNER:
TCB CONSTRUCTION GROUP, LLC.
906 N. GOLIAD STREET
ROCKWALL, TEXAS 75087

SITE DATA

LOT AREA	10,019 SF ~ 0.23 AC
ZONING	PD-50 NORTH GOLIAD OVERLAY DISTRICT
INSIDE BUILDING AREA	1916 SF
FRONT PORCH	264 SF
PARKING REQUIRED	8 SPACES
PARKING PROVIDED	7 SPACES

PRELIMINARY FOR REVIEW

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TUAN P. LAM, P.E. 86988 ON 5/16/19. ALTERATION OF A SEALED DOCUMENT WITHOUT THE PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

CASE No. Z2019-009

SURVEY INFORMATION ON THIS DRAWING WAS PROVIDED BY OTHERS. LAM CONSULTING ENGINEERING IS NOT RESPONSIBLE FOR THE ACCURACY OF THE TOPOGRAPHIC MAPPING NOR BENCHMARK DATUM.

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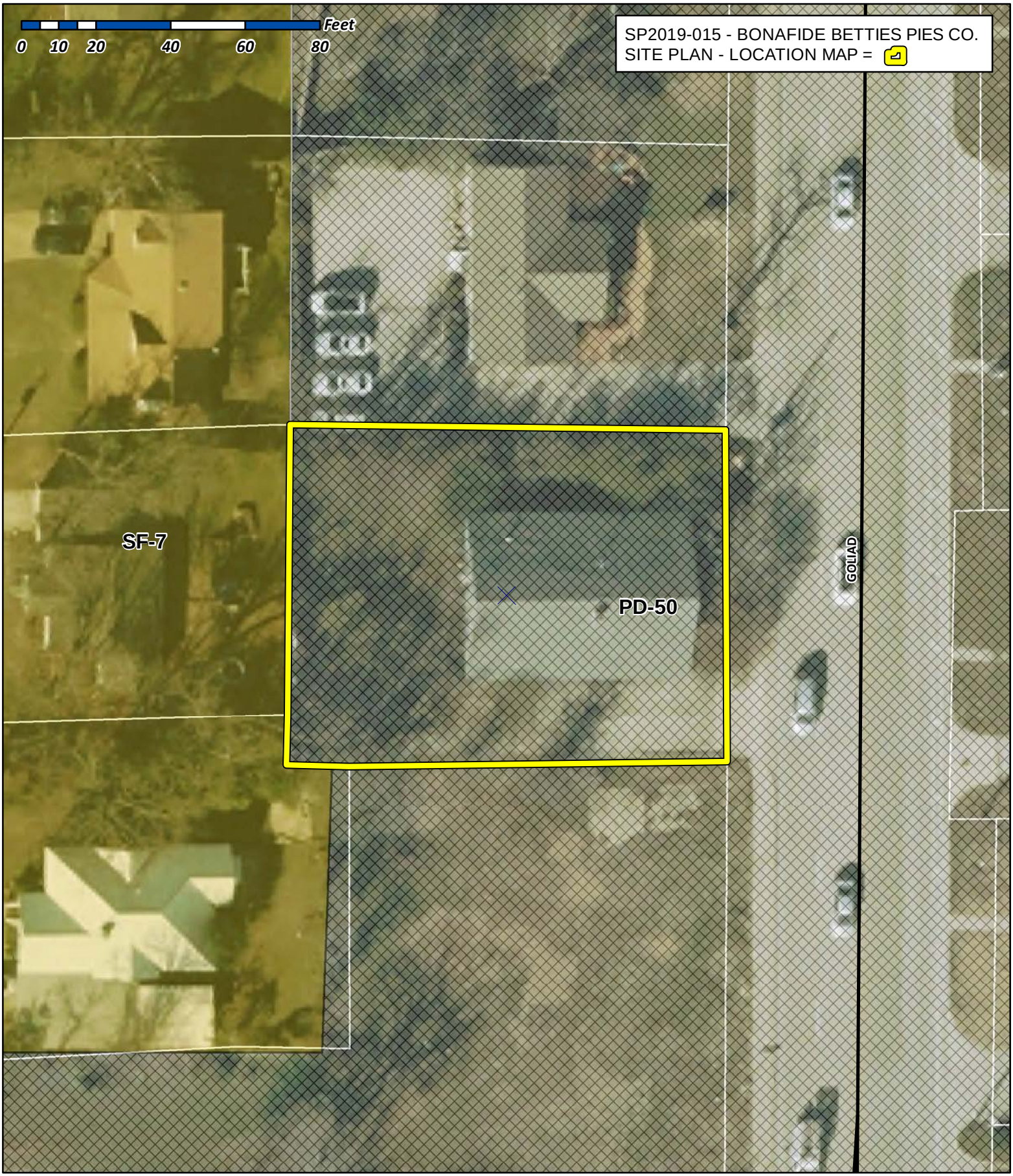
THE INFORMATION SHOWN ON THIS PLAN IS FROM RECORD DRAWINGS. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES AND CONTACT ALL UTILITY COMPANIES 48 HRS PRIOR TO ANY EXCAVATION. 1-800-DIG TESS

SITE PLAN

TCB ADDITION - LOT 1, BLOCK A
BONAFIDE BETTIES PIES CO.
505 N. GOLIAD STREET
ROCKWALL, TEXAS 75087

LAM CONSULTING ENGINEERING
6804 WILHELMINA DRIVE
SACHSE, TEXAS 75048
Phone (214) 766-1011
www.lamcivil.com
Firm #F-9763

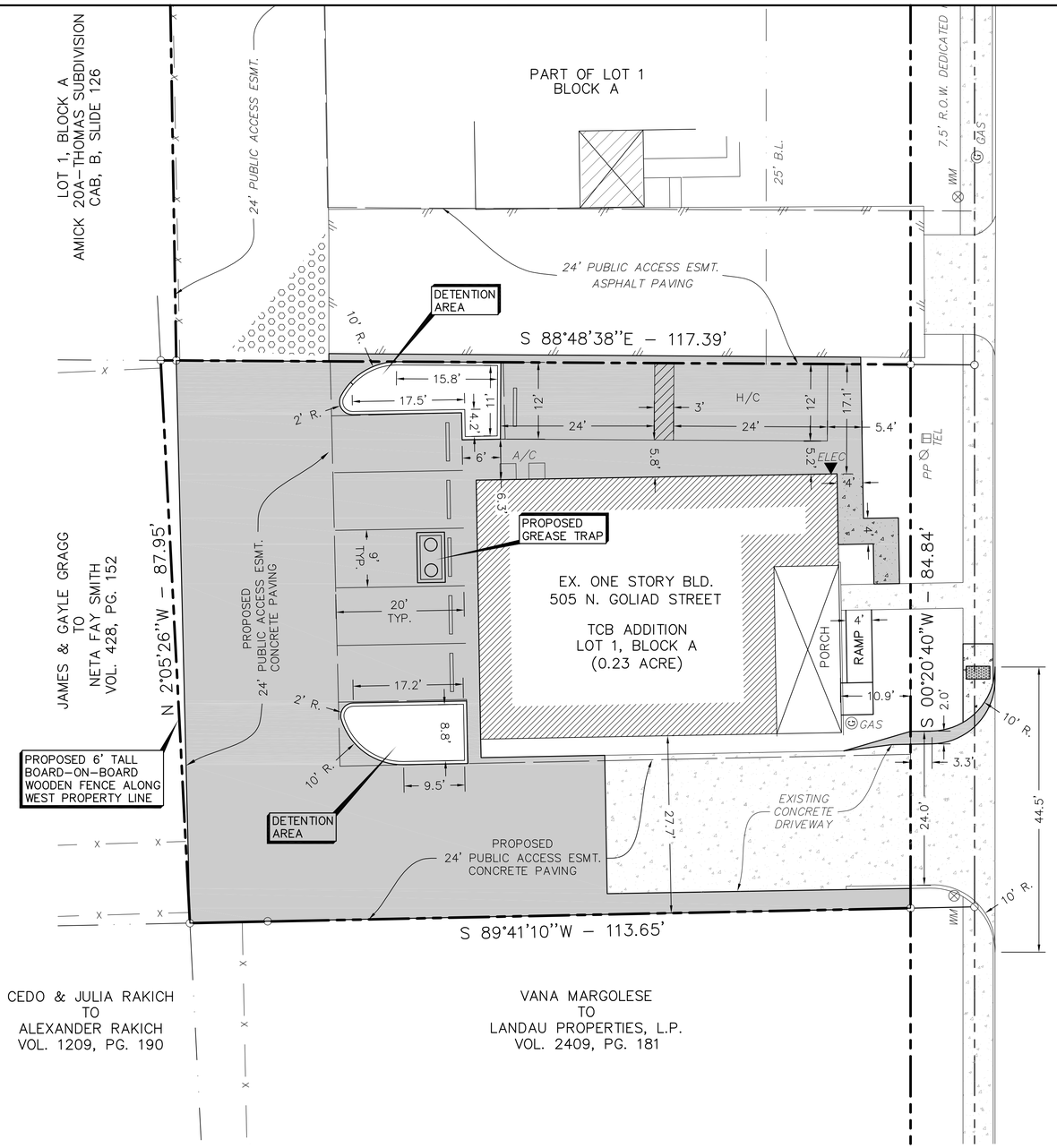
DESIGN:	LCE	CHECK:	LCE	SCALE:	AS NOTED
DRAWN:	CTL	DATE:	MAY 2019	PROJECT:	632-19

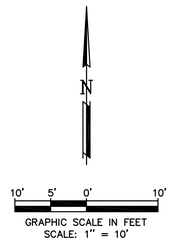


City of Rockwall

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.







VICINITY MAP
N.T.S.

OWNER:
TCB CONSTRUCTION GROUP, LLC.
906 N. GOLIAD STREET
ROCKWALL, TEXAS 75087

SITE DATA

LOT AREA	10,019 SF ~ 0.23 AC
ZONING	PD–50 NORTH GOLIAD OVERLAY DISTRICT
INSIDE BUILDING AREA	1916 SF
FRONT PORCH	264 SF
PARKING REQUIRED	8 SPACES
PARKING PROVIDED	7 SPACES

STATE OF TEXAS
TUAN P. LAM
86968
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TUAN P. LAM, P.E. 86968 ON 6/18/19. ALTERATION OF A SEALED DOCUMENT WITHOUT THE PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

CASE No. SP2019–015

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.

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SITE PLAN

TCB ADDITION – LOT 1, BLOCK A
BONAFIDE BETTIES PIES CO.
505 N. GOLIAD STREET
ROCKWALL, TEXAS 75087

LAM CONSULTING ENGINEERING
6804 WILHELMINA DRIVE
SACHSE, TEXAS 75048
Phone (214) 766–1011
www.lamcivil.com
Firm #F–9763

DESIGN: LCE	CHECK: LCE	SCALE: AS NOTED	4 OF 8
DRAWN: CTL	DATE: MAY 2019	PROJECT: 632–19	

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	June 25, 2019
APPLICANT:	Dub Duphrate: *Dub Duphrate & Associates*
CASE NUMBER:	SP2019-020; *Site Plan for 4035 N. Goliad Street*

SUMMARY

Consider a request by Dub Douphrate & Associates on behalf of Carla Rankin of Carla Rankin Real Estate Holdings for the approval of a site plan for an office building on a 0.29-acre tract of land identified as Tract 22 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4035 N. Goliad Street, and take any action necessary.

BACKGROUND

The subject property was annexed in 1983 [*Ordinance No. 83-57*], is zoned Residential Office (RO) District, is situated within the North SH-205 Overlay (M. SH-205 OV) District, and is addressed as 4035 N. Goliad Street. The home on the subject property was most recently used as a single-family home.

PURPOSE

The applicant is requesting approval of a site plan for the purpose of converting a residential structure into a residential-office facility. The proposed residential-office facility is currently a single-family home and based on the applicant, the intent is to convert the structure into a residential office facility for a real estate office. Since the use is being converted from a residential to a non-residential land use, the construction of a parking lot is required. According to the applicant, no other changes will be made to the exterior of the building.

ADJACENT LAND USES AND ACCESS

The subject property is located 4035 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a single-family home that has been converted into a hair salon (*i.e. Big Mama's House*). Beyond this is a large vacant tract of land followed by the city limits of Rockwall. These areas are zoned Residential (R-O) Office and Agricultural (AG) Districts.

South: Directly south of the subject property there is a commercial business (*i.e. ALS Plumbing*) and a single-family residential subdivision (*i.e. Harlan Park Subdivision*). There areas are zoned Residential (R-O) Office and Single-Family 10 (SF-10) Districts.

East: Directly east of the subject property is N. Goliad Street [SH-205], which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a mini-warehouse facility (*i.e. Public Storage*), which delineates the city limits of Rockwall.

West: Directly west of the subject property there is a single-family residential subdivision (*i.e. Castle Ridge Subdivision*), which is zoned Single-Family 10 (SF-10) District. Following Lake Ray Hubbard, which is located in the City of Dallas.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses,* of the Unified Development Code (UDC), the proposed use (*i.e. a residential-office facility*) is allowed by-right in a Residential (R-O) District and will not require any additional approval with regard to land use. The submitted site plan and landscape plan generally conform to the technical requirements contained within the UDC for a property located within a Residential Office (R-O) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6000 SF*	*X=13,939 SF; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X=97 Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	X=124=Feet; In Conformance
Minimum Front Yard Setback	*25-Feet*	X=25-Feet; In Conformance
Minimum Rear Yard Setback	*30-Feet*	*X=30-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X=10-Feet; In Conformance*
Maximum Building Height	*36-Feet*	*X=28-Feet; In Conformance*
Max Building/Lot Coverage	*40%*	*X=0.08%; In Conformance*
Minimum Masonry Requirement	*90%*	*X=90%; In Conformance*
Minimum Number of Parking Spaces	*4-Spaces*	*X=10-Spaces; In Conformance*
Minimum Stone Requirement	*0%*	*X=0; In Conformance*
Minimum Landscaping Percentage	*25%*	*X=42%; In Conformance*
Maximum Impervious Coverage	*75-80%*	*X=60%; In Conformance*

TREESCAPE PLAN

This request does not require a treescape plan since there are no protected trees being removed.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 4.2, *Residential Office (R-O) District*, of Section 5, *Commercial Districts,* of Article V, *District Development Standards,* of the Unified Development Code (UDC), the Residential Office (R-O) District is "…a zoning district intended to recognize the existence of older residential areas of the city where larger houses have been or can be converted from single-family uses to low-intensity office uses in order to extend the economic life of these structures…". The UDC goes on the states that a Residential Office (R-O) District should have principle access to major or secondary thoroughfares and serves as a transition between high intensity, non-residential areas to lower intensity residential areas. In this case, the only exterior improvement will be the construction of the parking lot and will be located behind the existing structure and screened from the residential properties to the west. Given the proposed improvements and the fact that the residential office facility is allowed by-right in a Residential Office (RO) District, the applicant's request appears to conform to the intent of the Residential Office (R-O) District (*i.e. an older home converted into a low-intensity office use*).

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OurHometown Vision 2040 Comprehensive Plan designates the subject property as being situated within the North Lakeshore District. This district is an established district that is significantly developed

with medium density housing and it is not anticipated that the district's development patterns will change drastically. Live/work arrangements in this district are intended to provide a low intensity transition from residential properties to N. Goliad Street [SH-205]. Typical live/work should be constructed to a similar residential scale as the adjacent residential properties. In this case, the applicant is proposing to convert a single-family home into a residential office facility (*i.e. live/work arrangements*). Given the zoning district (*i.e. Residential Office (R-O) District*) and the idea that the proposed residential office facility will serve as a transition from a busy roadway and the lower intensity residential land uses, the applicant's request appears to be in conformance with the district strategies of the North Lakeshore District.

ARCHITECTURAL REVIEW BOARD (ARB):

This request does not involve exterior improvements to the exterior of the structure.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request, then staff would propose the following conditions of approval:

(1) The applicant shall plant a thick vegetative screening consisting of three (3) tier vegetation (*i.e. a combination of shrubs, tall grasses, and mature trees*) along the west property line;

(2) The applicant shall provide an updates site plan and landscape plan reflecting the landscape screening.

(3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Project Number	SP2019-020	**Owner**	CLARK, BRUCE	**Applied**	6/6/2019 LM
Project Name	4035 N. Goliad Street	**Applicant**	DUB DOUPHRATE AND ASSOCIATES	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
4035 N GOLIAD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
CASTLE RIDGE PH 1	22		22	0187-0000-0022-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	6/6/2019	6/13/2019				
ENGINEERING	Sarah Hager	6/6/2019	6/13/2019	6/21/2019	15	COMMENTS	

(6/21/2019 1:44 PM SH)
- Drive isle to be minimum 24' wide to face of curb.
- New driveway return can't cross property lines without adjacent property owners permission.

The following items are for your information for enginering design.
- Check with fire dept for fire hydrants needed no water line to property w/ capacity for FH
- 4% Engineering
- Impact fees for upsizing tap
- Must have detention
- Detention for any new impervious areas
- Drive isle to be 24' min
- TxDOT permit for driveway
- Walls 3' and over must be engineered
- All retaining walls to be rock or stone face
- Must meet City Standards for Design and Construction
- Need to show existing water & sewer w/size and connections
- ROW dedication for SH 205 (60' from center)

FIRE	Ariana Hargrove	6/6/2019	6/13/2019				
GIS	Lance Singleton	6/6/2019	6/13/2019				

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
PLANNING	Korey Brooks	6/6/2019	6/13/2019	6/20/2019	14	COMMENTS	Comments

SP2019-020 Site Plan for 4035 N Goliad: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1. This is a request by Dub Douphrate & Associates on behalf of Carla Rankin of Carla Rankin Real Estate Holdings for the approval of a site plan for an office building on a 0.29-acre tract of land identified as Tract 22 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4035 N. Goliad Street.
2. For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
3. For reference, include the case number (SP2019-020) in the lower right hand corner of all pages on future submittals.
4. Will any exterior lighting be added?
5. The parking lot will need to be screened from the adjacent residential properties.
6. Please show ADA ramp if one is being added/existing. Also, the accessible path will need to be shown.
7. Please show centerline of N. Goliad.
8. Please show where the ground mounted equipment will be located and show the proposed screening.
9. Please show and label 25-foot setback adjacent to N. Goliad.
10. Please show and label the 25-foot landscape buffer adjacent to N. Goliad and note the requirements below. Also, please do not encroach any easements with the LS buffer.

a. All landscape buffers shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the Primary Roadway.

b. All canopy trees, accent trees, shrubs and ground cover proposed to be planted in any overlay district shall be in conformance to the tables depicted in Appendix F, Landscaping Guidelines and Requirements, of this Unified Development Code (UDC) and shall be subject to the following sizes: a. Canopy Trees shall be a minimum of four (4) caliper inches at DBH. b. Accent Trees shall be a minimum of four (4) feet in total height. c. Deciduous Shrubs shall be a minimum of two (2) gallons in size. d. Evergreen Shrubs shall be a minimum of two (2) gallons in size.

11. Will cross access be provided for the adjacent RO building?
12. Will there be a dumpster on site?
13. Will there be any exterior modifications to the building?
14. Can you please show the grass/groundcover as some type of stipple hatch and the concrete areas as a shade of grey?
15. Please show all easements.
16. Can you please show the new drive vs old drive as some type of hatch?
17. Please check with engineering, but it appears that your driveway is too narrow. The min width is 20-feet.
18. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 2, 2019. The Planning and Zoning Meeting is on June 25th, 2019



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

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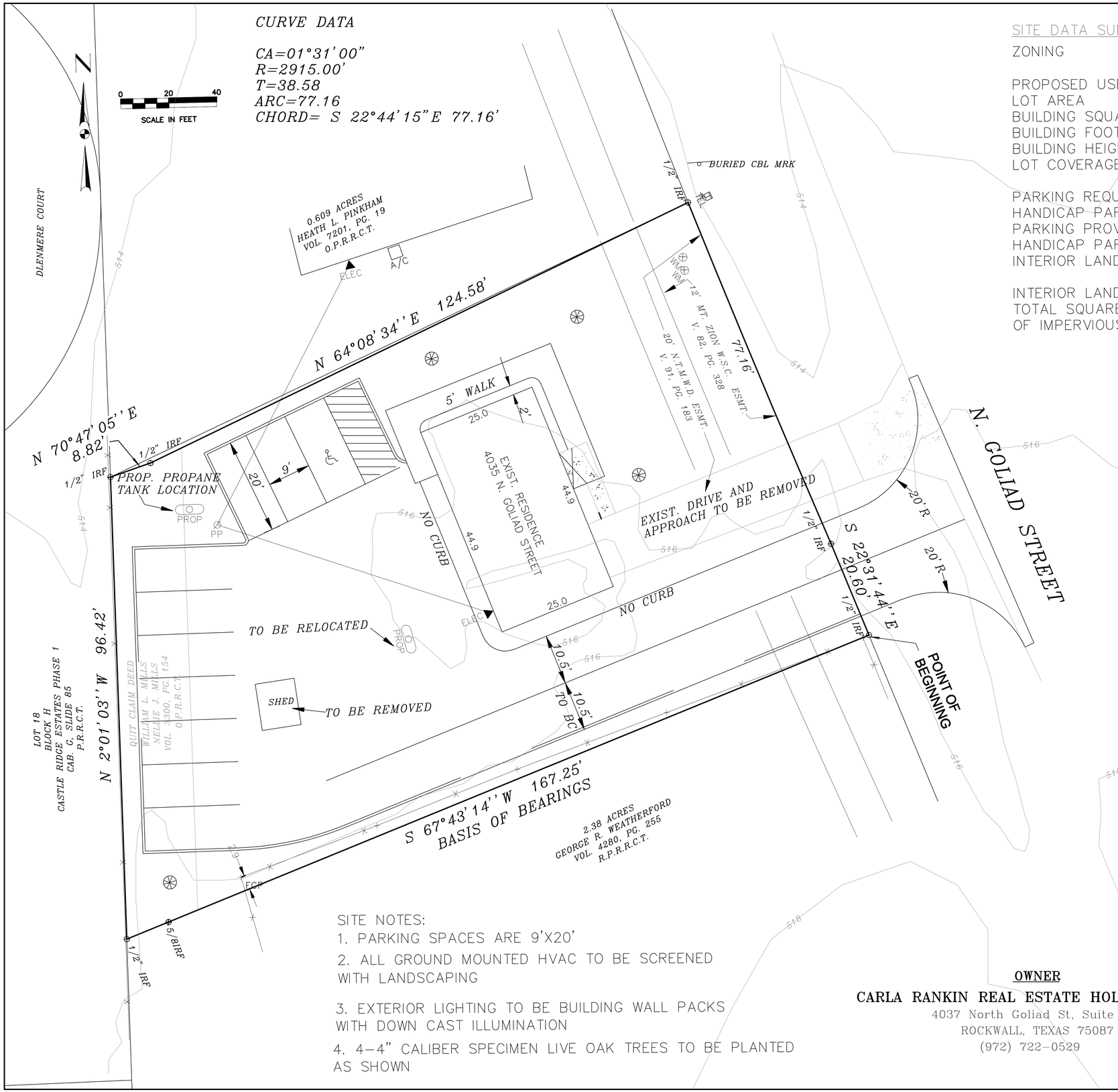
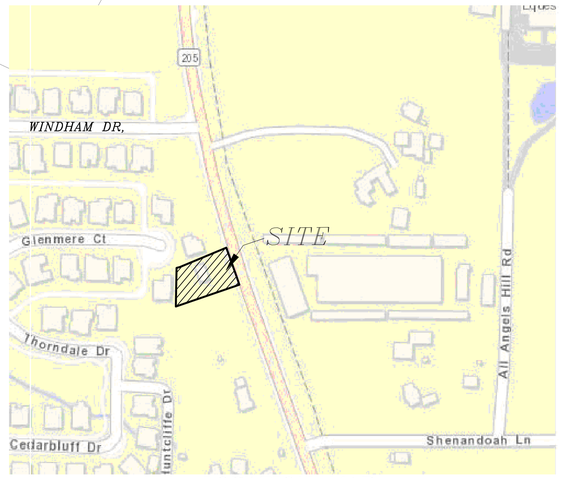


SITE DATA SUMMARY

ZONING	RO (RESIDENTIAL OFFICE DISTRICT) ST. HWY. OVERLAY DISTRICT
PROPOSED USE	BUSINESS OFFICE
LOT AREA	0.32 ACRES
BUILDING SQUARE FOOTAGE	1,122.5 SQ. FT.
BUILDING FOOTPRINT	1,122.5 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	0.08%
PARKING REQUIRED	1 SPACE/300 S.F. = 4 SPACES
HANDICAP PARKING REQ'D	1 SPACE
PARKING PROVIDED	10 SPACES TOTAL
HANDICAP PARKING PROVIDED	1 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (2,100 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	5,879SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	8,122 SQ. FT.



LOCATION MAP
NTS

TAX ROLL DESCRIPTION:
ABSTRACT 0187 – J. STRICKLAND SURVEY
TRACT 12317, ACRES 0.29

0.32 ACRES

SITE NOTES:
1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH LANDSCAPING
3. EXTERIOR LIGHTING TO BE BUILDING WALL PACKS WITH DOWN CAST ILLUMINATION
4. 4–4" CALIBER SPECIMEN LIVE OAK TREES TO BE PLANTED AS SHOWN

OWNER
CARLA RANKIN REAL ESTATE HOLDINGS LLC
4037 North Goliad St, Suite 117
ROCKWALL, TEXAS 75087
(972) 722-0529

SURVEYOR
A.J. BEDFORD GROUP INC.
301 N. ALAMO ROAD
ROCKWALL, TEXAS 75087
972-722-0225
Firm Registration no. 10118200

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS P.E. NO. 60102, F-886, ON MARCH 19, 2019.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
4035 N. GOLIAD STREET
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	G.C.W.
DRAWN	
SCALE 1"= 20'H 1"= 4'V	
DATE	MAR. 28, 2019
PROJECT	14026
19007 SITE PLAN 4	1.0

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	June 25, 2019
APPLICANT:	Kyle Coleman Harris; *Pacheco Koch Consulting Engineers*
CASE NUMBER:	P2019-027; *Lot 3, Block A, Channell Subdivision Addition*

SUMMARY

Consider a request by Kyle Coleman Harris of Pacheco Koch Consulting Engineers on behalf of Alton Frazier of Channell Commercial Corporation for the approval of a replat for Lot 3, Block A, Channell Subdivision Addition being a 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for an 18.762-acre parcel of land [i.e. *Lot 2, Block A, Channell Subdivision Addition*] for purpose of abandoning certain portions of the platted firelane & water easements. Additionally, the replat will realign the western drive aisle. The *subject property* is located within the SH-205 By-Pass Overlay (SH-205 BY OV) and is addressed as 1700 John King Boulevard.

- ☑ On June 14, 2019, Mark Pross of Pross Design Group, Inc., submitted an amended site plan [*i.e. Case NO. SP2019-021*] in conjunction with this replat for the purpose of establishing outside storage areas on the subject property and to realign the western drive aisle.

- ☑ On July 8, 2014, the Planning and Zoning Commission approved a site plan for the construction of the warehouse/manufacturing facility. On July 21, 2014, the City Council approved all associated variances, waivers, and exceptions requested by the applicant in conjunction with the site plan.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 3, Block A, Channell Subdivision Addition,* staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) Prior to the filing of this plat, the easements will need to be adjusted in accordance with the approved site plan (i.e. Case No. SP2019-021).

(3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Project Number	P2019-027	**Owner**	WILLCAR HOLDINGS LLC	**Applied**	6/14/2019 LM
Project Name	Lot 3, Block A, Channell Subdivision	**Applicant**	PACHECO KOCH CONSULTING ENGINEERS	**Approved**	
Type	PLAT			**Closed**	
Subtype	REPLAT			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
1700 JUSTIN RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ROCKWALL INDUSTRIAL EAST	2	A	2	3369-000A-0002-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	6/14/2019	6/21/2019	6/17/2019	3	APPROVED	
ENGINEERING	Sarah Hager	6/14/2019	6/21/2019	6/21/2019	7	COMMENTS	
(6/21/2019 11:02 AM SH) - Plat cannot be filed until Site Plan and Engineering are approved. - Only hatch the parts of the easements that are being abandoned. - Re-align the water line in the fire lane. - Add note 7 under the paragraph that starts, "I further acknowledge that the dedications..." 7. The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.							
FIRE	Ariana Hargrove	6/14/2019	6/21/2019	6/21/2019	7	APPROVED	
GIS	Lance Singleton	6/14/2019	6/21/2019	6/17/2019	3	APPROVED	
PLANNING	David Gonzales	6/14/2019	6/21/2019	6/18/2019	4	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Consider a request by Kyle Coleman Harris of Pacheco Koch Consulting Engineers on behalf of Alton Frazier of Channell Commercial Corporation for the approval of a replat for Lot 3, Block A, Channell Subdivision Addition being a 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

** Planning Department General Comments to be addressed:

The following staff comments are to be addressed and resubmitted no later than Tuesday July 2, 2019. Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a final review by staff:

** Planning Department General Comments to be addressed:

1. The final plat shall conform to all standards and requirements of the Unified Development Code(UDC) and the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in this Project Plan Review document and prior to filing of the plat.
2. Provide a label indicating "Case No. P2019-027" on the lower right corner on all pages of the revised final plat.
3. Change the Title Block and Plat from Lot 2R to "Lot 3" as the City uses a sequential numbering system and not "R" for replat.
4. Correct Title Block to read as follows:
Final Plat
Lot 3, Block A, Channell Subdivision
Being a replat of Lot 2, Block A, Channell Subdivision
1 Lot , Being 18.762-Acres
And Being Out of The Nathan Butler Survey, Abstract No. 20,
The Archibald Hanna Survey, Abstract No. 99
And the David Harr Survey, Abstract No. 102,
An Addition to the City of Rockwall, Rockwall County, Texas
5. Page 3: Notary Certificates:
a. remove if not needed for mortgage or lien holder interest
b. not necessary when plat is stamped by surveyor.

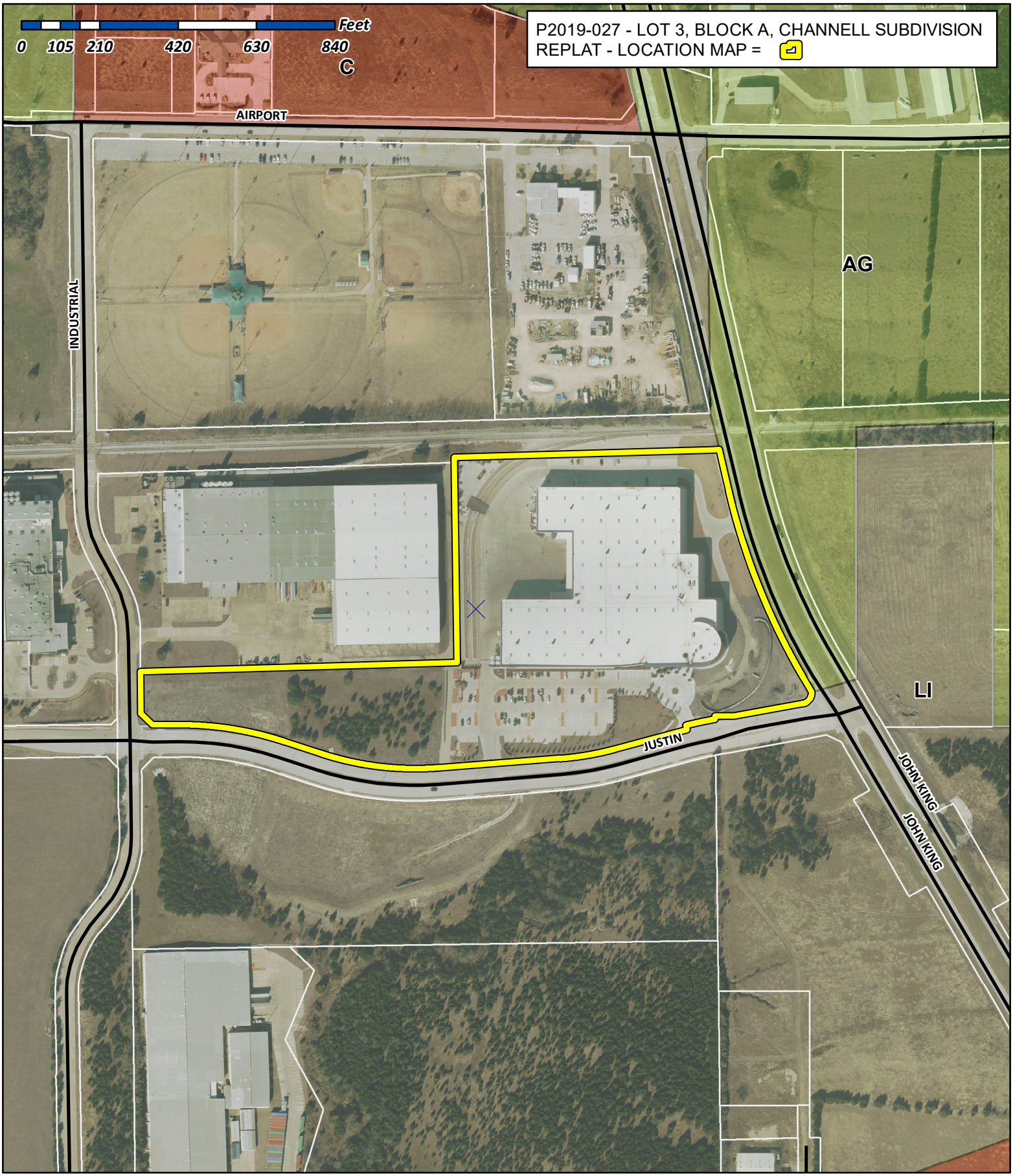
** As a note and once the plat has been approvedby the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing purposes. **

** This plat case will be on the Consent Agenda. It is optional for you and/or your representative(s) to be in attendance for this request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates Scheduled:

Planning - Consent Agenda: June 25, 2019 (Tuesday at 6:00 p.m.)

City Council - Consent Agenda: July 1, 2019 (Monday at 6:00 p.m.)



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.

U.P./DALLAS GARLAND N.E. RAILROAD

(A 100-FOOT RIGHT-OF-WAY)

N 88°10'00" E 693.99'

N 88°16'13" E 16.20'

MATCHLINE (SEE SHEET 1)

ROCKWALL INDUSTRIAL EAST (CAB. C, SLIDE 72)

CONTINENTAL PET TECHNOLOGIES (VOL. 552, PG. 127)

N 01°03'38" W 550.29'

N 88°07'13" E 850.17'

PK-IRS

IRF

CSC

(C.M.)

DRAINAGE EASEMENT (INST. NO. 20160000011900)

WATER EASEMENT (INST. NO. 20160000011900)

12.0' X 15.0' WATER EASEMENT (INST. NO. 20160000011900)

INGRESS/EGRESS EASEMENT (VOL. 5418, PG. 54)

S 13°13'35" E 112.68'

PART OF CITY OF ROCKWALL (VOL. 5418, PG 54)

FIRE LANE & WATER EASEMENT (INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT (20150000014737)

FIRE LANE EASEMENT (INST. NO. 20160000011900)

FIRE LANE EASEMENT (ABANDONED BY THIS PLAT)

8.8' X 15.0' WATER EASEMENT (INST. NO. 20160000011900)

FIRE LANE & WATER EASEMENT (ABANDONED BY THIS PLAT)

SEE DETAIL ①

DUE SOUTH 26.00'

DUE SOUTH 24.00'

211.17'

26'

24'

390.15'

Δ=37°28'23" R=63.00' L=41.20' T=21.37' CB=N 67°36'01" E CD=40.47'

Δ=10°42'46" R=302.30' L=56.52' T=28.34' CB=N 46°42'09" E CD=56.44'

Δ=22°09'34" R=310.00' L=119.89' T=60.71' CB=N 40°30'55" E CD=119.15'

Δ=05°14'37" R=744.52' L=68.14' T=34.09' CB=N 9°53'17" E CD=68.11'

Δ=31°41'13" R=39.00' L=21.57' T=11.07' CB=S 66°41'54" W CD=21.29'

Δ=10°43'32" R=278.30' L=52.10' T=26.13' CB=S 46°40'18" W CD=52.02'

Δ=29°20'25" R=62.00' L=31.75' T=16.23' CB=S 27°38'15" W CD=31.40'

Δ=05°13'18" R=720.52' L=65.67' T=32.86' CB=S 9°53'32" W CD=65.64'

Δ=21°20'20" R=51.00' L=18.99' T=9.61' CB=N 12°28'46" E CD=18.88'

Δ=23°36'30" R=74.00' L=30.49' T=15.46' CB=N 13°09'49" E CD=30.28'

Δ=22°00'29" R=75.00' L=28.81' T=14.58' CB=S 12°29'31" W CD=28.63'

Δ=23°39'44" R=50.00' L=20.65' T=10.47' CB=S 13°29'21" W CD=20.50'

Δ=90°50'45" R=30.00' L=47.57' T=30.45' CB=S 38°12'19" E CD=42.74'

Δ=90°00'00" R=39.00' L=61.26' T=39.00' CB=S 41°31'51" W CD=55.15'

Δ=26°26'52" R=40.00' L=18.46' T=9.40' CB=S 21°46'03" E CD=18.30'

N 00°01'40" W 57.42'

S 00°01'40" E 56.42'

S 85°05'23" E 18.37'

N 00°01'12" W 119.19'

S 00°01'12" E 74.49'

L=39.68'

N 06°21'51" E 195.66'

S 06°21'51" W 194.13'

S 08°02'14" E 135.25'

N 08°02'14" W 219.08'

N 09°24'12" W 1,583.02' TO CITY OF ROCKWALL MONUMENT ROW

S 14°39'43" E 12.00'

L=35.21'

S 89°47'13" W 50.50'

S 00°38'16" E 8.89'

S 79°47'13" W 186.63'

S 79°47'13" W 10.22'

S 74°47'13" W 191.98'

S 85°21'55" W 325.98'

155.88'

142.18'

0.55'

S 04°38'05" E 7.94'

Δ=22°51'11" R=807.50' L=322.08' T=163.21' CB=N 83°12'29" W CD=319.95'

Δ=10°34'42" R=807.50' L=149.09' T=74.76' CB=S 80°04'34" W CD=148.87'

Δ=00°33'04" R=892.50' L=8.58' T=4.29' CB=S 75°03'45" W CD=8.58'

Δ=04°26'56" R=904.50' L=70.23' T=35.13' CB=S 77°33'45" W CD=70.22'

Δ=84°24'20" R=29.50' L=43.46' T=26.75' CB=S 37°35'03" W CD=39.63'

S 30°27'42" E 46.15'

30'X30' VISIBILITY EASEMENT (INST. NO. 20160000011900)

N: 7,024,535.78
E: 2,601,989.93

40' INGRESS/EGRESS EASEMENT (VOL. 4875, PG. 125)

WATER EASEMENT (CAB. I, SLIDE 337)

50' BUILDING SETBACK (INST. NO. 20160000011900)

24'

25' BUILDING SETBACK (CAB. I, SLIDE 337)

120' R.O.W.

85' R.O.W.

Δ=17°06'33" R=1,810.00' L=540.49' T=272.27' CB=S 21°54'26" E CD=538.48'

JOHN KING BOULEVARD

(A 120-FOOT WIDE RIGHT-OF-WAY)

NATHAN BUTLER - ABSTRACT NO. 20
DAVID HARR - ABSTRACT NO. 102

NATHAN BUTLER - ABSTRACT NO. 20
ARCHIBALD HANNA - ABSTRACT NO. 99

WATER EASEMENT (INST. NO. 20160000011900)

DRAINAGE EASEMENT (CAB. I, SLIDE 337)

DRAINAGE EASEMENT (INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT (20150000014737)

WATER EASEMENT (INST. NO. 20160000011900)

DRAINAGE EASEMENT (CAB. I, SLIDE 337)

CITY OF ROCKWALL 20' SANITARY SEWER EASEMENT (VOL. 3182, PG. 118)

CITY OF ROCKWALL 20' SANITARY SEWER EASEMENT (VOL. 3182, PG. 118)

TEMUNOVIC PARTNERSHIP, LTD. (VOL. 7038, PG. 314)

LOT 2R, BLOCK A
18.762 ACRES
(817,294 SF)

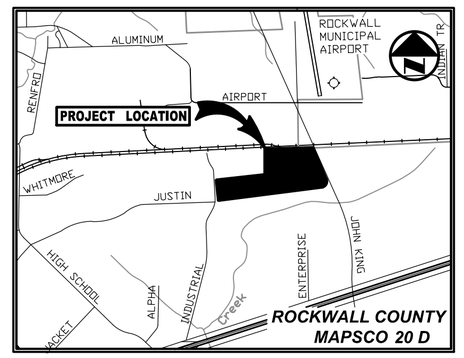
LOT 2, BLOCK A
CHANNELL SUBDIVISION
(INST. NO. 20160000011900)

CHANNELL COMMERCIAL CORPORATION
(INST. NO. 20140000017566)

LOT 1, BLOCK B
CHANNELL SUBDIVISION
(CAB. I, SLIDE 337)
ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
(VOL. 4168, PG. 317)

JUSTIN ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

0 30 60 120 180
GRAPHIC SCALE IN FEET



VICINITY MAP
(NOT TO SCALE)

LEGEND

IRF	1/2-INCH IRON ROD W/"WIER ASSOC INC" CAP FOUND
CSC	1/2-INCH IRON ROD W/"CSC 4252" CAP FOUND
PK-IRS	5/8-INCH IRON ROD W/"PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
	EASEMENT LINE
	PROPOSED EASEMENT LINE
	SETBACK LINE
	ABSTRACT LINE
	CENTERLINE
	EASEMENT ABANDONED BY THIS PLAT

SEE SHEET 1 FOR LINE AND CURVE TABLES

SHEET 1 OF 3

REPLAT

LOT 2R, BLOCK A, CHANNELL SUBDIVISION

BEING A REPLAT OF LOT 2, BLOCK A,
CHANNELL SUBDIVISION
1 LOT, BEING 18.762 ACRES
AND BEING OUT OF
THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20,
THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99
AND THE DAVID HARR SURVEY, ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER:

SURVEYOR/ENGINEER:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: KYLE COLEMAN HARRIS

OWNER:
CHANNELL COMMERCIAL CORPORATION
26040 YNEZ ROAD
TEMECULA, CALIFORNIA 92592
PH: 909-240-3460
CONTACT: ALTON FRAZIER

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN	KCH	1"=60'	JUNE 2019	3273-19.251

DWG FILE: 3273-19.251RP.DWG

REPLAT - LOT 2R, BLOCK A, CHANNELL SUBDIVISION

JNICHOLSON 06/13/2019 - 5:24PM
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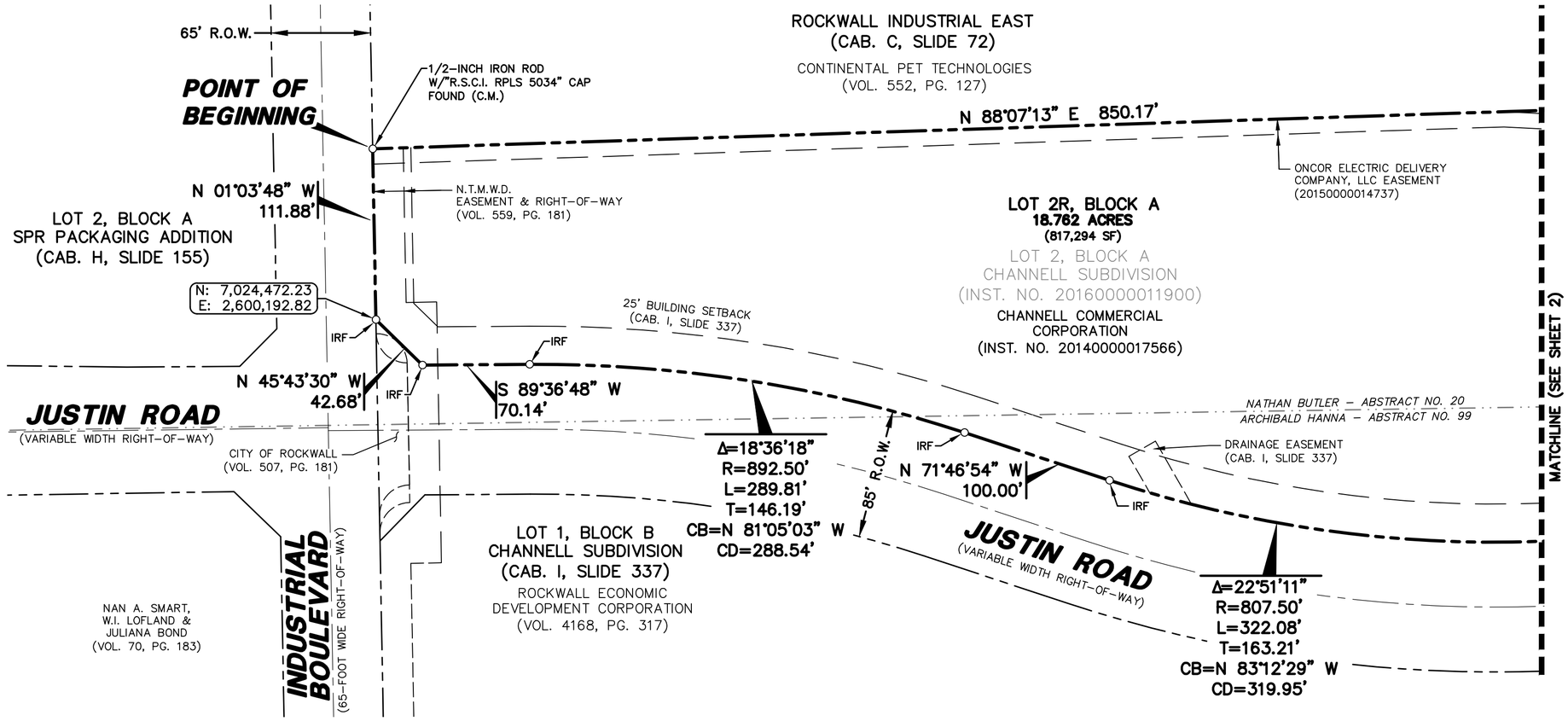
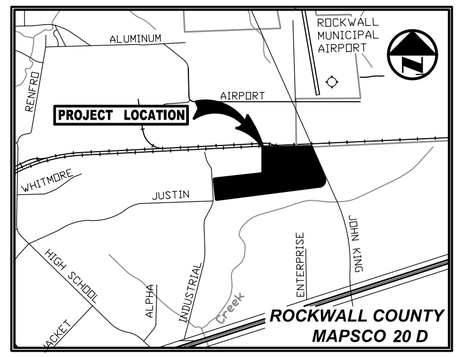


0 30 60 120 180

GRAPHIC SCALE IN FEET

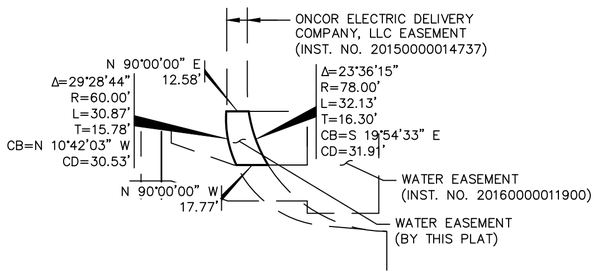


VICINITY MAP
(NOT TO SCALE)

LEGEND

IRF	1/2-INCH IRON ROD W/"WIER ASSOC INC" CAP FOUND
CSC	1/2-INCH IRON ROD W/"CSC 4252" CAP FOUND
PK-IRS	5/8-INCH IRON ROD W/"PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
	EASEMENT LINE
	PROPOSED EASEMENT LINE
	SETBACK LINE
	ABSTRACT LINE
	CENTERLINE
	EASEMENT ABANDONED BY THIS PLAT

1 DETAIL
NOT TO SCALE



NOTES

1. *It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.*

2. *Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016. The coordinates shown hereon are State Plane (Grid) Coordinates, no scale and no projection.*

SHEET 2 OF 3

REPLAT

LOT 2R, BLOCK A, CHANNELL SUBDIVISION

BEING A REPLAT OF LOT 2, BLOCK A,
CHANNELL SUBDIVISION
1 LOT, BEING 18.762 ACRES
AND BEING OUT OF
THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20,
THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99
AND THE DAVID HARR SURVEY, ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER:

SURVERYOR/ENGINEER:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: KYLE COLEMAN HARRIS

OWNER:
CHANNELL COMMERCIAL CORPORATION
26040 YNEZ ROAD
TEMECULA, CALIFORNIA 92592
PH: 909-240-3460
CONTACT: ALTON FRAZIER

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN	KCH	1"=60'	JUNE 2019	3273-19.251

DWG FILE: 3273-19.251RP.DWG

REPLAT - LOT 2R, BLOCK A, CHANNELL SUBDIVISION

JNICHOLSON 06/13/2019 - 5:22PM
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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Channell Commercial Corporation, is the owner of an 18.762 acre tract of land in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION, of an 18.762 acre tract of land situated in the Nathan Butler Survey, Abstract No. 20, the Archibald Hanna Survey, Abstract No. 99, and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 2, Block A, Channell Subdivision, an addition to the City of Rockwall, Texas according to the plat recorded in Instrument No. 20160000011900 of the Official Public Records of Rockwall County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to Channell Commercial Corporation recorded in Instrument No. 20140000017566 of the Official Public Records of Rockwall County, Texas; said 18.762 acre tract being more particularly described as follows:

BEGINNING, at a 1/2–inch iron rod with "R.S.C.I. RPLS 5034" cap found for corner in the east right–of–way line of Industrial Boulevard (a 65–foot wide right–of–way); said point being the westernmost northwest corner of said Lot 2 and the southwest corner of Rockwall Industrial East, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet C, Slide 72 of said Plat Records;

THENCE, North 88 degrees, 07 minutes, 13 seconds East, departing the said east line of Industrial Boulevard and along the south line of said Rockwall Industrial East, a distance of 850.17 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southeast corner of said Rockwall Industrial East;

THENCE, North 01 degrees, 03 minutes, 38 seconds West, along the east line of said Rockwall Industrial East, a distance of 550.29 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set for corner in the south right–of–way line of the UP/DALLAS GARLAND N.E. RAILROAD (a 100–foot wide right–of–way); said point being the northeast corner of said Rockwall Industrial East;

THENCE, along the said south line of the UP/DALLAS GARLAND N.E. RAILROAD, the following two (2) calls:

North 88 degrees, 10 minutes, 00 seconds East, a distance of 693.99 feet to a 1/2–inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

North 88 degrees, 16 minutes, 13 seconds East, a distance of 16.20 feet to a 1/2–inch iron rod with "WIER & ASSOC INC" cap found for corner in the west right–of–way line of John King Boulevard (a 120–foot wide right–of–way);

THENCE, departing the said south line of the UP/DALLAS GARLAND N.E. RAILROAD and along the said west line of John King Boulevard, the following three (3) calls:

South 13 degrees, 13 minutes, 35 seconds East, a distance of 112.68 feet to a 1/2–inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a non–tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 17 degrees, 06 minutes, 33 seconds, a radius of 1,810.00 feet, a chord bearing and distance of South 21 degrees, 54 minutes, 26 seconds East, 538.48 feet, an arc distance of 540.49 feet to a 1/2–inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 30 degrees, 27 minutes, 42 seconds East, a distance of 46.15 feet to a 1/2–inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the northeast end of a circular right–of–way corner clip at the intersection of the said west line of John King Boulevard and the north right–of–way line of Justin Road (a variable width right–of–way) and the beginning of a non–tangent curve to the right;

THENCE, in a southwesterly direction, departing the said west line of John King Boulevard and along said corner clip and said curve to the right, having a central angle of 84 degrees, 24 minutes, 20 seconds, a radius of 29.50 feet, a chord bearing and distance of South 37 degrees, 35 minutes, 03 seconds West, 39.63 feet, an arc distance of 43.46 feet to a 1/2–inch iron rod with "WIER & ASSOC INC" cap found for corner in the said north line of Justin Road; said point being at the southwest end of said corner clip;

THENCE, departing the said corner clip and along the said north line of Justin Road, the following fourteen (14) calls:

South 79 degrees, 47 minutes, 13 seconds West, a distance of 186.63 feet to a 1/2–inch iron rod with "WIER & ASSOC INC" cap found at an angle point;

South 89 degrees, 47 minutes, 13 seconds West, a distance of 50.50 feet to a 1/2–inch iron rod with "CSC 4252" cap found for corner;

South 00 degrees, 38 minutes, 16 seconds East, a distance of 8.89 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set for corner;

South 79 degrees, 47 minutes, 13 seconds West, a distance of 10.22 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set for corner at the beginning of a tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 04 degrees, 26 minutes, 56 seconds, a radius of 904.50 feet, a chord bearing and distance of South 77 degrees, 33 minutes, 45 seconds West, 70.22 feet, an arc distance of 70.23 feet to a 1/2–inch iron rod with "WIER & ASSOC INC" cap found for corner;

South 14 degrees, 39 minutes, 43 seconds East, a distance of 12.00 feet to a 1/2–inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being the beginning of a non–tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 00 degrees, 33 minutes, 04 seconds, a radius of 892.50 feet, a chord bearing and distance of South 75 degrees, 03 minutes, 45 seconds West, 8.58 feet, an arc distance of 8.58 feet to a 1/2–inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 74 degrees, 47 minutes, 13 seconds West, a distance of 191.98 feet to a 1/2–inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 10 degrees, 34 minutes, 42 seconds, a radius of 807.50 feet, a chord bearing and distance of South 80 degrees, 04 minutes, 34 seconds West, 148.87 feet, an arc distance of 149.09 feet to a 1/2–inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 85 degrees, 21 minutes, 55 seconds West, a distance of 325.98 feet to a 1/2–inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 22 degrees, 51 minutes, 11 seconds, a radius of 807.50 feet, a chord bearing and distance of North 83 degrees, 12 minutes, 29 seconds West, 319.95 feet, an arc distance of 322.08 feet to a 1/2–inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

North 71 degrees, 46 minutes, 54 seconds West, a distance of 100.00 feet to a 1/2–inch iron rod with "WIER & ASSOC INC" cap found at the beginning of a tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 18 degrees, 36 minutes, 18 seconds, a radius of 892.50 feet, a chord bearing and distance of North 81 degrees, 05 minutes, 03 seconds West, 288.54 feet, an arc distance of 289.81 feet to a 1/2–inch iron rod with "WIER & ASSOC INC" cap found at the end of said curve;

South 89 degrees, 36 minutes, 48 seconds West, a distance of 70.14 feet to a 1/2–inch iron rod with "WIER & ASSOC INC" cap found for corner; said point being at the southeast end of a right–of–way corner clip at the intersection of said north line of Justin Road with the said east line of Industrial Boulevard;

THENCE, North 45 degrees, 43 minutes, 30 seconds West, departing the said north line of Justin Road and along the said corner clip, a distance of 42.68 feet to a 1/2–inch iron rod with "WIER & ASSOC INC" cap found for corner in the said east line of Industrial Boulevard; said point being at the northwest end of said corner clip;

THENCE, North 01 degrees, 03 minutes, 48 seconds West, departing the said corner clip and along the said east line of Industrial Boulevard, a distance of 111.88 feet to the POINT OF BEGINNING;

CONTAINING, 817,294 square feet or 18.762 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
I, the undersigned owner of the land shown on this plat, and designated herein as the **LOT 2R, BLOCK A, CHANNELL SUBDIVISION** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **LOT 2R, BLOCK A, CHANNELL SUBDIVISION** have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

_____
William H. Channell, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared William H. Channell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____ , 2019.

_____ _____ _____
Notary Public in and for the State of Texas — My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission — Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____ , 2016.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2019.

_____ _____ _____
Mayor, City of Rockwall — City Secretary — City Engineer

_____
Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ Day of _____, 2019.

_____ _____
Notary Public in and for the State of Texas — My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kyle Coleman Harris, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 6/13/19.

_____
Kyle Coleman Harris — Date
Registered Professional Land Surveyor
No. 6266
kharris@pkce.com

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Kyle Coleman Harris, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ Day of _____ , 2019.

_____ _____
Notary Public in and for the State of Texas — My Commission Expires:

SHEET 3 OF 3

REPLAT

LOT 2R, BLOCK A, CHANNELL SUBDIVISION

BEING A REPLAT OF LOT 2, BLOCK A,
CHANNELL SUBDIVISION
1 LOT, BEING 18.762 ACRES
AND BEING OUT OF
THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20,
THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99
AND THE DAVID HARR SURVEY, ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER:

SURVERYOR/ENGINEER:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972–235–3031
CONTACT: KYLE COLEMAN HARRIS

OWNER:
CHANNELL COMMERCIAL CORPORATION
26040 YNEZ ROAD
TEMECULA, CALIFORNIA 92592
PH: 909–240–3460
CONTACT: ALTON FRAZIER

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F–14439
TX REG. SURVEYING FIRM LS–10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN	KCH	1"=60'	JUNE 2019	3273–19.251

DWG FILE: 3273–19.251RP.DWG

REPLAT - LOT 2R, BLOCK A, CHANNELL SUBDIVISION

JNICHOLSON 06/13/2019 – 5:25PM
M:\DWG–32\3273–19.251\DWG\SURVEY C3D 2018\3273–19.251RP.DWG

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	June 25, 2019
APPLICANT:	Ahmed Helaluzzaman
CASE NUMBER:	SP2019-014; *Site Plan for Retail Shopping Center and House of Worship*

SUMMARY

Discuss and consider a request by Ahmed Helaluzzaman on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a site plan for a retail shopping center and house of worship on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740], and take any action necessary.

BACKGROUND

The subject property was annexed in 1960 [*Ordinance No. 60-04*], is situated within the Scenic Overlay (SOV) District, and is zoned Commercial (C) District.

PURPOSE

The applicant is requesting approval of a site plan for a retail shopping center and house of worship on a tract of land that is currently vacant.

ADJACENT LAND USES AND ACCESS

The subject property is located north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a railroad (*i.e. Union Pacific Railroad*) followed by a single-family residential subdivision (*i.e. Turtle Cove Subdivision*), that is zoned Planned Development District 2 (PD-2) for single-family residential land uses. Beyond this is a single-family residential subdivision (*i.e. Lakeridge Subdivision*), that is zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property are two office buildings followed by Turtle Cove Boulevard, which is identified as a R2 (*residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a vacant tract of land where an office building is being proposed. These areas are zoned Commercial (C) District.

East: Directly east of the subject property is a house of worship (*i.e. Great Faith Church*) followed by a vacant tract of land. Beyond this is Ridge Road [FM-740], which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this, there is a condo office park (*i.e. Lakewood Office Park Condos*) and several other office uses that are zoned Commercial (C) District.

West: West of the subject property is a railroad (*i.e. Union Pacific Railroad*) followed by a single-family residential subdivision (*i.e. Turtle Cove Subdivision*). These areas are zoned Commercial (C)

District and Planned Development District 2 (PD-2) for single-family detached land uses. Beyond this is Lake Ray Hubbard, which is in the City of Dallas.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Use*, of the Unified Development Code (UDC), a house of worship and retail shopping center are both permitted by-right on properties zoned Commercial (C) District and no additional approvals are necessary with regard to land use. With the exception of the variances being requested the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Commercial (C) District and situated within the N. SH-205 Overlay (N. SH-205 OV) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*119,184 SF; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X=144-Feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=459-Feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X= 15-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X=10-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X=10=Feet; In Conformance*
Maximum Building Height	*36-Feet*	*X=23-Feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=56 %; In Conformance*
Minimum Masonry Requirement	*90%*	*X=90-95%; In Conformance*
Minimum Number of Parking Spaces	*48 Spaces*	*52 Spaces; In Conformance*
Minimum Stone Requirement	*20%*	*X=20-27%; In Conformance*
Minimum Landscaping Percentage	*15%*	*X=45%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X=55%; In Conformance*

TREESCAPE PLAN

According to the treescape plan submitted by the applicant, there are 48 caliper-inches of primary protected trees and 113 caliper-inches of secondary protected trees being removed (i.e. a total of 161-caliper-inches in order to develop the site. Of the total number of trees, 125 caliper-inches require mitigation, which will be satisfied by landscaping being planted on site.

CONFORMANCE WITH THE CITY'S CODES

According to *Subsection 4.05 Commercial (C) District*, of Section 4, *Commercial (C) Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Commercial (C) District is "the proper zoning classification for most types of commercial development…" and generally consists of large shopping centers at major intersection, and commercial shopping centers along arterial roadways. Areas should not be zoned Commercial (C) District unless they are located close to an arterial or a major collector. The Unified Development Code (UDC) goes on to state that "…(s)ince the Commercial (C) District is general in nature, the development standards are less stringent and do not require as high of standards of development as the Residential Office (RO), Neighborhood Services, (NS), and the General Retail (GR) Districts. When adjacent to neighborhoods the area should have adequate buffering between the Commercial (C) District and the residential development. In this case, the proposed uses (*i.e. a house of worship and a retail shopping center*) are allowed by-right in a Commercial (C) District and is also located in close proximity to Ridge Road [FM-740], which is a major collector. Given the proposed use, zoning district, and its proximity to a major collector, the applicant's request appears to conform to the development standards as stipulated in the Unified Development Code (UDC) with regard to development standards within the Commercial (C) District. The Scenic Overlay (SOV) District requires 90% primary materials and 20% natural stone. Additionally,

all structures that have a footprint of 6,000 SF or less require a pitched roof. The Scenic Overlay (SOV) District also requires four (4) sided architecture and that all rooftop mechanical equipment to be screened by an architectural feature that is integral to the building's design (*e.g. a parapet wall*). The building elevations submitted by the applicant appear to conform to the requirements stipulated in the Unified Development Code (UDC) with regard to exterior building materials. The proposed building will be 4,535 SF and will utilize a flat roof system. Since this does not conform to the requirements of the Unified Development Code (UDC) an exception is required. Staff should note, the Planning and Zoning Commission has approved similar requests. Additionally, although the building elevations seem to generally conform to the four (4) sided architecture requirements, the proposed building elevations show a portion of the rooftop mechanical equipment. The applicant has provided a line-of sight-study showing that the mechanical equipment will not be visible from the property line. The Unified Development Code (UDC) requires any commercial use or parking lot that has a side or rear contiguous to a residential district to be screened with a masonry fence. As an alternative, berms in conjunction with a minimum six (6) foot wrought iron fence and a combination of trees and shrubs can be utilized to meet this requirement, should the Planning and Zoning Commission determine that the proposed alternative will provide sufficient screening. In this case, the subject property is adjacent to a residential subdivision (*i.e. Turtle Cove Subdivision*) and the applicant is proposing to utilize six (6) foot tall wrought iron fence in conjunction with a combination of trees and landscaping to provide screening from the adjacent neighborhood.

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following variances to the requirements of the Unified Development Code (UDC):

(1) Architectural Standards

(a) Roof Design Standards. According to Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), all structures having a footprint of less than 6,000 SF shall be constructed of a pitched roof. The proposed house of worship/retail shopping center will utilize a flat roof system and since this does not conform to the requirements of the Unified Development Code (UDC), a variance is required.

This variance is a discretionary decision for the Planning and Zoning Commission and requires approval by a ¾ majority. In the event that the variance is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OurHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the South Lakeshore District. The South Lakeshore District is an established district that is significantly developed with medium-density, suburban housing and many of the subdivisions are not anticipated to change. Since the South Lakeshore District is nearing its buildout capacity, it is anticipated that infill development will consist of residential development that should be compatible with the surrounding neighborhoods. Commercial development is anticipated to consist of neighborhood/convenience centers that are compatible in scale with the adjacent residential properties. In this case, the proposed house of worship/retail shopping center appears to be a similar design and scale of shopping centers within the district.

ARCHITECTURAL REVIEW BOARD (ARB):

On June 11, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval by a vote of 6-0 with Board Member Neill absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request, then staff would propose the following conditions of approval:

(1) The developer shall plant a thick vegetative screening consisting of a combination of bushes, grasses, and/or mature trees adjacent to the northwest property line;

(2) The applicant shall provide an updated landscape plan showing the proposed wrought-iron fence and a thick vegetative screen consisting of a combination of mature trees and shrubs.

(3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.

City of Rockwall

Project Plan Review History

Project Number	SP2019-014	**Owner**	PEACE & MERCY, CENTERS FOR	**Applied**	5/14/2019 LM
Project Name	Retail shopping/House of Worship	**Applicant**	AHMED HELALUZZAMAN	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
600 TURTLE COVE DR	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
HUDSPETH	22		22	0064-0000-0022-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/14/2019	5/21/2019	5/21/2019	7	APPROVED	
ENGINEERING	Sarah Hager	5/14/2019	5/21/2019	5/24/2019	10	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(5/24/2019 1:31 PM SH) - Must show the location of the NTMWD force main. - Water line to be centered in a 20' easement. - No structures in easements. - One way back drive is not allowed. If you wish to have this access, it will need to be 24' minimum. - Dumpster to drain to an oil/water separator and then to the storm lines. - Parking to be 20' x 9'. - 10' spacing for fire line to all other lines. - Hydrant to have 5' of clearance behind the curb. - What are these two extra wide parking spaces? or landscaping? - Detention needs to be in an easement and no structures are allowed in easements. The following are for your information for engineering design. - 4% Engineering Inspection Fees - Impact Fees - Drainage release into railroad right-of-way will require railroad approval - Detention is required - No utilities allowed in detention easement - Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems - Minimum utility easement width is 20' - Label distances between driveways (measured from edge to edge) - All parking to be 20'x9' - All drive aisles to be a minimum of 24' wide - No structures in easements - Max slope is 4:1 - Must loop an 8" water line to take fire protection, water service, and irrigation off of. - Must have an oil/water separator that collects the dumpster runoff and drains to the storm lines. - Assembly use may require fire sprinkler. Check with fire department. - Must meet all engineering standards (5/24/2019 1:38 PM SH) - Walls 3' and over must be engineered. All retaining walls must be rock or stone face. No smooth concrete walls.							
ENGINEERING	Sarah Hager	6/14/2019	6/21/2019	6/14/2019		COMMENTS	Submittal #2

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(6/14/2019 9:10 AM SH) - Must show and label the location of the NTMWD Force Main Line. - Must label the 15'x24' tunrarounds. - Label the fire lane as "24' Fire Lane, Utility, and Public Access Easement" - Label the 40' Water line easement as "40' Utility Easement" The following items are for your information for engineering design. - 4% Engineering Inspection Fees - Impact Fees - Drainage release into railroad right-of-way will require railroad approval - Detention is required - No utilities allowed in detention easement - Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems - Minimum utility easement width is 20' - Label distances between driveways (measured from edge to edge) - All parking to be 20'x9' - All drive aisles to be a minimum of 24' wide - No structures in easements - Max slope is 4:1 - Must loop an 8" water line to take fire protection, water service, and irrigation off of. - Must have an oil/water separator that collects the dumpster runoff and drains to the storm lines. - Assembly use may require fire sprinkler. Check with fire department. - Must meet all engineering standards							
ENGINEERING	Sarah Hager	6/21/2019	6/28/2019	6/21/2019		COMMENTS	Submittal #3

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(6/21/2019 2:33 PM SH) - Chain link fence not allowed. - Parking island with fire hydrant must be 10' wide. Hdrant must be set back 5' from curb. - 18' deep parking spaces must have 2' clear overhang. - 40' water easement must also be sewer. - Parking turnaround is 15'x24' minimum. - Water lines to be centered in 20' easements. - need to show minimum 10' easement for sewer line at the front of the property. - Must show NTMWD Force main and easement location. - No trees within 10' of NTMWD force main. The following items are for your information for engineering design. - 4% Engineering Inspection Fees - Impact Fees - Drainage release into railroad right-of-way will require railroad approval - Detention is required - No utilities allowed in detention easement - Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems - Minimum utility easement width is 20' - Label distances between driveways (measured from edge to edge) - All parking to be 20'x9' - All drive aisles to be a minimum of 24' wide - No structures in easements - Max slope is 4:1 - Must loop an 8" water line to take fire protection, water service, and irrigation off of. - Must have an oil/water separator that collects the dumpster runoff and drains to the storm lines. - Assembly use may require fire sprinkler. Check with fire department. - Must meet all engineering standards							
FIRE	Ariana Hargrove	5/14/2019	5/21/2019	5/23/2019	9	APPROVED	see comment
(5/23/2019 1:26 PM AA) An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction.							
GIS	Lance Singleton	5/14/2019	5/21/2019	5/22/2019	8	APPROVED	See comments
(5/22/2019 9:52 AM LS) Shell address will be 600 TURTLE CREEK BLVD, ROCKWALL, TX 75087 *Any suite numbers should follow a 101 103 105... seperation scheme (from South to North) to allow for future unexpected demising walls. Each suite will be confirmed at its permitting.							
PLANNING	Korey Brooks	5/14/2019	5/21/2019	5/23/2019	9	COMMENTS	Comments

SP2019-014 Site Plan for Retail Shopping Center and House of Worship: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1. This is a request by Ahmed Helaluzzaman on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a site plan for a retail shopping center and house of worship on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740].
2. For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
3. For reference, include the case number (SP2019-014) in the lower right hand corner of all pages on future submittals.
4. Sheet No. A001—This sheet is not reviewed—For reference only. Please incorporate Legend and Contact Information on remaining drawings (if not provided).
5. Please provide Site Data Table (named Project Data Table on the sheet) on all sheets. Please add parking data and the breakdown of worship/retail SF from Code Table. Also provide pervious vs. imperious SF and percentage. Please add lot coverage SF and %. Please add zoning district and overlay district. Please add % of required landscaping and % of provided.
6. Sheet No. A101—This sheet doesn't seem to be necessary. The site plan on sheet C1 is the type of site plan that is needed. Please transfer site data table to remaining sheets.
7. Sheet C-1—Please note that in overlay district the dumpster screening is 8-feet, materials matching the main structure, with self-latching opaque gate.
8. Sheet C-1—There is a large amount of information on this sheet. Please greyscale topo and utilities.
9. Sheet C-1—Since there is large amount of lines on this page, could the firelane change from a hatch pattern to a solid grey? Show any remaining pavement, including sidewalks as a different shade of grey.
10. Sheet C-1—There is a reference to a "water easement by this plat" on the building footprint. Please remove along with any other plat references (e.g. the references to state plane coordinates). The plat will be taken care of at a later time.
11. Sheet C-1—Please use varying line weights and types to provide clearer differentiation. Also provide those changes in the legend. There are several items that use the same linetype.
12. Sheet C-1—Please show all proposed easements and extend of detention.
13. Sheet C-1—Please greyscale information on adjacent sites (i.e. any information that is not on your lots).
14. Sheet C-1—Please remove water meter schedule.
15. Sheet C-1—Please note that parking is 9x20.
16. Sheet C-1—Please revise access easements to "Public Access" instead of "Mutual"
17. Sheet C-1—Please remove symbols for IRF/similar
18. Sheet C-1—Please show division of worship area vs retail.
19. Sheet C-1—The parking close to the RR and Turtle Cove is dead end and will probably need a turnaround to allow vehicles to back out of the space.
20. Sheet C-1—No parking space shall be more than 80-feet from a canopy tree.
21. Sheet C-1—The site plan shows three or four thick grey lines that are not labeled. Some are adjacent to the property line and one is adjacent to Turtle Cove. What are these lines? Also there are several lines in the ROW that are not labeled. Please try to label all lines.
22. Sheet C-1—Will the two lots be combined?
23. Sheet C-1—What are the two pie shaped "parking spaces" near the play area? They cannot be parking spaces; however, I cannot determine what is being shown.
24. Sheet C-1—Please note that the landscape buffer is 20-feet and the building setback is 15-feet.
25. Sheet C-1—Please provide dimensions of all walls.
26. Sheet C-1—Please provide dimensions from building to all property lines.
27. Sheet C-1—Please note that the building does not meet horizontal articulation requirements as drawn and will need a variance. Please review Commercial articulation requirements.

28. Sheet LP.01—please dimension a typical parking space—also as noted, parking must be 9x20.
29. Sheet LP.01—The parking and building can be greyscaled so that the landscape plan focuses on the landscaping.
30. Sheet LP.01—Please note that the landscape buffer is 20-feet and the building setback is 15-feet.
31. Sheet LP.01—Please provide the actual footprint of the building (i.e. show any projections or recesses).
32. Sheet LP.01—Please provide adjacent property information as shown on C-1.
33. Sheet LP.01—Please darken and label property line for subject property.
34. Sheet LP.01—There several dashlines toward the SE of the property that are not labeled. Please label all lines, provide a variety of lineweights/types. A legend can be provided in lieu of labeling each line. As drawn, the utilities and property lines, ROW, etc. have the same line weight and type.
35. Sheet LP.01—There are several dark circles with a line projecting and several open circles. Please label or provide a legend.
36. Sheet LP.01—As on Sheet C-1, please show firelane as a shade of grey and any remaining concrete as a lighter shade of grey. Please use the stippling pattern currently being used on the firelane to show where grass will be.
37. Sheet LP.01—Please add site data table as mentioned above. Some of the needed information is already being provided on the sheet; however, please replace with the same data table so that all sheets have the same data table/same information.
38. Sheet LP.01—Please darken visibility triangles
39. Sheet LP.01—What are the two hatched areas at the end of the parking toward the rear of the building?
40. Sheet LP.01—For consistency purposes, please change title from Planting Plan to “Landscape/Treescape Plan”
41. Sheet LP.01—Please note that the min caliper inch for trees is 4-inches.
42. Sheet LP.01—Please note that headlight screening may be required along the property line adjacent to the RR.
43. Sheet ESP—Please removed the details of the light pole. Just show the pole from the ground up and provide height.
44. Sheet ESP—The Electrical Notes may not be necessary on the photometric plan; those notes seem to be needed later when the building permit is being requested. Please note that this is a “Photometric Plan” instead of an Electrical Site Plan.
45. Sheet ESP—Please label adjacent properties as shown on Sheet C-1.
46. Sheet ESP—Please remove building footprints from adjacent properties.
47. Sheet ESP—Please label “Future Development” phase.
48. Sheet ESP—Please provide a combination of lineweights and types to differentiate between the subject property and the adjacent properties. Please label property line of subject property.
49. Sheet ESP—please show the site (i.e. parking building, etc) as the same shade but please greyscale. In addition, please provide a larger, darker font for FC grid.
50. Sheet ESP—Please note, the light intensity at the property line shall be no greater that 0.2 FC. Please check photometric plan and ensure compliance.
51. Sheet ESP—Please note that all fixtures shall be fully shielded and pointed downward.
52. Sheet ESP—Please provide graphic and numeric scale, north arrow and vicinity map.
53. Sheet ESP—Please see above for the correct LS buffer and setback.
54. Sheet ESP—Please note that no light pole shall exceed 20-feet
55. Sheet ESP—Please provide cut sheets for fixtures.
56. Sheet A501—Please remove all signage.
57. Sheet A501—Please add cardinal direction to all elevation.
58. Sheet A501—Please provide height of “tower element” closest to the building material percentage on elevation 2 and the element directly below on elevation 1.
59. Sheet A501—Please provide site data table.60. Sheet A501—Are the tower elements flush with the façade or do they project?
61. Sheet A501—Please note, as shown, the building elevations will require a variance to 4-sided architecture, and vertical and horizontal articulation.
62. Sheet A501—Please note that all buildings shall be architecturally finished on all 4 sides with the same elements and materials.
63. Sheet A501—Please note that elevation 1 exceeds the max of 10% EIFS—this will require a variance.
64. Sheet A501—Please label the material above the window as provide type of material for awnings.
65. Sheet A501—Please provide elevation of dumpster enclosure.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

66. Sheet A501—Please dash-in all rooftop equipment and provide information on how it will be screened.
67. Please label at least one set of light fixtures on each of the elevations.
68. Sheet A501—What material is the small squares on the building elevations?
69. Sheet A501—is the stone a natural stone?
70. Sheet A502—Please note that the two elevations are labeled the same as the elevations on A501.
71. Sheet A502—Please see comments from A501
72. Sheet A502—Please note that as drawn, the rear elevation will need several variances: vertical and horizontal articulation, 4 sided architecture, 20% stone requirement.
73. Sheet A502—There are three vertical lines drawn between the doors. What are these lines?
74. Sheet A502—Please label the element directly on top of the brick.
75. Sheet A502—Please note, the back of the parapets is visible. The back of the parapets will need to be finished and revised so that it is not a flat parapet (i.e. it will need to look like a "box" rather than a "panel"
76. Sheet A502—Please provide a perspective drawing.
77. Sheet A201—Please note that this sheet is for reference and was not reviewed or approved. That will be taken care of at time of Building Permit submission.
78. The Architectural Review Board (ARB) meeting for this case will be held on May 28, 2019 at 5:00 p.m.
79. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 4, 2019. The Planning and Zoning Worksession for this case will be May 28, 2019, at 6:00 p.m. The Planning and Zoning Meeting will be June 11, 2019

PLANNING	Korey Brooks	6/14/2019	6/21/2019	6/20/2019	6	COMMENTS	Comments to Revisions.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

1. Please ensure that nothing encroaches the landscape buffer
2. Please note, the parking for retail is 1:250
3. Please show and label the rear setback.
4. Please note that proposed metal fence does not meet the screening requirements and will require a special exception. Typically wrought iron with landscaping is utilized.

a. Sec. 5.6. - Screening from residential uses.

b. A. Any commercial or industrial use or parking lot that has a side or rear contiguous to any residential district, or any multi-family use with more than five dwelling units or parking lot that has a side or rear contiguous to any single-family, townhouse, or duplex district, shall be screened with a masonry fence (tilt wall or concrete block are prohibited; however, precast walls may be approved by the planning and zoning commission), six feet in height. As an alternative, berms in conjunction with a minimum of a six-foot wrought fence and a combination of trees and shrubs can be utilized to meet the screening requirements if the planning and zoning commission determines that the proposed alternative will provide sufficient screening. The screen shall be located no closer to the street than the property line. Any ordinances concerning sight obstructions of intersections shall be applicable to the screen where it is intersected by a street or driveway. B. Prior to construction of any required screens, complete plans showing type of material, depth of beam, and structural support shall be analyzed by the building permit office to determine whether or not: 1. The screen will withstand the pressures of time and nature; 2. The screen adequately accomplishes the purpose for which it was intended; 3. Plans shall be sealed by a registered engineer or they shall conform to the city's standard design for screening walls. C. Such screen shall be constructed prior to the issuance of a certificate of occupancy for any building or portion thereof. D. The areas adjacent to the required screening wall,or areas adjacent to a public street or right-of-way, shall be maintained by the property owner in a clean and orderly condition, free of debris and trash in accordance with the applicable codes of the city.

5. Please note that it is difficult to see the grid on the photometric plan.
6. Treescape Plan—Your treescape plan shows 4 trees being saved; however, the tree listing only shows 1tree.
7. Please note the requirements for the landscape buffer

a. All landscape buffers shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the Primary Roadway

b. All canopy trees, accent trees, shrubs and ground cover proposed to be planted in any overlay district shall be in conformance to the tables depicted in Appendix F, Landscaping Guidelines and Requirements, of this Unified Development Code (UDC) and shall be subject to the following sizes: a. Canopy Trees shall be a minimum of four (4) caliper inches at DBH. b. Accent Trees shall be a minimum of four (4) feet in total height. c. Deciduous Shrubs shall be a minimum of two (2) gallons in size. d. Evergreen Shrubs shall be a minimum of two (2) gallons in size.

8. Please note, this will need to be sod instead of hydromulch.
9. A variance to the pitched roof requirement is being requested.

Police Department	Police Department	6/14/2019	6/21/2019				
Police Department	Police Department	5/24/2019	5/31/2019	5/24/2019		COMMENTS	Comments

SP2019-014 - SITE PLAN FOR RETAIL/HOUSE OF WORSHIP

Considerations:

- Lighting placed upon all sides of the exterior the buildings, entry ways and especially controlled access gate entrances. This should illuminate and eliminate shadows, dark areas and hiding spots. Lighting set by City Code, LEDs are preferred.

- Place high resolution cameras on corners of building, controlled access gate entrances, door entrances into buildings and common areas inside the business.

- If case is kept on sights, consider a safe room that contains a money safe with an hardened outward opening door with deadbolt and key control. Consider an internal distress alarm for the sale and limited access by management.

- UL appropriate safe (Money vs. Fire)

- Consider bollards with appropriate a at soft access points

- Consider mirror(s) corners and enclosed areas to reveal anyone that might be present (suspect)

I'm available to speak with or make recommendations on this projects. Please do hesitate to contact me for any assistance.

LEGEND

TC	EXISTING TOP OF CURB	GW	EXISTING GUY WIRE
TSW	EXISTING TOP OF SIDEWALK	W W W	EXISTING WATER LINE
GT	EXISTING GUTTER	SS SS	EXISTING SANITARY SEWER LINE
TELP	EXISTING TELEPHONE PEDESTAL	STM STM	EXISTING STORM SEWER LINE
BL	EXISTING BOLLARD	X X X X X	EXISTING CHAINLINK FENCE
INLET	EXISTING CURB INLET	G G G	EXISTING GAS LINE
PP	EXISTING POWER POLE	OHE OHE	EXISTING OVERHEAD POWER LINE
WV	EXISTING WATER VALVE	675	EXISTING CONTOUR
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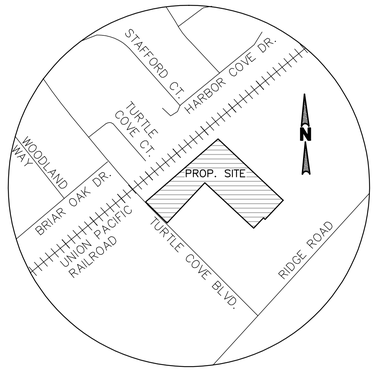
FH	EXISTING FIRE HYDRANT	FH	PROPOSED FIRE HYDRANT
SS	EXISTING SANITARY SEWER MANHOLE		
	PROPOSED STREET LIGHT		

DUMPSTER NOTES:

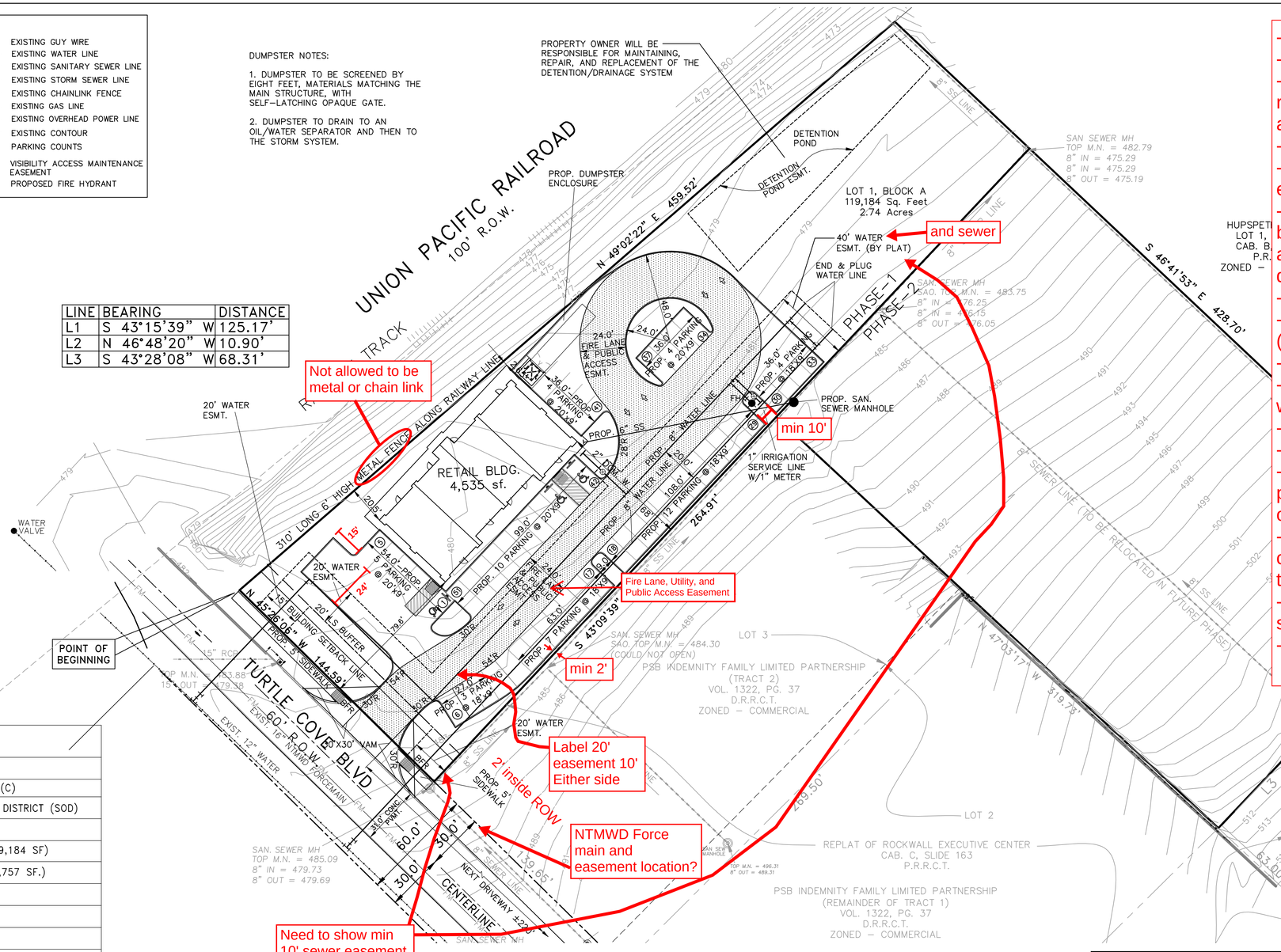
1. DUMPSTER TO BE SCREENED BY EIGHT FEET, MATERIALS MATCHING THE MAIN STRUCTURE, WITH SELF-LATCHING OPAQUE GATE.

2. DUMPSTER TO DRAIN TO AN OIL/WATER SEPARATOR AND THEN TO THE STORM SYSTEM.



VICINITY MAP
N.T.S

LINE	BEARING	DISTANCE
L1	S 43°15'39" W	125.17'
L2	N 46°48'20" W	10.90'
L3	S 43°28'08" W	68.31'



- 4% Engineering Inspection Fees
- Impact Fees
- Drainage release into railroad right-of-way will require railroad approval
- Detention is required
- No utilities allowed in detention easement
- Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems
- Minimum utility easement width is 20'
- Label distances between driveways (measured from edge to edge)
- All parking to be 20'x9'
- All drive aisles to be a minimum of 24' wide
- No structures in easements
- Max slope is 4:1
- Must loop an 8" water line to take fire protection, water service, and irrigation off of.
- Must have an oil/water separator that collects the dumpster runoff and drains to the storm lines.
- Assembly use may require fire sprinkler. Check with fire department.
- Must meet all engineering standards

SITE DATA TABLE

DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C)
OVERLAY DISTRICT	SCENIC OVERLAY DISTRICT (SOD)
LAND USE (FROM ZONING ORDINANCE)	RETAIL
LOT AREA TOTAL	2.74 AC. (119,184 SF)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
LOT COVERAGE	55.33%
FLOOR AREA RATIO	0.0813:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,263 SF.
ASSEMBLY (WORSHIP)	2,267 SF
WORSHIP OCCUPANTS	120 M + 30 W = 150 TOTAL
RETAIL OCCUPANTS	2,268/60 = 38
PARKING REQUIRED (WORSHIP)	150/4 = 38
PARKING REQUIIRED (RETAIL)	2,268/200 = 12
TOTAL PARKING REQUIRED	38+12=50 SPACES
PARKING PROVIDED	51 SPACES INCLUDING 3 ADA
PERVIOUS AREA	24,908 SF.
IMPERVIOUS AREA	30,849 SF
LANDSCAPE AREA REQUIRED	8,364 SF (15%)
LANDSCAPE AREA PROVIDED	24,908 SF

OWNER
Centers for Peace & Mercy, Inc.
Contact: Abdul Latif Khan (President)
4152 Green Field Drive
Richardson, TX 75082
PH. 318-617-3491

SURVEYOR
CBG SURVEYING, LLC
Contact: Bryan Conally
12025 Shiloh Road, Suite 230
Dallas, Texas 75228
PH: 214 349 9485

ARCHITECT
amazing concept
Contact: Ahmed Helaluzzaman
12300 Ford Road, Suite 267
Dallas, Texas 75234
PH. 817 808 0811
E-MAIL: akm.hellaluzzaman@gmail.com

CIVIL ENGINEER
ND & ASSOCIATES, LLC
Contact: Naim Khan, P.E. CFM
2105 Canyon Creek Dr.
Garland, Texas 75042
PH: 214 533 7181
E-MAIL: naim1207@yahoo.com

LANDSCAPE ARCHITECT
AROIDS LANDSCPAE
Contact: Mohammad Salam
5901 Indian Hills Drive
GARLAND, TX 75044
PH. 214-403-2034

STATE OF TEXAS
MD NAIM UDDIN KHAN
87776
REGISTERED PROFESSIONAL ENGINEER

Md. Naim Uddin Khan 06-12-19

ENGINEER NO. 87776. THESE PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF MD. NAIM UDDIN KHAN REGISTERED PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MD. NAIM UDDIN KHAN P.E. #87776

SITE PLAN
SP 2019-014

CENTERS FOR PEACE & MERCY, INC.
LOT 1, BLOK A
E.P. GAINES CHISUM SURVEY ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
119,184 SF/2.74 ACRES

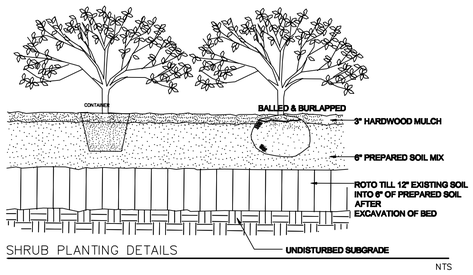
ND & Associates, LLC
2105 Canyon Creek Drive
Garland, Texas 75042
Contact: Naim Khan, P.E., CFM
PH: (214) 533 7181
EMAIL: naim1207@yahoo.com
FIRM # F - 13340

Scale: 1"=30'

Date : 6/12/2019
Design : ND
Draft : ND
Checked : ND
PROJECT NO : ROCK2019-725

SITE PLAN

C-1



SHRUB PLANTING DETAILS

NTS

PLANTING NOTES

1. USE 3"W" STEEL EDGING (PAINTED GREEN).
2. USE 4" "GOOD EARTH" OR EQUIVALENT PLANTING MIX FOR BED PREPARATIONS. ROTOTILL BED MIX TO THE DEPTH OF 12" MINIMUM.
3. ALL THE LAWN AREAS TO BE HYDROMULCHED BERMUDA GRASS. REPLACE ALL THE DAMAGED EXISTING LAWN AREAS AS NEEDED.
4. TOP DRESS ALL THE PLANTING BED AREAS WITH 3" DEEP HARD WOOD MULCH, AFTER PLANTING OPERATIONS.
5. THE SITE WILL BE IRRIGATED WITH BELLOW GRADE AUTOMATIC IRRIGATION SYSTEM WITH FREEZE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR PARTICULAR TYPE OF PLANT MATERIAL USED.

landscape area

SITE AREA . PHASE 1 : 55,757 SF. (1.278 AC.)

LANDSCAPE AREA REQUIRED : 15 % (8,364 SF.)
PROVIDED : 44.8 % (24,908 SF.)

BLDG. AREA : 4,535 SF.
IMPERVIOUS AREA : 30,849 SF.

TOTAL NUMBER OF PARKING SPACES REQUIRED : 50 .
SPACES PROVIDED : 51 .

planting requirement

TURTLE COVE BLVD. LANDSCAPE BUFFER 144.59 LF.
SHADE TREES REQUIRED : 3 (4" CAL)
PROVIDED : 4 (4" CAL)

SURFACE PARKING LOT LANDSCAPING 52 (SPACES)
SHADE TREES PROVIDED : 6 (4" CAL)

SCREENING SHRUBS PROVIDED ALONG THE STREET FRONTAGE.

existing tree listing

	TREE LIST	REPLACEMENT RATE		
01	HACKBERRY	24"	R	48"
02	ELM	18"	R	18"
03	HACKBERRY	15"	R	7.5"
04	OAK	20"	R	20"
05	HACKBERRY	7"	R	0"
06	HACKBERRY	12"	R	6"
07	HACKBERRY	20"	R	10"
08	ELM	10"	R	10"
09	HACKBERRY	15"	R	7.5"
10	HACKBERRY	20"	R	10"
11	OAK	36"	S	

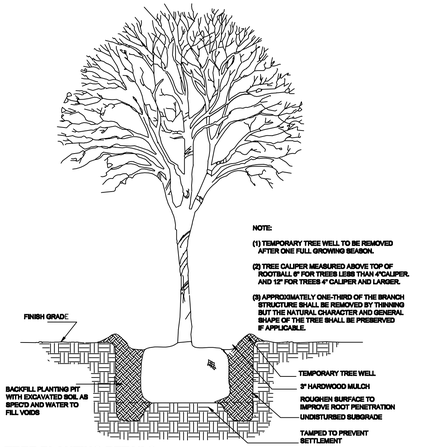
R = REMOVE, S=SAVE
125.0 CAL.INCHES TO BE MITIGATED

REF. PLANT SHEDULE FOR TREE LISTING.

exis. tree legend

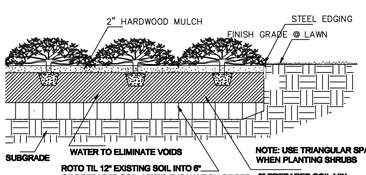
EXISTING TREE SAVE : (S)

EXISTING TREE REMOVE : (R)



TREE PLANTING DETAILS

NTS



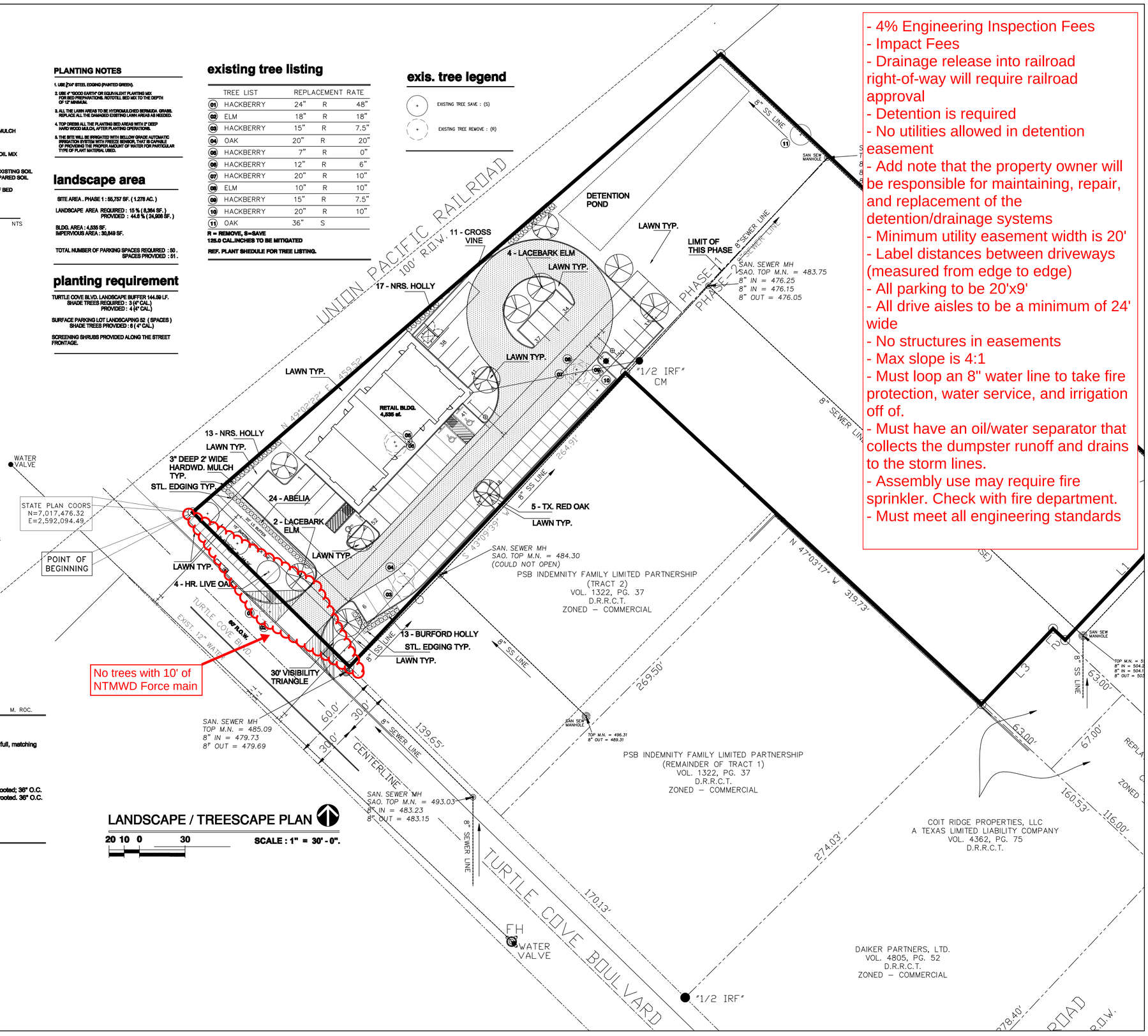
GROUND COVER PLANTING DETAIL

NTS

plant schedule

M. ROC.

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
TREES				
5	Texas Red Oak	Quercus shumardii "Texana"	4" Caliper10-12' ht., 6-7' sp.,straight trunk, full, matching	
6	Lacebark Elm	Ulmus parvifolia	4" Calipe 10-12' ht., 5-6' sp., full, matching	
4	Live Oak	Quercus virginiana	4" Caliper10-12' ht., 5-6' sp., full, matching	
SHRUBS & VINES				
30	NRS. Holly	Ilex x.Nelie R.Stevens	7 gal. full pot, well rooted. 4' O.C.	
24	Abelia	Abelia grandiflora	5 gal.30"-34" ht., 18-24" sp., full pot, well rooted; 36" O.C.	
13	Dwf. Burford Holly	Ilex comuta burfordi 'Nana'	5 gal. 24"- 26" ht., 18-24" sp.,full pot, well rooted. 36" O.C.	
11	Cross Vine	Bignonia capriolata	3 gal. full pot, well rooted, staked to fence.	
GROUNDCOVERS, & LAWN				
	Bermudagrass	Cynodon dacctylon	Hydromulched	



LANDSCAPE / TREESCAPE PLAN

20 10 0 30

SCALE : 1" = 30' - 0".

- 4% Engineering Inspection Fees
- Impact Fees
- Drainage release into railroad right-of-way will require railroad approval
- Detention is required
- No utilities allowed in detention easement
- Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems
- Minimum utility easement width is 20'
- Label distances between driveways (measured from edge to edge)
- All parking to be 20'x9'
- All drive aisles to be a minimum of 24' wide
- No structures in easements
- Max slope is 4:1
- Must loop an 8" water line to take fire protection, water service, and irrigation off of.
- Must have an oil/water separator that collects the dumpster runoff and drains to the storm lines.
- Assembly use may require fire sprinkler. Check with fire department.
- Must meet all engineering standards

CONSULTANT:
aroids
landscape architects
6901 Indian hills drive, garland, texas, 75044
telephone / 214.403.2024
mesiem2745@gmail.com
STATE OF TEXAS
MOHAMMAD A. SALAMEH
6116
REGISTERED
LANDSCAPE ARCHITECT
08.14.2019

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
CPM MASJID (PHASE ONE)
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:
CITY COMMENTS 08.14.2019

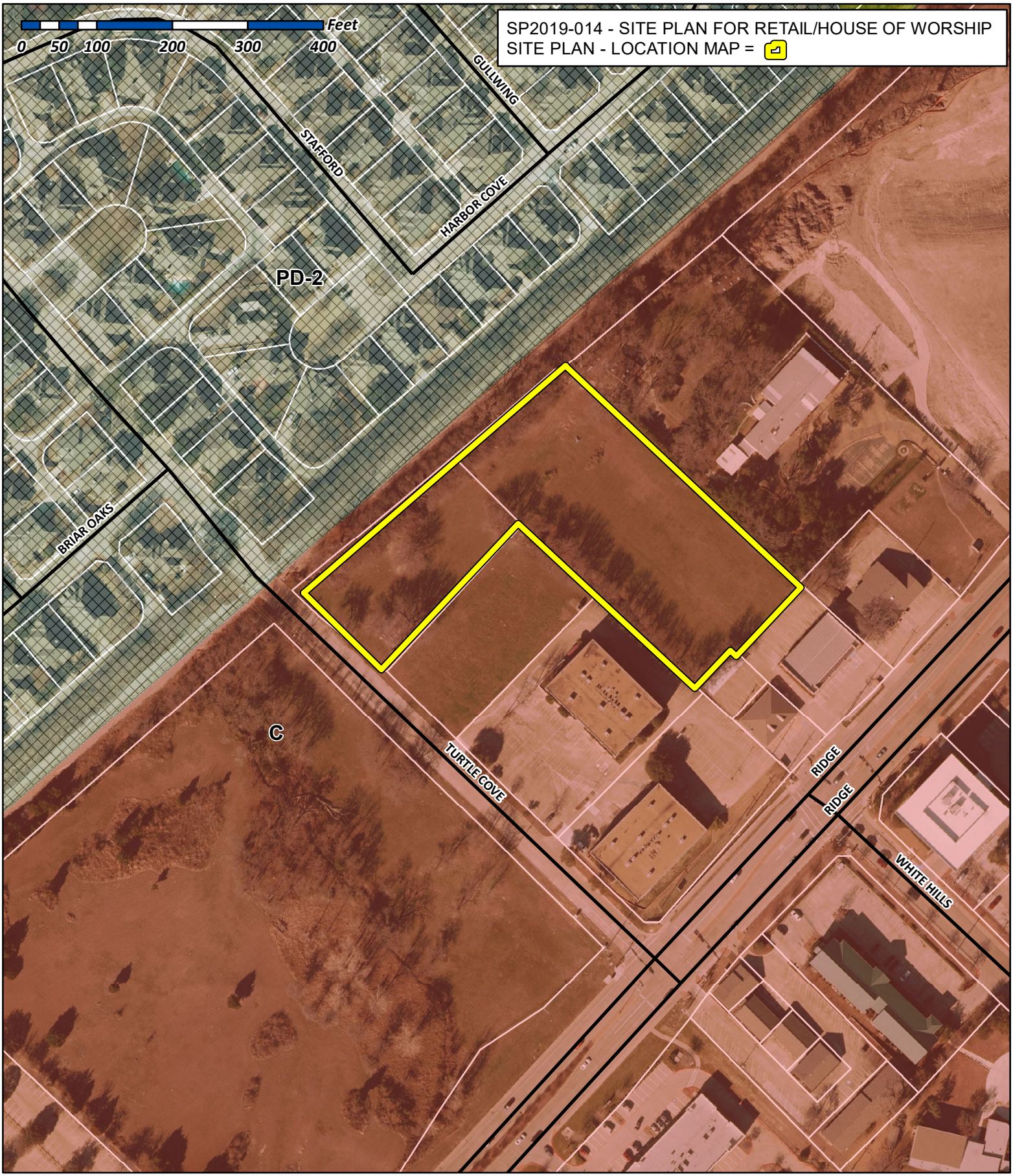
amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
LANDSCAPE PLAN

DATE:	SCALE:
02.15.2019	AS SHOWN
DRAWN:	DESIGNER:
	A. HELALUZZAMAN

PROJECT #
H-2019-02

SHEET NO:
LP.01



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.

LEGEND

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SS	EXISTING SANITARY SEWER MANHOLE		
	PROPOSED STREET LIGHT		

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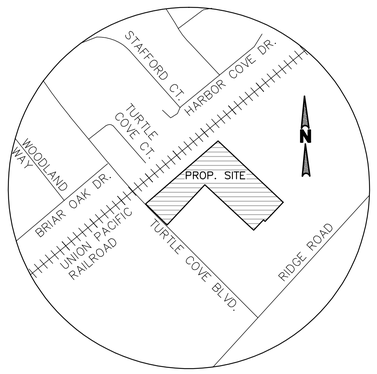

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N.T.S

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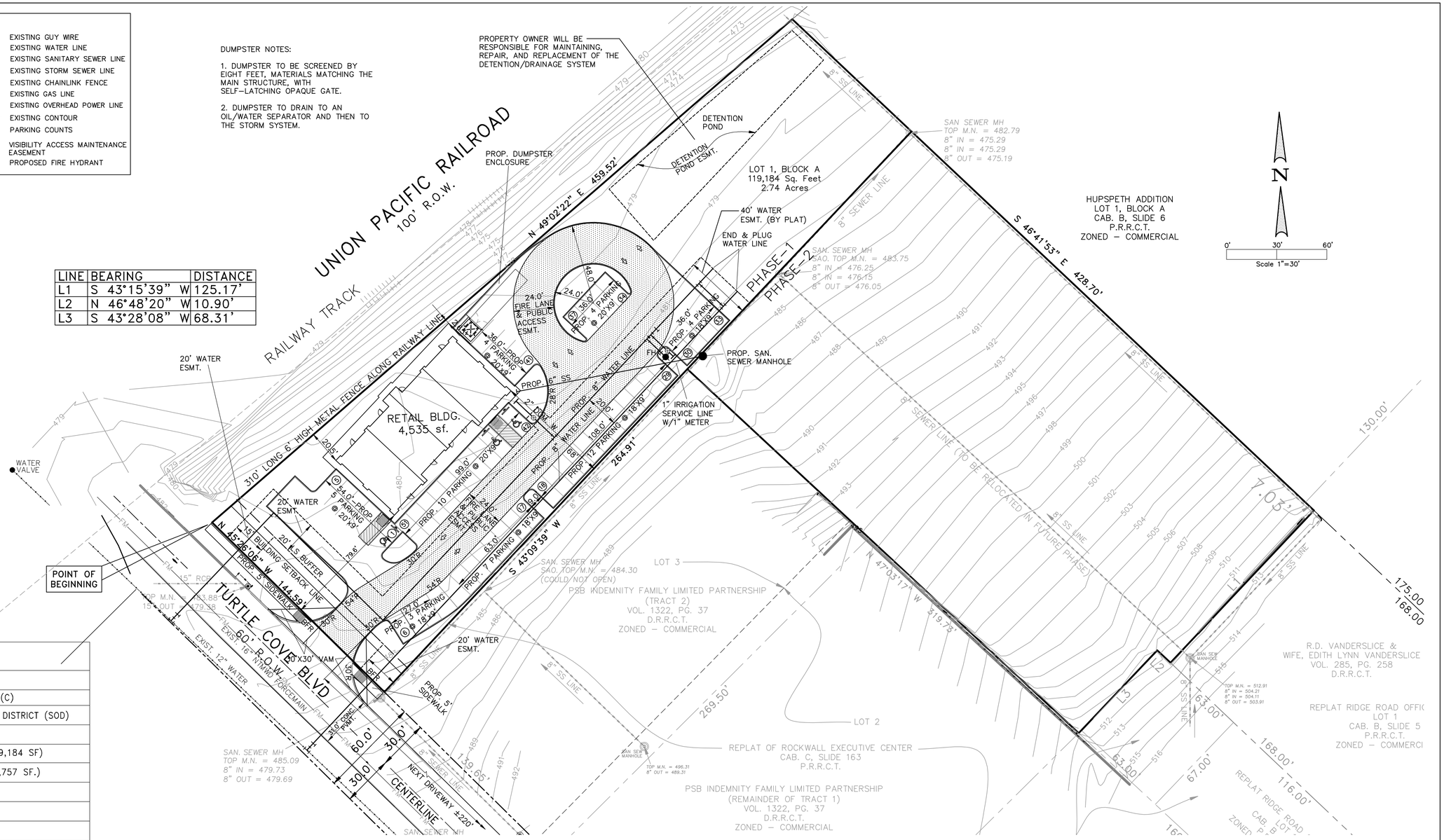
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,263 SF.
ASSEMBLY (WORSHIP)	2,267 SF
WORSHIP OCCUPANTS	120 M + 30 W = 150 TOTAL
RETAIL OCCUPANTS	2,268/60 = 38
PARKING REQUIRED (WORSHIP)	150/4 = 38
PARKING REQUIIRED (RETAIL)	2,268/200 = 12
TOTAL PARKING REQUIRED	38+12=50 SPACES
PARKING PROVIDED	51 SPACES INCLUDING 3 ADA
PERVIOUS AREA	24,908 SF.
IMPERVIOUS AREA	30,849 SF
LANDSCAPE AREA REQUIRED	8,364 SF (15%)
LANDSCAPE AREA PROVIDED	24,908 SF



OWNER
Centers for Peace & Mercy, Inc.
Contact: Abdul Latif Khan (President)
4152 Green Field Drive
Richardson, TX 75082
PH. 318-617-3491

SURVEYOR
CBG SURVEYING, LLC
Contact: Bryan Conally
12025 Shiloh Road, Suite 230
Dallas, Texas 75228
PH: 214 349 9485

ARCHITECT
amazing concept
Contact: Ahmed Helaluzzaman
12300 Ford Road, Suite 267
Dallas, Texas 75234
PH. 817 808 0811
E-MAIL: akm.hellaluzzaman@gmail.com

CIVIL ENGINEER
ND & ASSOCIATES, LLC
Contact: Naim Khan, P.E. CFM
2105 Canyon Creek Dr.
Garland, Texas 75042
PH: 214 533 7181
E-MAIL: naim1207@yahoo.com

LANDSCAPE ARCHITECT
AROIDS LANDSCPAE
Contact: Mohammad Salam
5901 Indian Hills Drive
GARLAND, TX 75044
PH. 214-403-2034

STATE OF TEXAS — MD NAIM UDDIN KHAN — 87776 — REGISTERED PROFESSIONAL ENGINEER

Md. Naim Uddin Khan 06-12-19

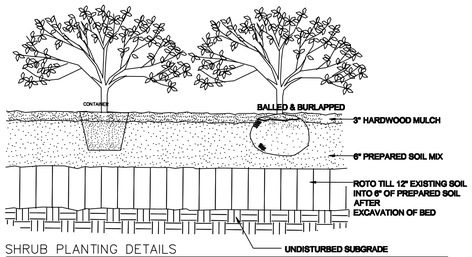
ENGINEER NO. 87776. THESE PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF MD. NAIM UDDIN KHAN REGISTERED PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MD. NAIM UDDIN KHAN P.E. #87776

SITE PLAN
SP 2019-014

CENTERS FOR PEACE & MERCY, INC.
LOT 1, BLOK A
E.P. GAINES CHISUM SURVEY ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
119,184 SF/2.74 ACRES

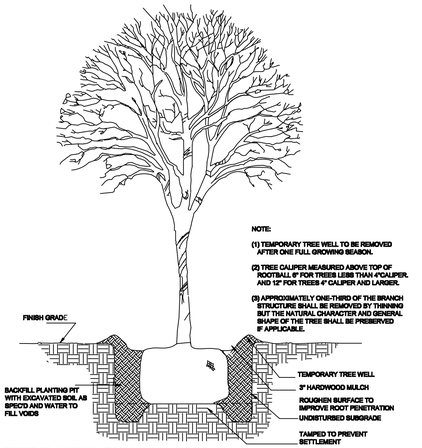
ND & Associates, LLC
2105 Canyon Creek Drive
Garland, Texas 75042
Contact: Naim Khan, P.E., CFM
PH: (214) 533 7181
EMAIL: naim1207@yahoo.com
FIRM # F - 13340

Scale: 1"=30'
Date : 6/12/2019
Design : ND
Draft : ND
Checked : ND
PROJECT NO : ROCK2019-725
SITE PLAN
C-1



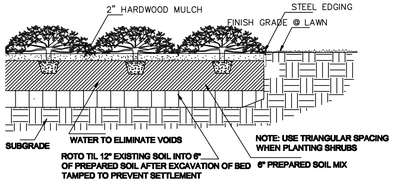
SHRUB PLANTING DETAILS

NTS



TREE PLANTING DETAILS

NTS



GROUND COVER PLANTING DETAIL

NTS

plant schedule

M. ROC.

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
TREES				
5	Texas Red Oak	Quercus shumardii "Texana"	4" Caliper10-12' ht., 6-7' sp.,straight trunk, full, matching	
6	Lacebark Elm	Ulmus parvifolia	4" Caliper 10-12' ht., 5-6' sp., full, matching	
4	Live Oak	Quercus virginiana	4" Caliper10-12' ht., 5-6' sp., full, matching	
SHRUBS & VINES				
30	NRS. Holly	Ilex x.Nelie R.Stevens	7 gal.	full pot, well rooted. 4' O.C.
24	Abelia	Abelia grandiflora	5 gal.30"-34" ht., 18-24" sp., full pot, well rooted; 36" O.C.	
13	Dwf. Burford Holly	Ilex cornuta burfordi "Nana"	5 gal. 24"- 28" ht., 18-24" sp.,full pot, well rooted. 36" O.C.	
11	Cross Vine	Bignonia capriolata	3 gal. full pot, well rooted, staked to fence.	
GROUNDCOVERS, & LAWN				
	Bermudagrass	Cynodon dacctyion	Hydromulched	

PLANTING NOTES

1. USE 3"W" STEEL EDGING (PAINTED GREEN).
2. USE 4" "GOOD EARTH" OR EQUIVALENT PLANTING MIX FOR BED PREPARATIONS. ROTOTILL BED MIX TO THE DEPTH OF 12" MINIMUM.
3. ALL THE LAWN AREAS TO BE HYDROMULCHED BERMUDA GRASS. REPLACE ALL THE DAMAGED EXISTING LAWN AREAS AS NEEDED.
4. TOP DRESS ALL THE PLANTING BED AREAS WITH 3" DEEP HARD WOOD MULCH, AFTER PLANTING OPERATIONS.
5. THE SITE WILL BE IRRIGATED WITH BELLOW GRADE AUTOMATIC IRRIGATION SYSTEM WITH FREEZE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR PARTICULAR TYPE OF PLANT MATERIAL USED.

landscape area

SITE AREA . PHASE 1 : 55,757 SF. (1.278 AC.)

LANDSCAPE AREA REQUIRED : 15 % (8,364 SF.)
PROVIDED : 44.8 % (24,908 SF.)

BLDG. AREA : 4,535 SF.
IMPERVIOUS AREA : 30,849 SF.

TOTAL NUMBER OF PARKING SPACES REQUIRED : 50 .
SPACES PROVIDED : 51 .

planting requirement

TURTLE COVE BLVD. LANDSCAPE BUFFER 144.59 LF.
SHADE TREES REQUIRED : 3 (4" CAL)
PROVIDED : 4 (4" CAL)

SURFACE PARKING LOT LANDSCAPING 52 (SPACES)
SHADE TREES PROVIDED : 6 (4" CAL)

SCREENING SHRUBS PROVIDED ALONG THE STREET FRONTAGE.

existing tree listing

	TREE LIST	REPLACEMENT	RATE	
01	HACKBERRY	24"	R	48"
02	ELM	18"	R	18"
03	HACKBERRY	15"	R	7.5"
04	OAK	20"	R	20"
05	HACKBERRY	7"	R	0"
06	HACKBERRY	12"	R	6"
07	HACKBERRY	20"	R	10"
08	ELM	10"	R	10"
09	HACKBERRY	15"	R	7.5"
10	HACKBERRY	20"	R	10"
11	OAK	36"	S	

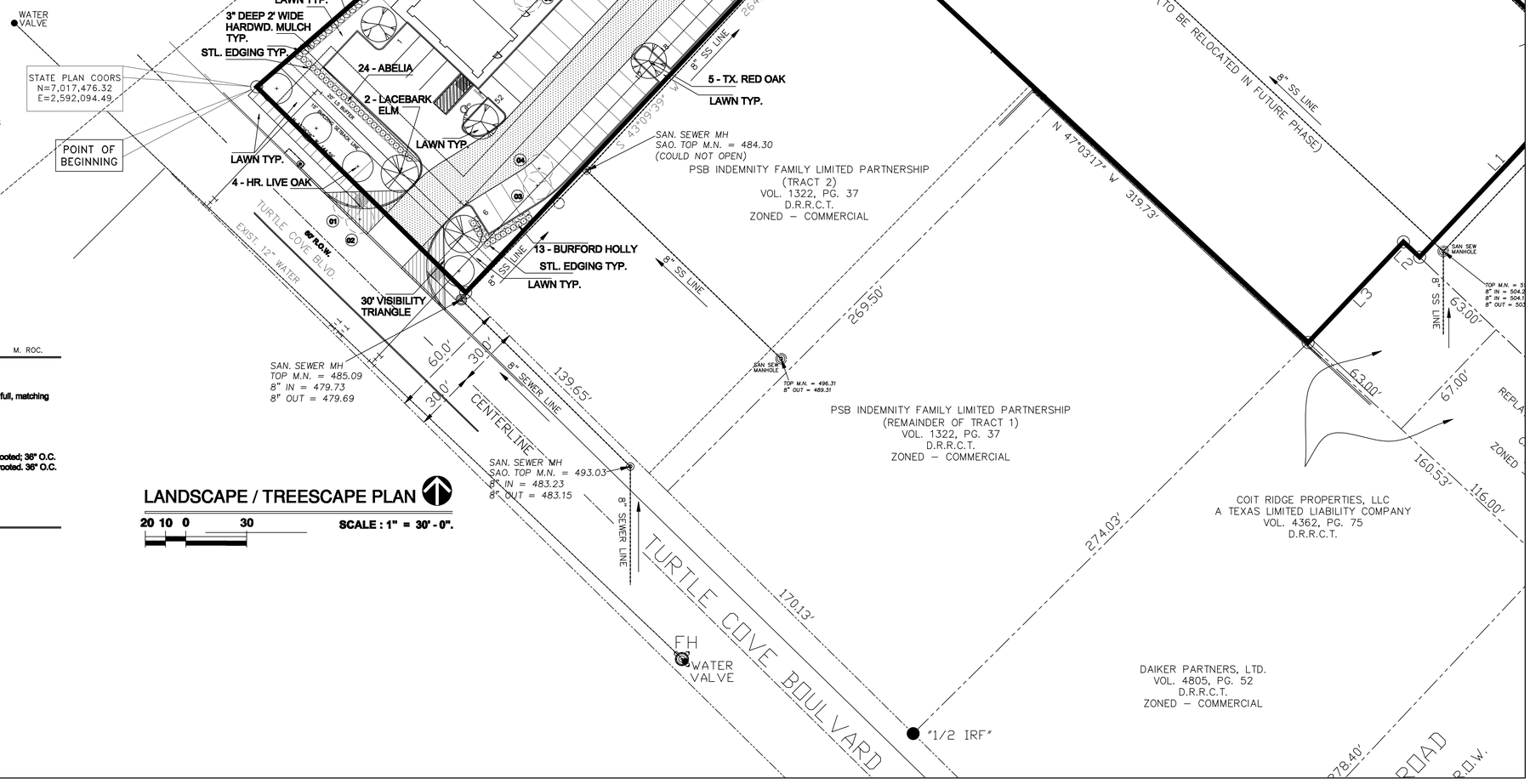
R = REMOVE, S=SAVE
125.0 CAL.INCHES TO BE MITIGATED

REF. PLANT SHEDULE FOR TREE LISTING.

exis. tree legend

EXISTING TREE SAVE : (S)

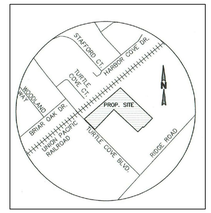
EXISTING TREE REMOVE : (R)



LANDSCAPE / TREESCAPE PLAN

20 10 0 30

SCALE : 1" = 30' - 0".



vicinity map

CONSULTANT:

aroids
landscape architects
5901 Indian hills drive, garland, texas, 75044
telephone / 214.403.2024
mesiem2745@gmail.com

STATE OF TEXAS
MOHAMMAD A. SALAMEH
6116
REGISTERED
LANDSCAPE ARCHITECT
08.14.2019

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
CPM MASJID (PHASE ONE)
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

CITY COMMENTS 08.14.2019

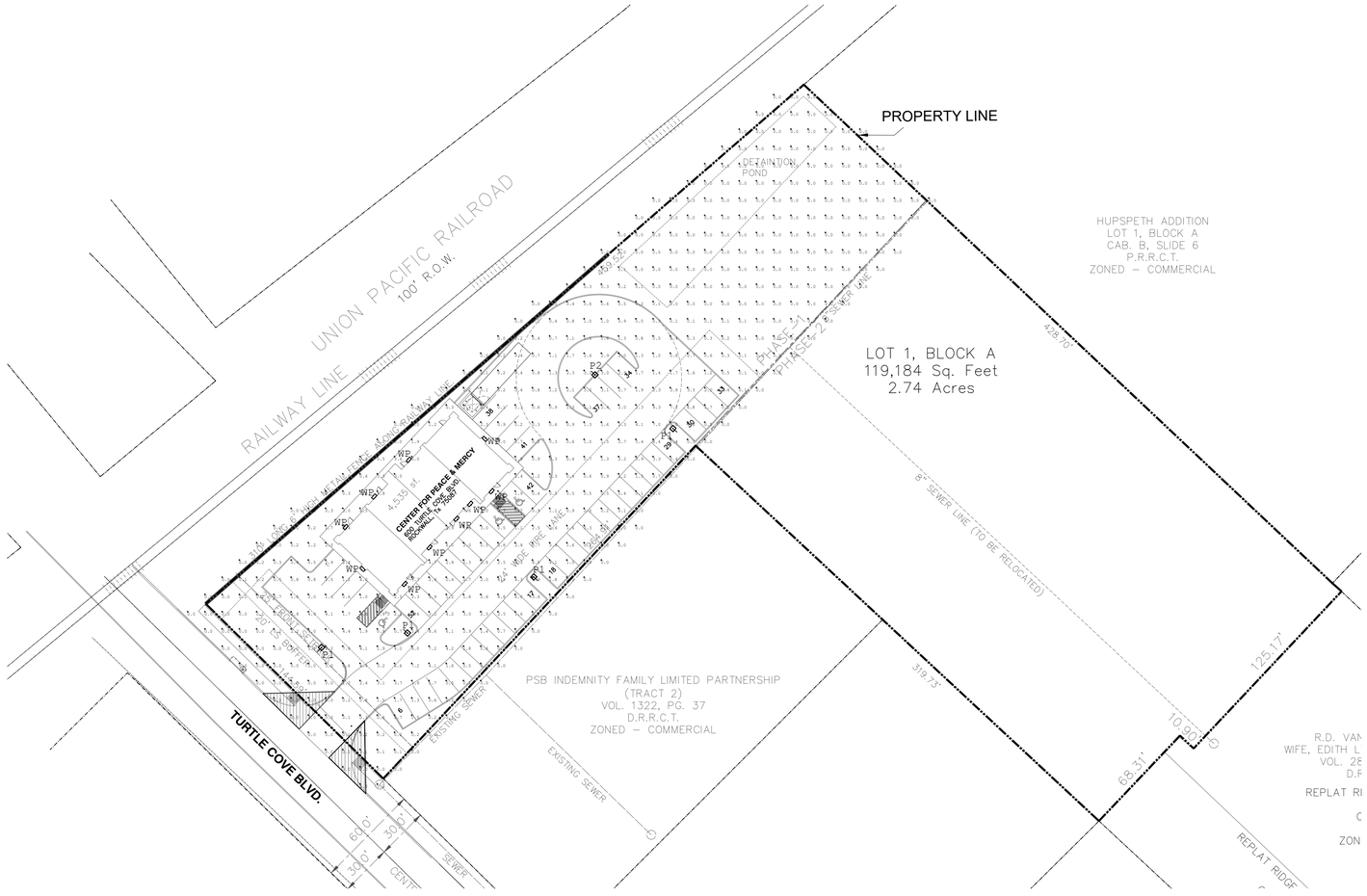
amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
LANDSCAPE PLAN

DATE:	SCALE:
02.15.2019	AS SHOWN
DRAWN:	DESIGNER:
	A. HELALUZZAMAN

PROJECT #
H-2019-02

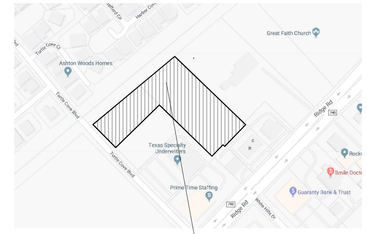
SHEET NO:
LP.01



0 40 80 120

01 PHOTOMETRIC PLAN

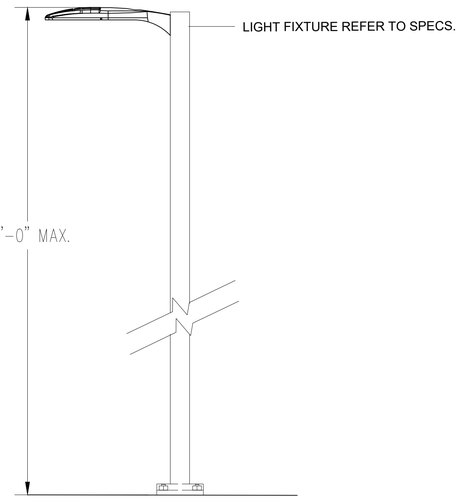
SCALE: 1" = 40'-0"



THE SITE
600 TURTLE COVE DR.
ROCKWALL, TX 75087

02 VICINITY MAP

SCALE: 1" = 40'-0"



03 TYPICAL SITE POLE

SCALE: N.T.S

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
OVERLAY DISTRICT	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE–1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE–1	4,535 SF.
LOT COVERAGE	8.13%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'–8" MAX.)
RETAIL AREA	2,263 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	120 M + 30 W = 150 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	150/4 = 37.5 (SAY 38)
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	38+12 = 50
TOTAL PARKING PROVIDED	52 INCLUDING 3 ADA

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Free Grid	Illuminance	Fc	1.08	9.0	0.0	N.A.	N.A.

Luminaire Schedule						
LABEL	Qty	Symbol	MANUFAC	Description	Lum. Lumens	Lum. Watts
P1	4		Lithonia Lighting	DSX1 LED P3 40K BLC MVOLT	10439	102
P2	1		Lithonia Lighting	DSX1 LED P2 50K T5M MVOLT	9351	70
WP	10		Lithonia Lighting	WSQ LED 1 10A700_40K SR2 MVOLT	2159	24

CASE NO.: SP2019–014

06/13/2019

WAHEED CONSULTING
420 PARKSIDE COURT
MURPHY, TEXAS 75094
PH: 817-793-2010
FIRM □ : F-6336

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E–mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
PHOTOMETRIC PLAN

DATE:	SCALE:
06.11.2019	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

PROJECT #
H-2019-02

SHEET NO:
ESP

CONTACTS:

MEP ENGINEERS:
WAHEED CONSULTING
420 Parkside St.
Murphy, TX 75094
PHONE: (817) 793-2010
CONTACT: M. A. WAHEED

SURVEYOR
CBG SURVEYING, LLC.
12025 Shiloh Road, Ste 230
Dallas, TX 75228
PHONE: (214) 349-9485
CONTACT: BRYAN CONALLY

CIVIL ENGINEER:
DESIGN DEVELOPMENT CONSULT.
2308 KITTY HAWK DR.
PLANO, TX 75025
PHONE: (214)-533-7181

CONTACT: NAIM KHAN, PE

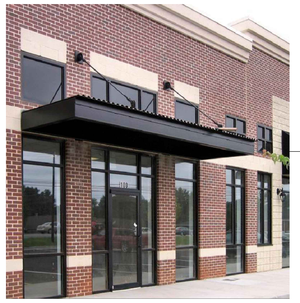
OWNER/DEVELOPER
CENTERS FOR PEACE & MARCY, INC.
ABDUL LATIF KHAN, President
4152 Greenfield Drive
Richardson, TX 75082
PHONE: (318) 617-3491

ARCHITECT:
AMAZING CONCEPT LLC.
545 COVENTRY DR.
Grapevine, Tx 76051
PHONE: (817) 808-0811
CONTACT: AHMED HELALUZZAMAN
Designer,
Email: akm.helaluzzaman@gmail.com

AROIDS LANDSCAPE ARCHITECTS
5901 INDIAN HILLS DR.
GARLAND, TX 75044
PHONE: (214)-329-6491

CONTACT: MOHAMMED ABDUS SALAM

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	
LAND USE (FROM ZONING ORDINANCE)	
LOT AREA TOTAL	2.74 AC. (119,184 SF.
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
COVERED AREA PHASE-1	8.13%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
PARKING REQUIRED	50 SPACES INCLUDING 3 ADA
PARKING PROVIDED	52 SPACES INCLUDING 3 ADA



DARK BRONZE FRAMES, PARAPET CAP & CANOPY

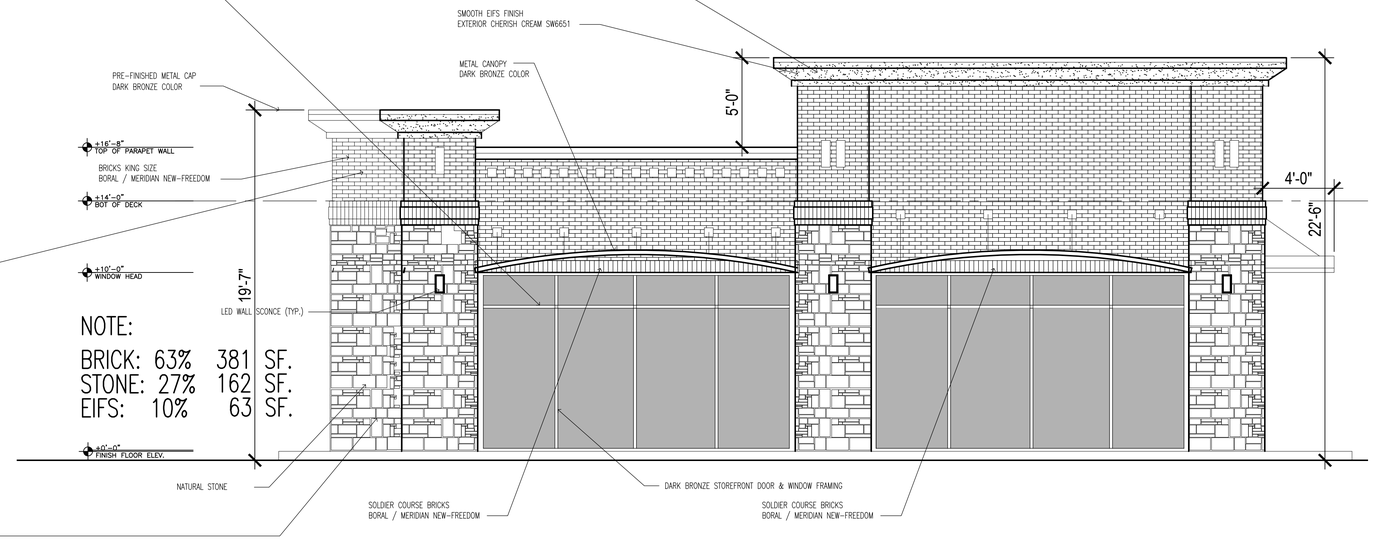
CHERISH CREAM SW6651 OR EQUAL



BORAL KINGSIZE MERIDIAN NEW-FREEDOM OR EQUAL

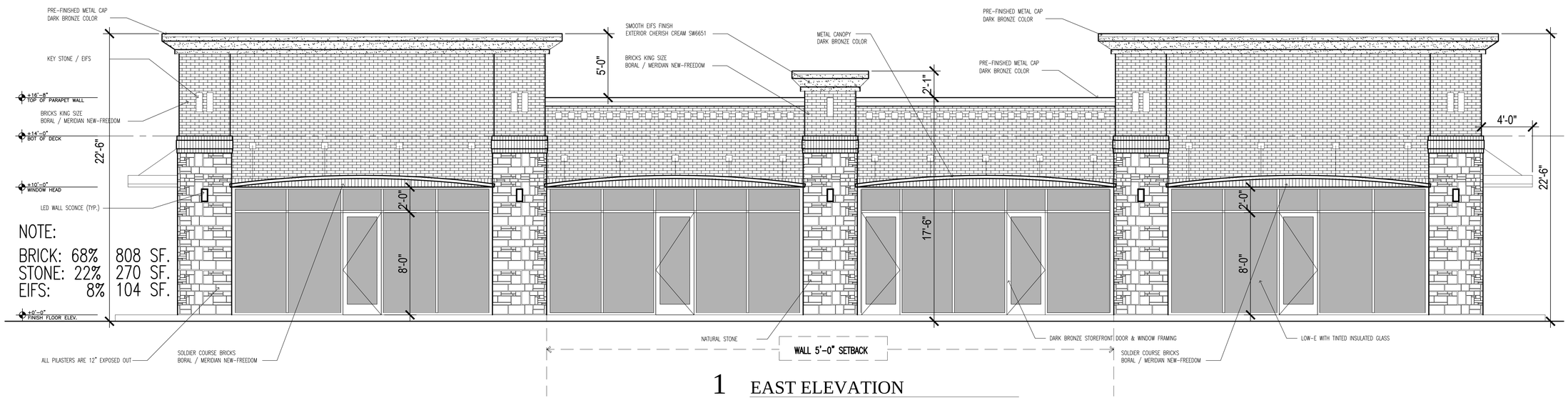


NATURAL LIME STONE OR EQUAL



2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



1 EAST ELEVATION

SCALE: 1/4" = 1'-0"

CASE NO.:SP2019-014

OWNER:
CENTER FOR PEACE AND MERCY, INC.

PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
EXTERIOR ELEVATIONS

DATE:	SCALE:
06.03.2019	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

PROJECT #
H-2019-02

SHEET NO:
A501

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
OVERLAY DISTRICT	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
LOT COVERAGE	8.13%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,263 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	120 M + 30 W = 150 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	150/4 = 37.5 (SAY 38)
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	38+12 = 50
TOTAL PARKING PROVIDED	52 INCLUDING 3 ADA

CONTACTS:

MEP ENGINEERS:
WAHEED CONSULTING
420 Parkside St.
Murphy, TX 75094
PHONE: (817) 793-2010
CONTACT: M. A. WAHEED

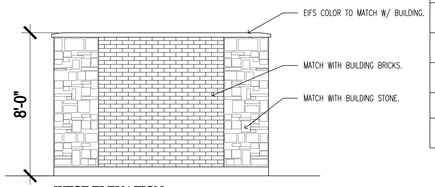
OWNER/DEVELOPER
CENTERS FOR PEACE & MARCY, INC.
ABDUL LATIF KHAN, President
4152 Greenfield Drive
Richardson, TX 75082
PHONE: (318) 617-3491

SURVEYOR
CBG SURVEYING, LLC.
12025 Shiloh Road, Ste 230
Dallas, TX 75228
PHONE: (214) 349-9485
CONTACT: BRYAN CONALLY

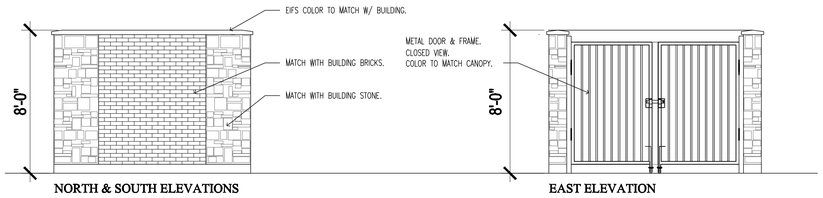
ARCHITECT:
AMAZING CONCEPT LLC.
545 COVENTRY DR.
Grapevine, Tx 76051
PHONE: (817) 808-0811
CONTACT: AHMED HELALUZZAMAN
Designer,
Email: akm.helaluzzaman@gmail.com

CIVIL ENGINEER:
DESIGN DEVELOPMENT CONSULT.
2308 KITTY HAWK DR.
PLANO, TX 75025
PHONE: (214)-533-7181
CONTACT: NAIM KHAN, PE

AROIDS LANDSCAPE ARCHITECTS
5901 INDIAN HILLS DR.
GARLAND, TX 75044
PHONE: (214)-329-6491
CONTACT: MOHAMMED ABDUS SALAM

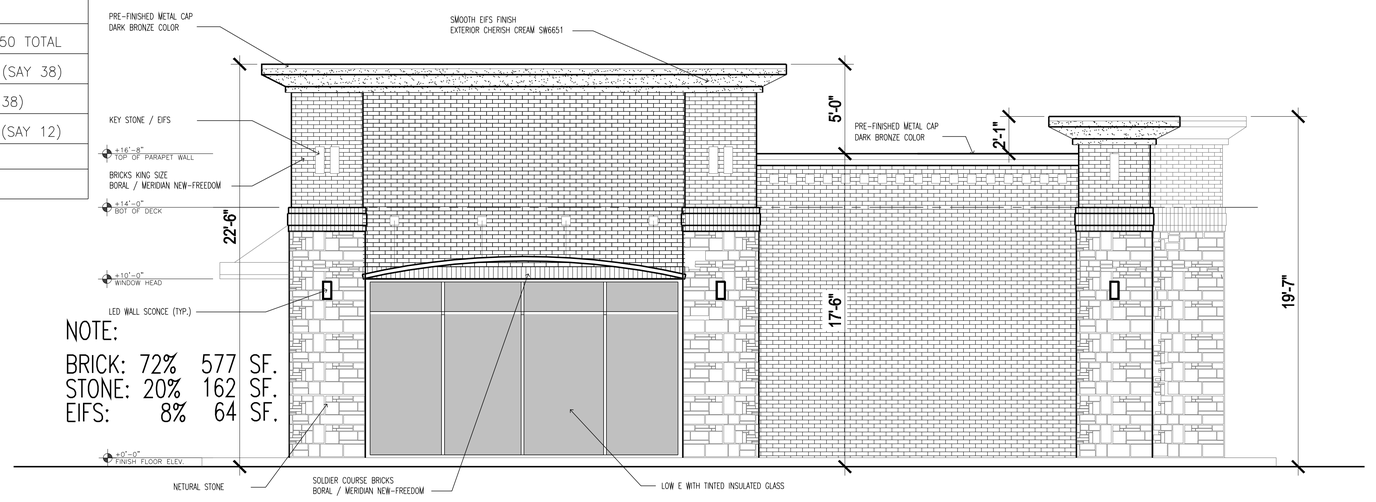


WEST ELEVATION



NORTH & SOUTH ELEVATIONS

EAST ELEVATION



NOTE:

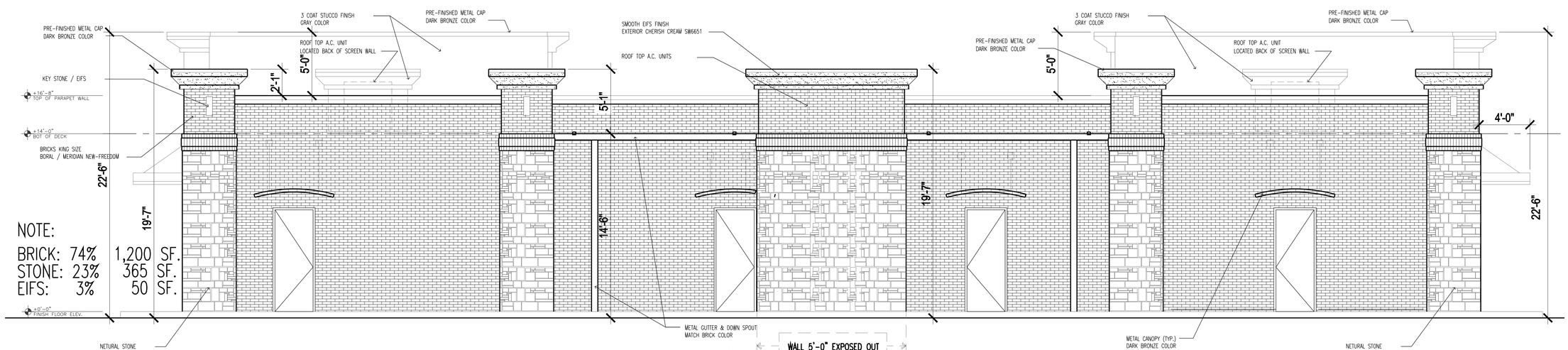
BRICK:	72%	577 SF.
STONE:	20%	162 SF.
EIFS:	8%	64 SF.

3 DUMPSTER ELEVATIONS

SCALE: 1/4" = 1'-0"

2 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



NOTE:

BRICK:	74%	1,200 SF.
STONE:	23%	365 SF.
EIFS:	3%	50 SF.

1 WEST ELEVATION

SCALE: 1/4" = 1'-0"

CASE NO.:SP2019-014

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1
600 Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

REGISTERED ARCHITECT
AKM M. RAHMAN
24478
STATE OF TEXAS
06-06-19

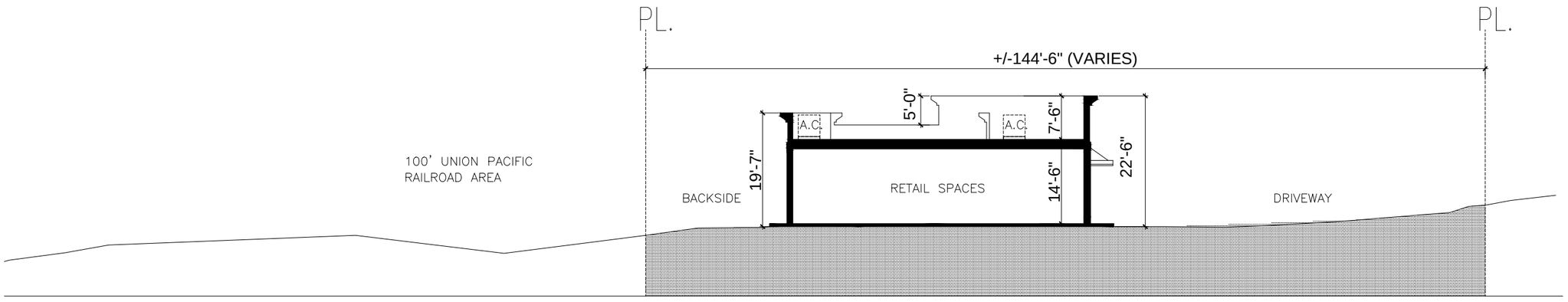
amazing concept
residential & commercial projects
545 Coventry Drive, Tx 76051
Tel. (817) 808 0811
E-mail. akm.helaluzzaman@gmail.com

SHEET TITLE:
EXTERIOR ELEVATIONS

DATE:	SCALE:
06.03.2019	AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN

PROJECT #
H-2019-02

SHEET NO: A502



RETAIL BUILDING

CONCEPT SITE SECTION

600 TURTLE COVE BLVD. 06.20.2019

SCALE: 1" = 20'

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	David Gonzales, *Planning and Zoning Manager*
DATE:	June 25, 2019
SUBJECT:	MIS2019-005; *Alternative Tree Mitigation Settlement Agreement*

The applicant, John Delin of R. W. Ladera, LLC, is requesting an *Alternative Tree Mitigation Settlement Agreement* in conjunction with the Ladera of Rockwall Addition for the purpose of offsetting a portion of the required tree mitigation. Specifically, the applicant is requesting relief associated with the trees (*i.e. 699.5-caliper inches of trees*) that will be removed to construct an off-site, 12-inch sanitary sewer line that will serve the development. On June 26, 2018, the Planning and Zoning Commission approved an amended treescape plan allowing for the removal of an additional 977.75-caliper inches that were associated with the construction of this sanitary sewer line. This approval brought the total mitigation balance due to 1,443.25 caliper-inches. On March 12, 2019, a revised treescape plan was submitted with the final plat application [*Case No. P2019-010*] indicating the need for the removal of an additional 283.5-caliper inches of tree to allow the installation of the 12-inch sanitary sewer line. This increased the total mitigation balance due to 1,726.75-caliper inches. Currently, the applicant's approved mitigation plan calls for providing all 1,726.75-caliper inches on-site.

The applicant's proposal requests that the City Council consider one (1) of the two (2) following alternatives:

1. The City Council waive the 699.5-caliper inches associated with the offsite installation of the 12-inch sanitary sewer line; or,
2. The City Council consider reducing the tree mitigation balance associated with the off-site improvements by ½ the amount (*i.e. 349.75-caliper inches*). This balance would then be donated to the Parks Department to save the applicant the expense of planting and caring for the trees on-site.

If the City Council does not approve one (1) of the two (2) alternatives, the applicant has stated that they intend to provide the full balance to the Parks Department to be used in other areas of the City. According to *Section 7*, *Alternative Tree Mitigation Settlement Agreement*, of *Article X*, of the *Unified Development Code* (UDC), the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an *Alternative Tree Mitigation Settlement Agreement* where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant.

Attached to this memo is the applicant's letter requesting the alternatives and an exhibit indicating the tree's that will be required to be removed with the 12-inch sanitary sewer line. Should the Planning and Zoning Commission have any questions staff will be available at the *June 25, 2019* meeting.

City of Rockwall

Project Plan Review History

				Applied	4/16/2019	LM
Project Number	P2019-019	**Owner**	RACK, PARTNERS LTD	**Approved**		
Project Name	Lot 11, Block A, 205 Business Park	**Applicant**	MIKE SAMPLES	**Closed**		
Type	PLAT			**Expired**		
Subtype	FINAL			**Status**	4/25/2019	DG
Status	P&Z HEARING					

Site Address	**City, State Zip**	**Zoning**
125 NATIONAL DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	2-16		2-16	0128-0000-0002-16-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/16/2019	4/23/2019	4/18/2019	2	APPROVED	
ENGINEERING	Sarah Hager	4/16/2019	4/23/2019	4/18/2019	2	COMMENTS	
(4/18/2019 11:36 AM SH) Note 4 should read, "Property owner shall be responsible for all maintenance, repair, and reconstruction of all drainage and detention systems in easements."							
FIRE	Ariana Hargrove	4/16/2019	4/23/2019	4/22/2019	6	APPROVED	
GIS	Lance Singleton	4/16/2019	4/23/2019	4/18/2019	2	APPROVED	
PLANNING	David Gonzales	4/16/2019	4/23/2019	4/25/2019	9	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

Consider a request by Mike Samples for the approval of a final plat for Lot11, Block A, 205 Business Park Addition being a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday May 7, 2019. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:

** Planning Department General Comments to be addressed:

The following staff comments are to be addressed and resubmitted no later than Tuesday May 7, 2019. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:

** Planning Department General Comments to be addressed:

1. The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.
2. Provide a label indicating "Case No. P2019-019" on the lower right corner on all pages of the revised final plat.
3. Correct Title Block to read as follows:
Final Plat
Lot 11, Block A, 205 Business Park Addition
being 1-Lot containg 1.50-acres or 65,338 SF
Identifed as Tract 2-15 of the J.R. Johnson Survey, Abstract 128
An Addition to the City of Rockwall, Rockwall County, Texas

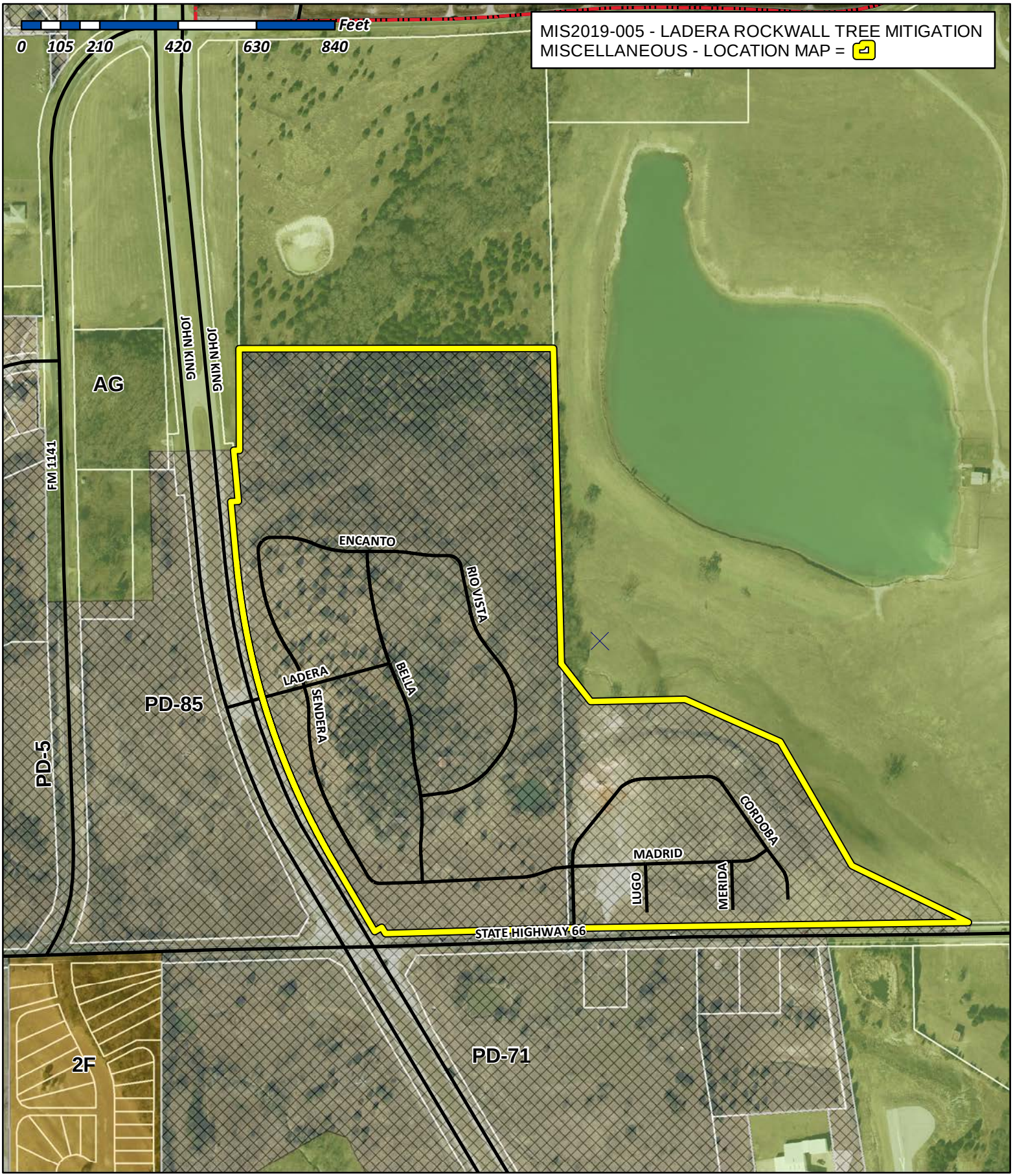
** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing. **

** Although on this case is on the Consent Agenda, staff would recommend that you and/or your representative(s) are in attendance for this request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Consent Agenda: April 30, 2019 (Tuesday at 6:00 p.m.)

City Council - Consent Agenda: May 6, 2019 (Monday at 6:00 p.m.)



City of Rockwall

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

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Gonzales, David

From: Miller, Ryan
Sent: Wednesday, April 17, 2019 11:51 AM
To: Gonzales, David
Subject: Fwd: Request for Hearing on Tree Mitigation

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Attached is John Delin's request. I will prepare a caption this afternoon. Thanks.

Ryan C. Miller, AICP
Director of Planning and Zoning
Planning and Zoning Department
City of Rockwall, Texas

Please excuse any errors, this was sent from my mobile device.

-------- Original message --------
From: John Delin <john@integritygroups.com>
Date: 4/17/19 10:16 AM (GMT-06:00)
To: "Miller, Ryan" <RMiller@rockwall.com>
Subject: Request for Hearing on Tree Mitigation

Ryan,

Per our phone call earlier, we are submitting a request to have a hearing on the Tree Mitigation associated with our Ladera Rockwall project, *only* in reference to the Offsite Utilities portion of the project.

As you know we are installing $500,000 for water & sewer expansion for the City which will feed future growth and unfortunately receive no Pro-rata return for this work. Additionally we are faced with almost 500 inches of tree mitigation for areas which there is considerable tree growth anyway. We would propose;

1. A waiver of the Mitigation in Total for the Offsite Utility portion of the project or,
2. Reduce by ½ the amount to be Mitigated and provide the balance as a donation to the City for its use, without us expensing the cost for labor for planting and care.
3. Provide the appropriate number of inches in a donation to the City for use in other areas, without us expensing the cost for labor for planting and care.

Let me know if we can get this on the agenda.

Best,

John Delin

817.252.4281 **D**
817.919.8111 **C**
john@integritygroups.com

IntegrityGroups.com | LaderaTexas.com
361 W Byron Nelson Blvd Ste. 104, Roanoke, TX 76262
Main Office (817) 430-3318



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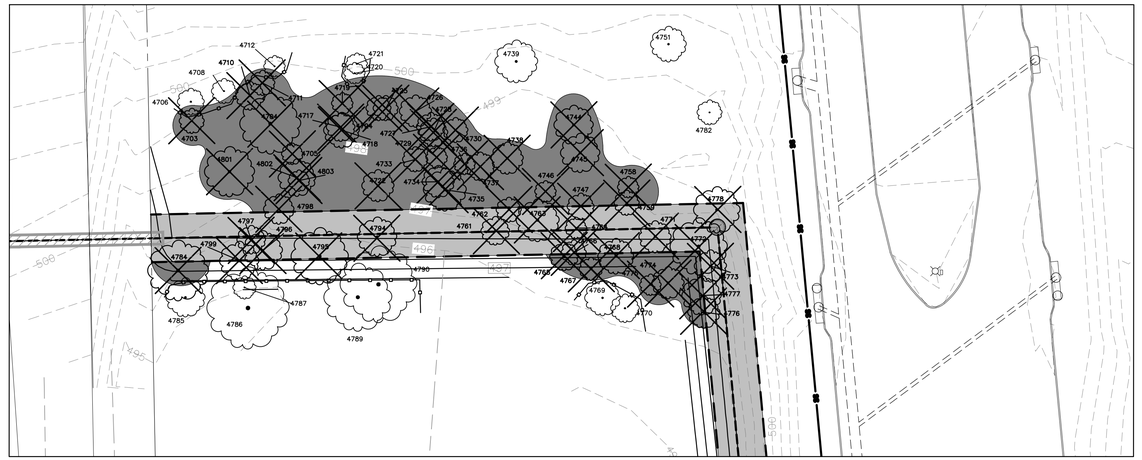
LEGEND

- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED
- TREE PROTECTION FENCING (TPF)
- OFF-SITE SEWER EASEMENT AREA
- AREAS DIRECTLY AFFECTED BY OFF-SITE SEWER LINE

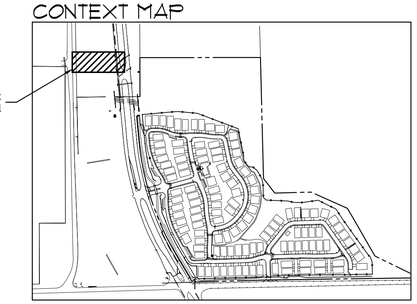
NOTE: 301 PROTECTED INCHES ARE PROPOSED FOR REMOVAL OUTSIDE OF THE OFF-SITE SEWER EASEMENT DUE TO GRADING SPECIFICALLY REQUIRED FOR PROPOSED SEWER LINE.



NORTHWEST OFF-SITE SEWER CONNECTION

30 0 30 60 90 Feet
SCALE: 1"=30'

CONTEXT MAP



500 0 500 1000 1500 Feet
SCALE: 1"=500'

OFF-SITE SEWER MITIGATION TOTALS:

WITHIN SEWER EASEMENT: 398.5 inches removed

OUTSIDE SEWER EASEMENT: 301 inches removed



MAIN SITE OF DEVELOPMENT

80 0 80 160 240 Feet
SCALE: 1"=80'

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roano`e, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

Off- Site Sewer Tree Removal
Ladera Rockwall

Town of Rockwall
Rockwall County, Texas

G&A Job No. 17191 Date: April 24, 2019 By: vc
Z:\2017\17191\Drawings\FP & Const Plans\Sheets\17191 TS.dwg

This concept plan is intended for conceptual developmental use and shall not be interpreted as an official or submitted document. All aerial and map images were attained from best available information. This plan is subject to change.

City of Rockwall

Project Plan Review History

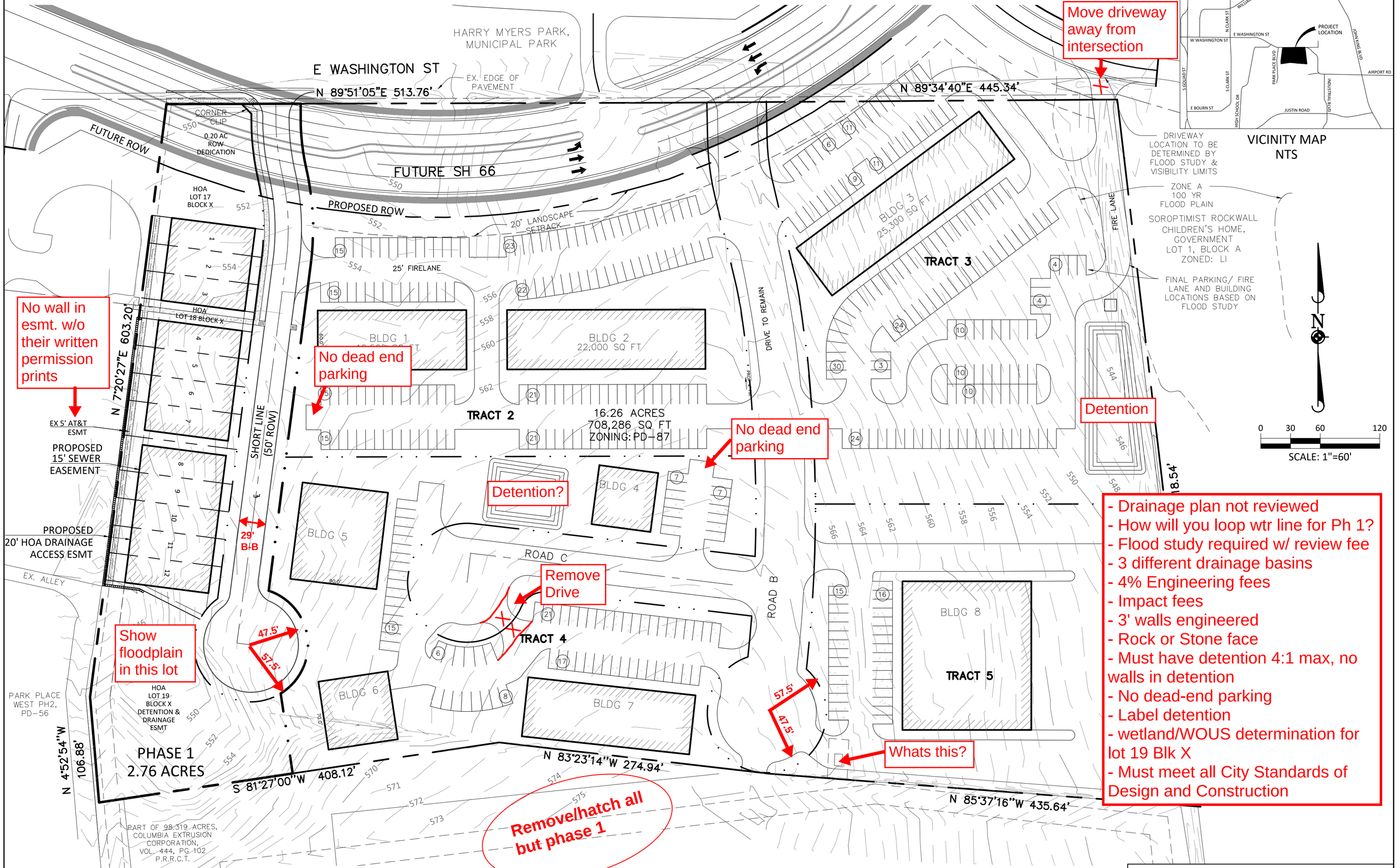
Project Number	P2019-026	**Owner**	COLUMBIA, EXTRUSION CORP	**Applied**	6/14/2019 LM
Project Name	Park Station	**Applicant**	COLUMBIA DEVELOPMENT CO, LLC	**Approved**	
Type	PLAT			**Closed**	
Subtype	PRELIMINARY			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
1200 E WASHINGTON	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
INDALLOY ADDITION	31		31	0029-0000-0031-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	6/14/2019	6/21/2019				
ENGINEERING	Sarah Hager	6/14/2019	6/21/2019	6/21/2019	7	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(6/21/2019 1:55 PM SH) - No dead end parking. - Shadow or remove all other phases of design. - Must show the existing floodplain boundary. - No structures allowed in easements, including AT&T. - Move the third driveway away from the intersection of 66 and E Washington. - Is there a water line connection under the third driveway? - Cul-de-sack radii are 57.5'R ROW, 47.5'R of paving. - Remove the extra drive to Road C from bulding 7. - What is the box in the drive isle near building 5? - Label detention easements. The following is for your information for engineering design. - Drainage plan not reviewed - How will you loop wtr line for Ph 1? - Flood study required w/ review fee - 3 different drainage basins - 4% Engineering fees - Impact fees - 3' walls engineered - Rock or Stone face - Must have detention 4:1 max, no walls in detention - No dead-end parking - Label detention - wetland/WOUS determination for lot 19 Blk X - Must meet all City Standards of Design and Construction							
FIRE	Ariana Hargrove	6/14/2019	6/21/2019	6/21/2019	7	APPROVED	
GIS	Lance Singleton	6/14/2019	6/21/2019	6/17/2019	3	APPROVED	
PLANNING	Korey Brooks	6/14/2019	6/21/2019	6/21/2019	7	COMMENTS	



PHASE 1 LOT DATA

- MAX 12 LOTS
- MIN 3000 SF
- MIN 115' x 28'
- 20' FRONT SETBACK
- 10' REAR SETBACK
- 0' SIDE SETBACK

MR. BILL BRICKER
COLUMBIA DEVELOPMENT COMPANY, LLC
305 PARK PLACE BLVD.
ROCKWALL, TX 75087
972.72.2439
bill@coventures.com

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244 tjones@tomden.com

PHASE 1 SUMMARY

1.	12 SINGLE FAMILY LOTS	0.94 AC
2.	ROW DEDICATION (FUTURE SH 66)	0.20 AC
3.	SHORT LINE (50' RIGHT-OF-WAY)	0.81 AC
4.	HOA LOTS 17, 18, & 19	0.81 AC
	TOTAL =	2.76 AC

PRELIMINARY PLAT - PD 87

PARK STATION PHASE 1
16.26 ACRES

PART OF 98.319 ACRES
COLUMBIA EXTRUSTION COPORATION
VOL. 444, PG. 102
P.R.R.C.T.

ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED: 06/14/2019

CONNECT TO EX 12" W

HARRY MYERS PARK, MUNICIPAL PARK

CONNECT TO EX 12" W

DRIVEWAY LOCATION TO BE DETERMINED BY FLOOD STUDY & VISIBILITY LIMITS

E WASHINGTON ST

EX. EDGE OF PAVEMENT

N 89°51'05"E 513.76'

N 89°34'40"E 445.34'

Water Connection?

FUTURE ROW

CORNER CLIP

5' AT&T EASEMENT

HOA LOT 17 BLOCK X

PROPOSED ROW

20' LANDSCAPE SETBACK

8" W

FH

6" SS

EX 8" SS

HOA LOT 18 BLOCK X

PROP 8" SS

25' FIRELANE

PROP 8" SS

PROP 8" SS

BLDG 1
16,500 SQ FT

BLDG 2
22,000 SQ FT

PROP 4" FM

DRIVE TO REMAIN

BLDG 3
25,300 SQ FT

FIRE LANE

ZONE A
100 YR
FLOOD PLAIN

SOROPTIMIST ROCKWALL CHILDREN'S HOME, GOVERNMENT
LOT 1, BLOCK A
ZONED: LI

TRACT 3

FINAL PARKING/ FIRE LANE AND BUILDING LOCATIONS BASED ON FLOOD STUDY

PROP. LIFT STATION (PRIVATE)

PARK PLACE WEST PH2, PD-56

N 7°20'27"E 603.20'

SHORT LINE (50' ROW)

EX 5' AT&T ESMT

PROPOSED 15' SEWER EASEMENT

PROPOSED 20' HOA DRAINAGE ACCESS ESMT

TRACT 2

16.26 ACRES
708,286 SQ FT
ZONING: PD-87

60' ROW

BLDG 4

BLDG 5

ROAD C

ROAD B

BLDG 8

TRACT 5

TRACT 4

BLDG 6

BLDG 7

HOA LOT 19 BLOCK X DETENTION & DRAINAGE ESMT

PHASE ONE
2.76 ACRES

N 4°52'54"W 106.88'

S 81°27'00"W 408.12'

N 83°23'14"W 274.94'

N 85°37'16"W 435.64'

S 6°42'50"E 718.54'

PART OF 98.319 ACRES, COLUMBIA EXTRUSION CORPORATION, VOL. 444, PG 102 P.R.R.C.T.

CONNECT TO EX MAIN

N

0 30 60 120

SCALE: 1"=60'

PRELIMINARY UTILITY PLAN

PARK STATION PHASE 1
16.26 ACRES

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ROCKWALL, ROCKWALL COUNTY, TEXAS

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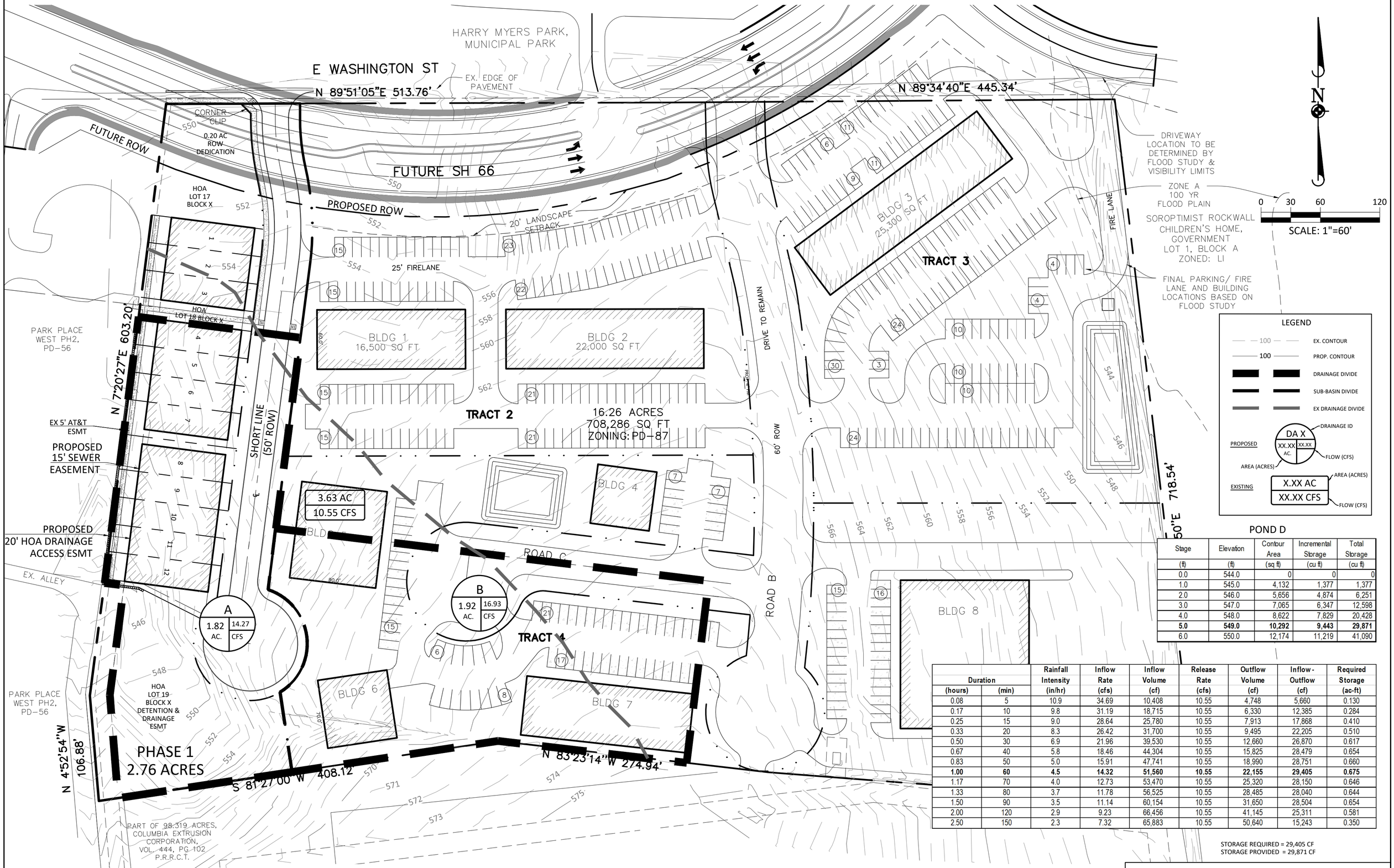

POND D

Stage	Elevation	Contour Area	Incremental Storage	Total Storage
(ft)	(ft)	(sq ft)	(cu ft)	(cu ft)
0.0	544.0	0	0	0
1.0	545.0	4,132	1,377	1,377
2.0	546.0	5,656	4,874	6,251
3.0	547.0	7,065	6,347	12,598
4.0	548.0	8,622	7,829	20,428
5.0	**549.0**	**10,292**	**9,443**	**29,871**
6.0	550.0	12,174	11,219	41,090

Duration (hours)	Duration (min)	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Inflow Volume (cf)	Release Rate (cfs)	Outflow Volume (cf)	Inflow - Outflow (cf)	Required Storage (ac-ft)
0.08	5	10.9	34.69	10,408	10.55	4,748	5,660	0.130
0.17	10	9.8	31.19	18,715	10.55	6,330	12,385	0.284
0.25	15	9.0	28.64	25,780	10.55	7,913	17,868	0.410
0.33	20	8.3	26.42	31,700	10.55	9,495	22,205	0.510
0.50	30	6.9	21.96	39,530	10.55	12,660	26,870	0.617
0.67	40	5.8	18.46	44,304	10.55	15,825	28,479	0.654
0.83	50	5.0	15.91	47,741	10.55	18,990	28,751	0.660
1.00	**60**	**4.5**	**14.32**	**51,560**	**10.55**	**22,155**	**29,405**	**0.675**
1.17	70	4.0	12.73	53,470	10.55	25,320	28,150	0.646
1.33	80	3.7	11.78	56,525	10.55	28,485	28,040	0.644
1.50	90	3.5	11.14	60,154	10.55	31,650	28,504	0.654
2.00	120	2.9	9.23	66,456	10.55	41,145	25,311	0.581
2.50	150	2.3	7.32	65,883	10.55	50,640	15,243	0.350

STORAGE REQUIRED = 29,405 CF
STORAGE PROVIDED = 29,871 CF

PHASE 1

DA	Drainage Area	C	C*A	Tc	Design Storm	I	Q	Comments
EX	3.63	0.35	1.27	20	100 YR	8.3	10.55	ALLOWABLE DISCHARGE
A	1.82	0.8	1.456	10	100YR	9.8	14.27	TOWNHOMES
B	1.92	0.9	1.728	10	100YR	9.8	16.93	FUTURE INDUSTRIAL

POND D SUMMARY

EX. AREA TO POND
3.63 AC. x 0.35 x 8.3 = 10.55 CFS

PROPOSED AREA TO POND
1.82 AC. x 0.80 x 9.8 = 14.27 CFS
1.92 AC x 0.90 x 9.8 = 16.93 CFS

TOTAL Q TO POND = 31.2 CFS
PASS THROUGH FLOW TO POND

PRELIMINARY DRAINAGE PLAN

PARK STATION PHASE 1
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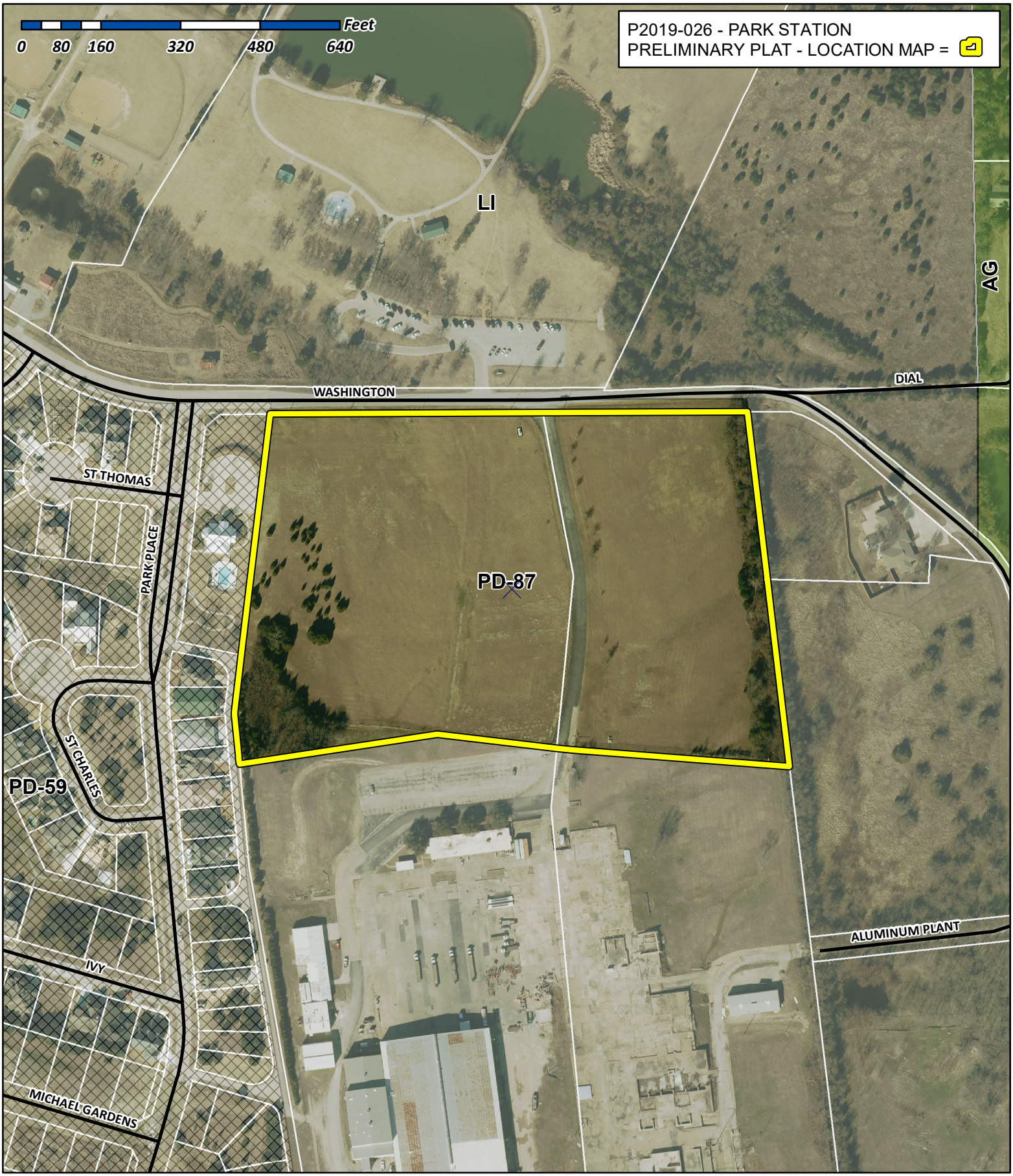

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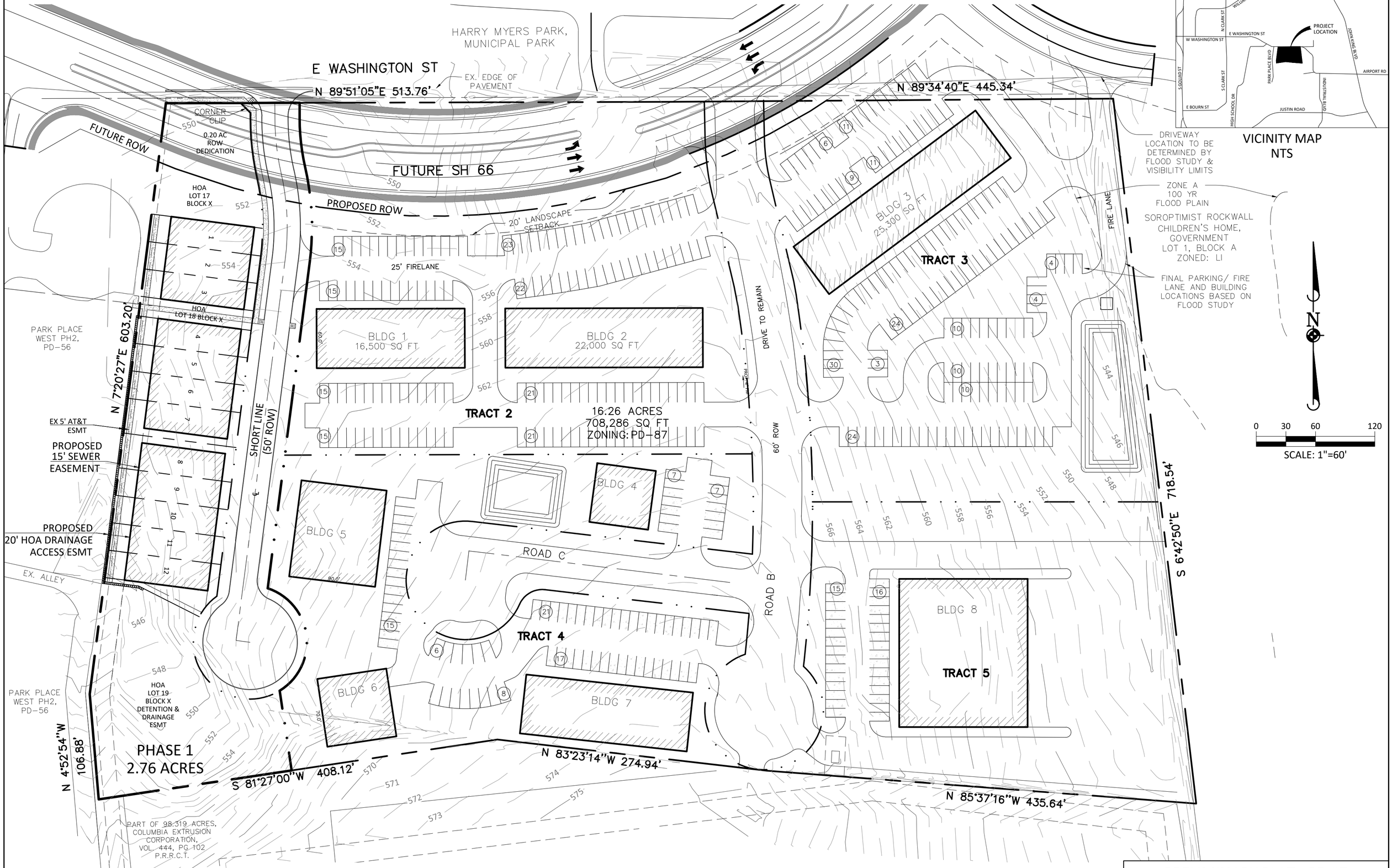

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PRELIMINARY PLAT - PD 87

PARK STATION PHASE 1
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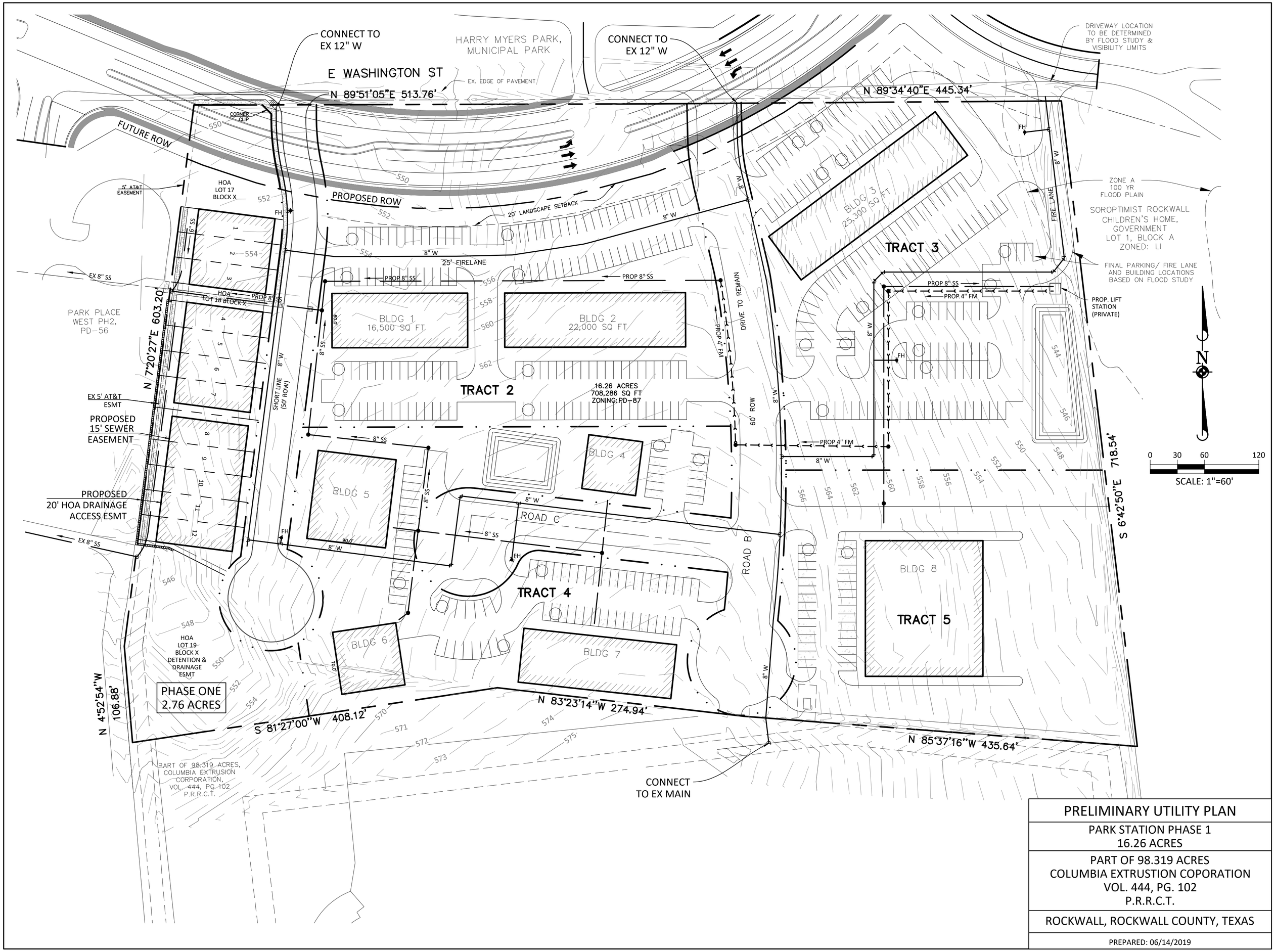

PRELIMINARY UTILITY PLAN

PARK STATION PHASE 1
16.26 ACRES

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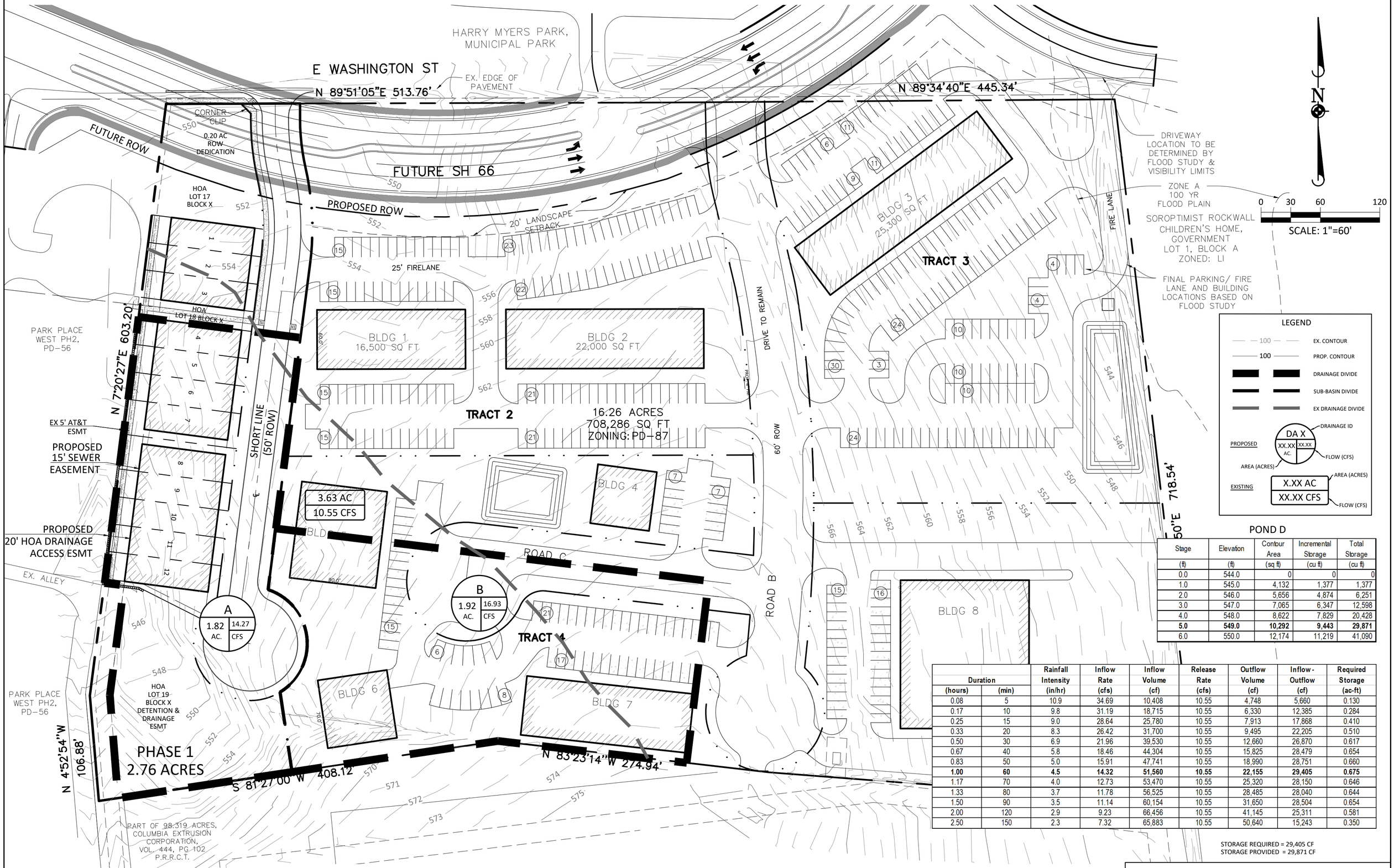

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STORAGE PROVIDED = 29,871 CF

PHASE 1

DA	Drainage Area	C	C*A	Tc	Design Storm	I	Q	Comments
EX	3.63	0.35	1.27	20	100 YR	8.3	10.55	ALLOWABLE DISCHARGE
A	1.82	0.8	1.456	10	100YR	9.8	14.27	TOWNHOMES
B	1.92	0.9	1.728	10	100YR	9.8	16.93	FUTURE INDUSTRIAL

POND D SUMMARY

EX. AREA TO POND
3.63 AC. x 0.35 x 8.3 = 10.55 CFS

PROPOSED AREA TO POND
1.82 AC. x 0.80 x 9.8 = 14.27 CFS
1.92 AC x 0.90 x 9.8 = 16.93 CFS

TOTAL Q TO POND = 31.2 CFS
PASS THROUGH FLOW TO POND

PRELIMINARY DRAINAGE PLAN

PARK STATION PHASE 1
16.26 ACRES

PART OF 98.319 ACRES
COLUMBIA EXTRUSTION COPORATION
VOL. 444, PG. 102
P.R.R.C.T.

ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED: 06/14/2019

City of Rockwall

Project Plan Review History

Project Number	SP2019-021	**Owner**	DALLAS, EAST	**Applied**	6/14/2019 LM
Project Name	Channel Corp	**Applicant**	MULLIKEN CONSTRUCTION MANAGEMENT, INC.	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype	AMENDING			**Expired**	
Status	Staff Review			**Status**	

Site Address	City, State Zip	Zoning
2400 S GOLIAD	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
ROCKWALL BUSINESS PARK EAST PH 2	1	B	1	4832-000B-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	6/14/2019	6/21/2019	6/17/2019	3	APPROVED	
ENGINEERING	Amy Williams	6/14/2019	6/21/2019	6/21/2019	7	COMMENTS	

(6/21/2019 10:00 AM SH)
- Fire lane radius is minimum of 20'. If the building is more than 36' tall, then the radius must be 30' minimum.
- All additional parking to be 20'x9'.
- The as-built plans show a curb inlet where you are proposing a parking island. This location may conflict with the plan.
- How are you getting water and sewer to the new guard shack?
- No storage in easements.

The following items are for your information for engineering design.
- Need to show TXDOT Row for John King
- Must show existing/proposed utilities
- 4% Engineering fees
- Impact fees for new taps
- Walls 3' and over must be engineered.
- All retaining walls to be rock or stone face. No smooth concrete walls.
- 20'x9' parking
- 20' R min for fire lane
- No storage on any easements
- Need to show ex. easements
- Must meet all City Standards of Design and Construction.

FIRE	Ariana Hargrove	6/14/2019	6/21/2019	6/21/2019	7	COMMENTS	see comment

(6/21/2019 9:32 AM AA)
Remove "storage" label from fire lane along north end of the property.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
GIS	Lance Singleton	6/14/2019	6/21/2019	6/17/2019	3	APPROVED	
PLANNING	David Gonzales	6/14/2019	6/21/2019	6/20/2019	6	COMMENTS	See comments

Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Alton Frazier of Channell Commercial Corporation for the approval of an amended site plan for an existing industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

PLANNING AND ZONING 1ST ROUND STAFF COMMENTS (06.20.2019):

The following staff comments are to be addressed and resubmitted no later than Tuesday July 2, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments & Requirements to address/acknowledge:

1. Adherence to the Unified Development Code (UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans, and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label all revised site plan documents with "Case No. SP2019-021" at the lower right corner of each plan.

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER:

1. Screening fence - existing chain link screening fence to be upgraded to meet code requirement for screeening fence Sec. 5.6, of Art. V, of the UDC requires screening fences to be constructed with a masonry fence, minimum six (6)-feet in height. As an alternative, berms in conjunction with a minimum of a six-foot wrought fence and a combination of trees and shrubs can be utilized to meet the screening requirements if the planning and zoning commission determines that the proposed alternative will provide sufficient screening.

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

Site Plan:
1. Delineate, label and hatch all proposed storage areas. Provide detail of screening mechanism. What is the total square footage of outside storage?
2. Under symbology, define 'work area'. The UDC requires all work areas to be within a completely enclosed building. Update Symbology legend.
3. What is happening with the areas shaded in gray on the east side of the building that faces John King Blvd? Will parking be eliminated? Are these outdoor work areas?
4. Move label with arrows indicating "Storage" from the drive aisle along the northern portion of the property and define the storage areas.
5. Remove the label indicating "new 2 story office expansion." This will require submittal and approval of a separate building permit.
6. Remove label indicating 24-ft firelane along the western portion of building as this is currently under request to abandon the firelane.
7. Ghost in all areas indicating "Future" (i.e. building, shelter, restrooms, parking, etc.).
8. Provide elevations for guard shack. Materials to match existing (i.e. masonry structure).

Landscape Plan:
1. Landscaping to be installed as defined on the approved landscape plan [SP2014-011] subfmitted in June 2014.
2. Proposed storage areas along Justin Road and the area located on the western portion of the building where the rail spur tracks are located are to be screened meeting the requirements of Sec. 5.6, of Article V, of the UDC as indicated above.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: June 25, 2019 (6:00p.m.) [Applicant to present/discuss project]

Planning - Action: July 9, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

- Need to show TXDOT Row for John King
- Must show existing/proposed utilities
- 4% Engineering fees
- Impact fees for new taps
- Walls 3' and over must be engineered.
- All retaining walls to be rock or stone face. No smooth concrete walls.
- 20'x9' parking
- 20' R min for fire lane
- No storage on any easements
- Need to show ex. easements
- Must meet all City Standards of Design and Construction.

Min 20' radius

20' Parking

Inlet?

20' Parking

Water & Sewer Location

EXTISTING BUILDING
FF ELEV. 100'-0" ARCH. = 563.50' CIVIL
1700 JUSTIN ROAD

FUTURE BUILDING
48,057 SF

FUTURE 4,000 SF TORNADO SHELTER CURRENT STORAGE

INDUSTRIAL BLVD

JOHN KING BOULEVARD

JUSTIN ROAD

SYMBOLOGY

PROPOSED WORK AREAS

NORTH

1 SITE PLAN
SCALE: 1"=60'-0"

Engineering Mark Ups

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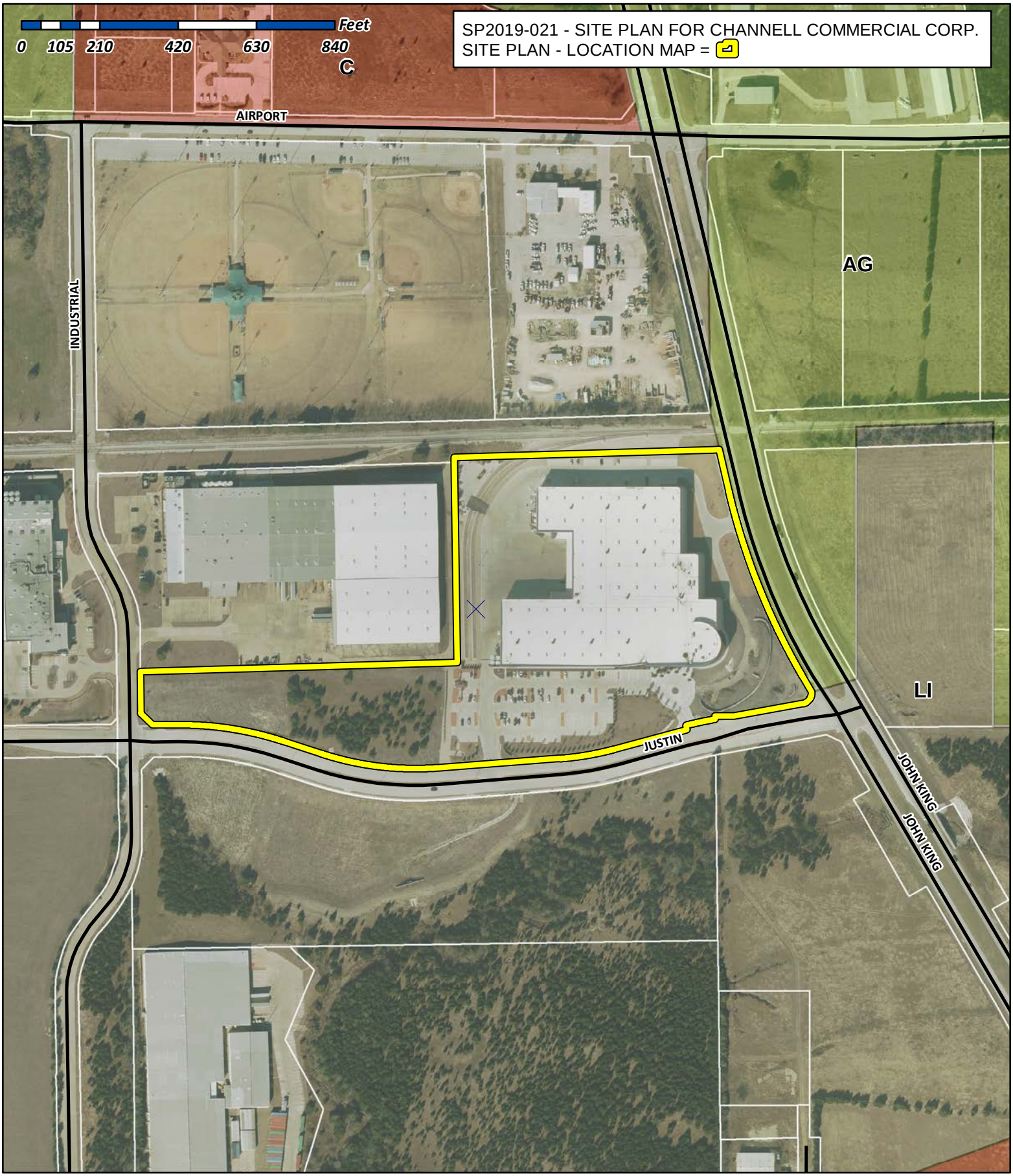
$TIME$
$DATE$
$FILE$

drawn:
checked MARK W. PROSS
date 06/14/2019

pross design group, incorporated
5310 Harvest Hill Road, Suite 190, Dallas, Texas 75230. 972/726-1400

CHANNELL
ROCKWALL, TEXAS
1700 JUSTIN ROAD

job no 1423
sheet A1.0



City of Rockwall

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

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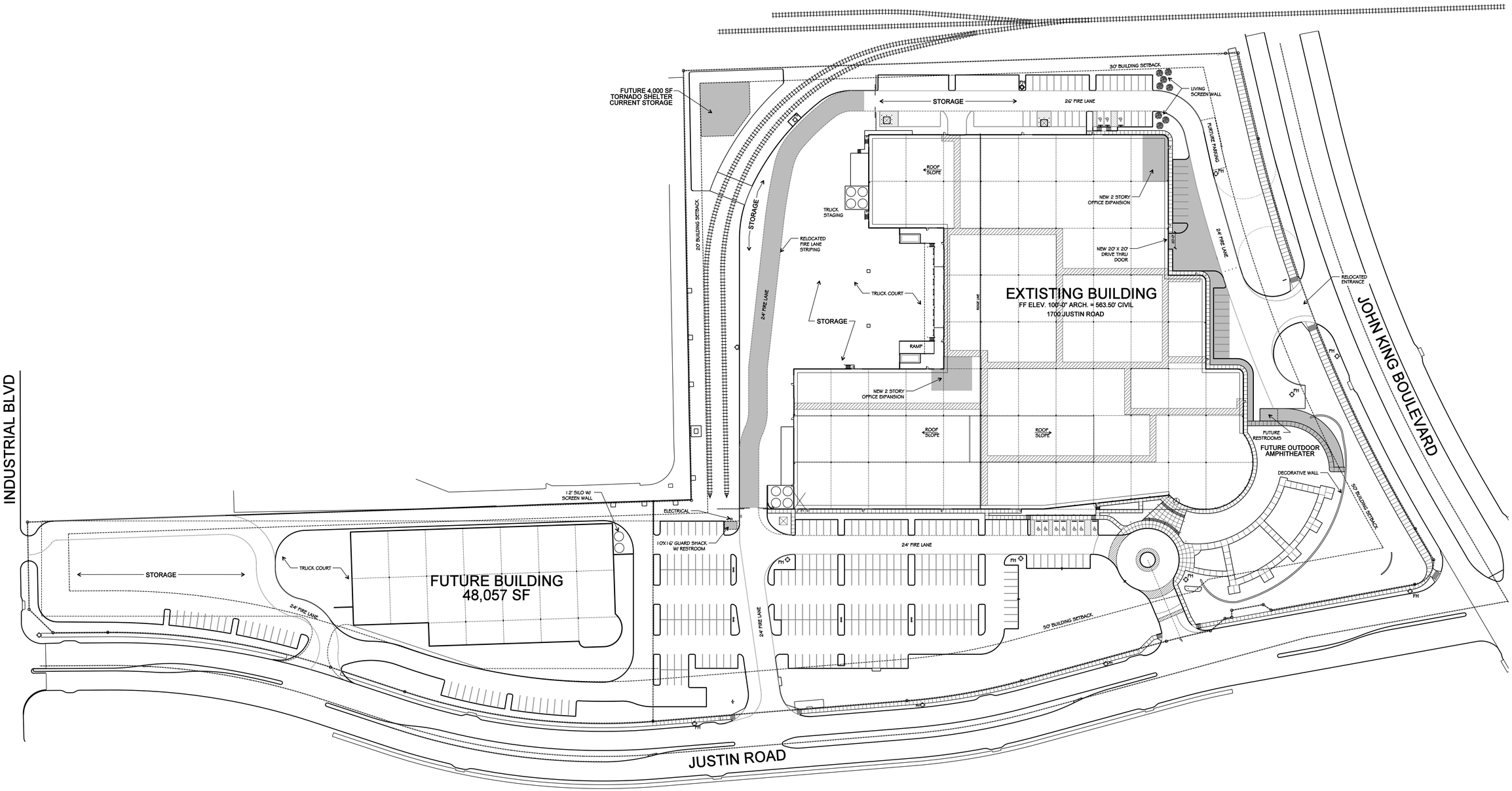

SYMBOLOGY

PROPOSED WORK AREAS

NORTH

1 SITE PLAN

SCALE: 1"=60'-0"

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$TIME$
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$FILE$

drawn:
checked
MARK W. PROSS
date
06/14/2019

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CHANNELL
1700 JUSTIN ROAD ROCKWALL, TEXAS

job no
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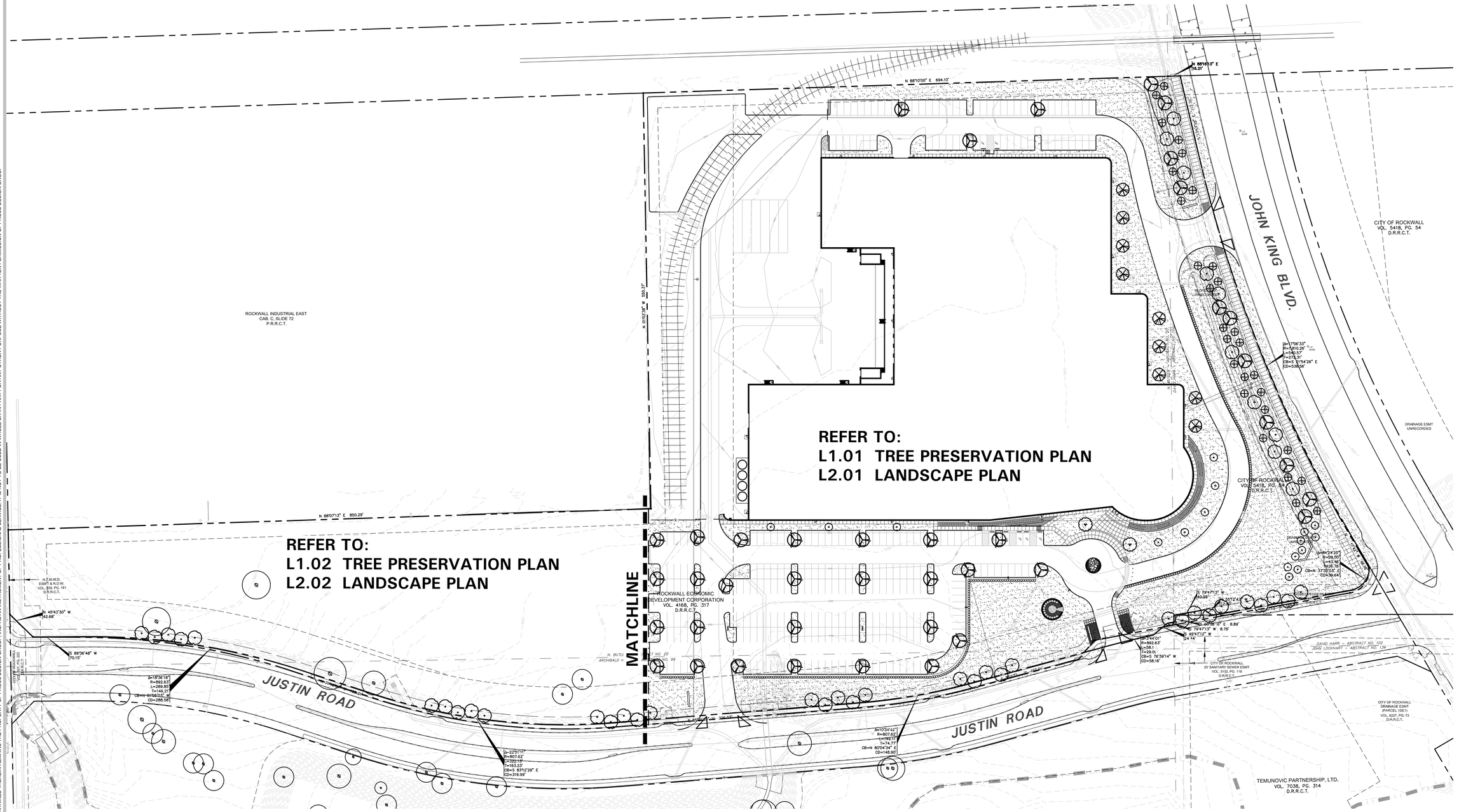

KEY SHEET

SCALE: 1" = 60'-0"

0 30 60 120

BELLE FIRMA

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Dallas, Texas 75205
214.865.7192 office

drawn: APL
checked KAH
date 07/01/2014

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(817) 640-1200
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07.01.14

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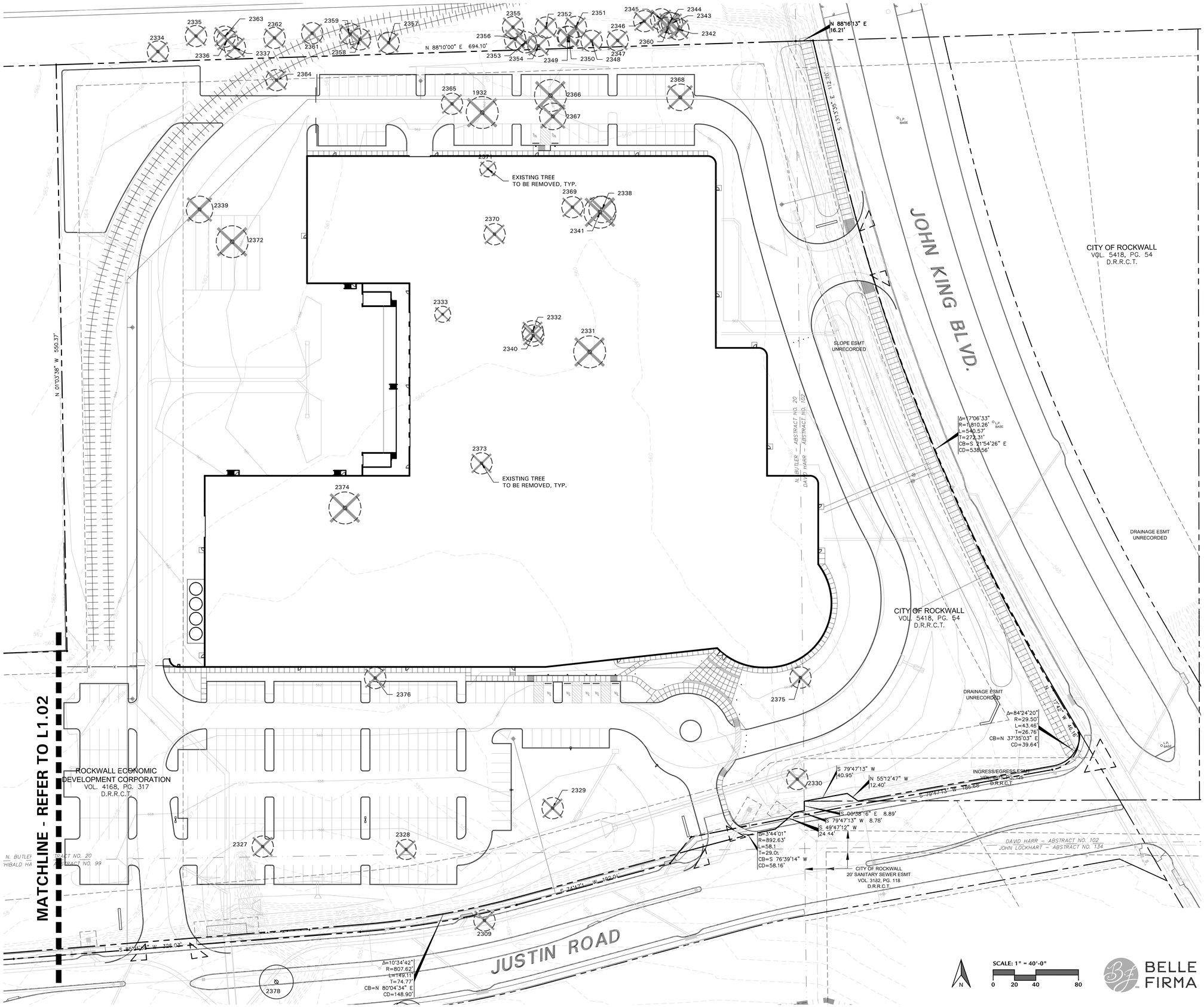

BELLE FIRMA

TREE PRESERVATION PLAN

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drawn: APL
checked KAH
date 07/01/2014

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STATE OF TEXAS
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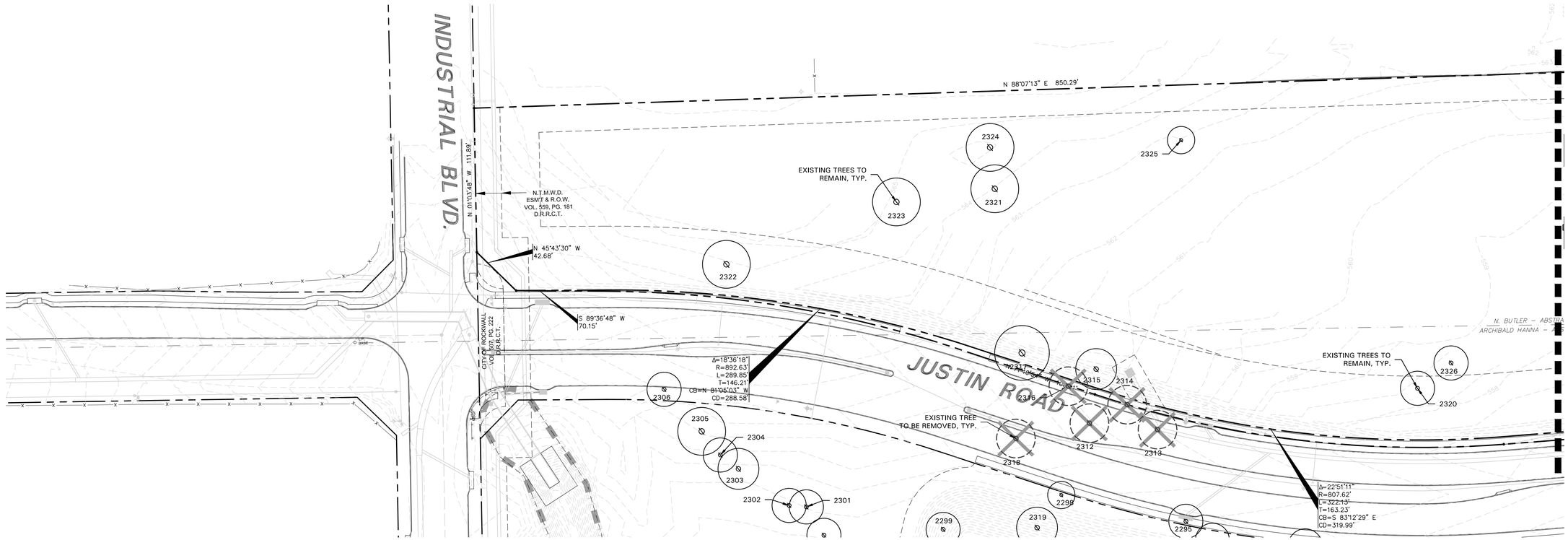

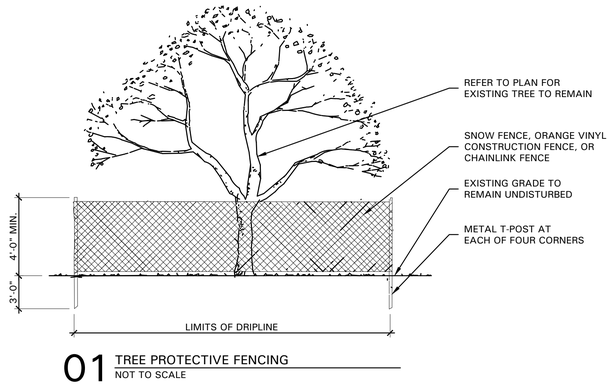

01 TREE PROTECTIVE FENCING
NOT TO SCALE

TREE SURVEY FIELD DATA

No.	Dia. (inches)	Species (common name)	Status	Remarks
1932	13	MULTI-TRUNK CEDAR	TO BE REMOVED	
2309	11	MULTI-TRUNK CEDAR	TO REMAIN	
2312	14	MULTI-TRUNK CEDAR	TO BE REMOVED	FUTURE RIGHT OF WAY
2313	19	MULTI-TRUNK CEDAR	TO BE REMOVED	FUTURE RIGHT OF WAY
2314	16	MULTI-TRUNK CEDAR	TO BE REMOVED	FUTURE RIGHT OF WAY
2315	18	MULTI-TRUNK CEDAR	TO REMAIN	
2316	11	CEDAR	TO BE REMOVED	FUTURE RIGHT OF WAY
2317	20	MULTI-TRUNK CEDAR	TO BE REMOVED	FUTURE RIGHT OF WAY
2320	16	MULTI-TRUNK CEDAR	TO REMAIN	
2321	18	MULTI-TRUNK CEDAR	TO REMAIN	
2322	21	MULTI-TRUNK CEDAR	TO REMAIN	
2323	23	MULTI-TRUNK CEDAR	TO REMAIN	
2324	20	MULTI-TRUNK CEDAR	TO REMAIN	
2325	12	MULTI-TRUNK CEDAR	TO REMAIN	
2326	12	MULTI-TRUNK CEDAR	TO REMAIN	
2327	15	MULTI-TRUNK CEDAR	TO BE REMOVED	
2328	13	MULTI-TRUNK CEDAR	TO BE REMOVED	
2329	11	CEDAR	TO BE REMOVED	
2330	20	MULTI-TRUNK CEDAR	TO BE REMOVED	
2331	20	MULTI-TRUNK CEDAR	TO BE REMOVED	
2332	11	MULTI-TRUNK CEDAR	TO BE REMOVED	
2333	12	MULTI-TRUNK CEDAR	TO BE REMOVED	
2338	14	MULTI-TRUNK CEDAR	TO BE REMOVED	
2339	14	CEDAR	TO BE REMOVED	
2340	14	MULTI-TRUNK CEDAR	TO BE REMOVED	
2341	18	MULTI-TRUNK CEDAR	TO BE REMOVED	
2364	13	CEDAR	TO BE REMOVED	
2365	11	CEDAR	TO BE REMOVED	
2366	11	CEDAR	TO BE REMOVED	
2367	15	MULTI-TRUNK CEDAR	TO BE REMOVED	
2368	13	CEDAR	TO BE REMOVED	
2369	13	MULTI-TRUNK CEDAR	TO BE REMOVED	
2370	11	CEDAR	TO BE REMOVED	
2371	11	MULTI-TRUNK CEDAR	TO BE REMOVED	
2372	12	CEDAR	TO BE REMOVED	
2373	11	HACKBERRY	TO BE REMOVED	
2374	15	MULTI-TRUNK CEDAR	TO BE REMOVED	
2375	12	CEDAR	TO BE REMOVED	
2376	11	CEDAR	TO BE REMOVED	

Total Caliper Inches on Site	**485**
Total Caliper Inches Removed	**334**
Total Mitigation Inches Required	**250.5**
Total Mitigation Inches Provided	**250.5**

TREE PRESERVATION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.02

SCALE: 1" = 40'-0"
0 20 40 80

BELLE FIRMA

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TREE PRESERVATION PLAN

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drawn: APL
checked KMH
date 07/01/2014

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REGISTERED LANDSCAPE ARCHITECT
KRISTI HANNA
2246
STATE OF TEXAS
07.01.14

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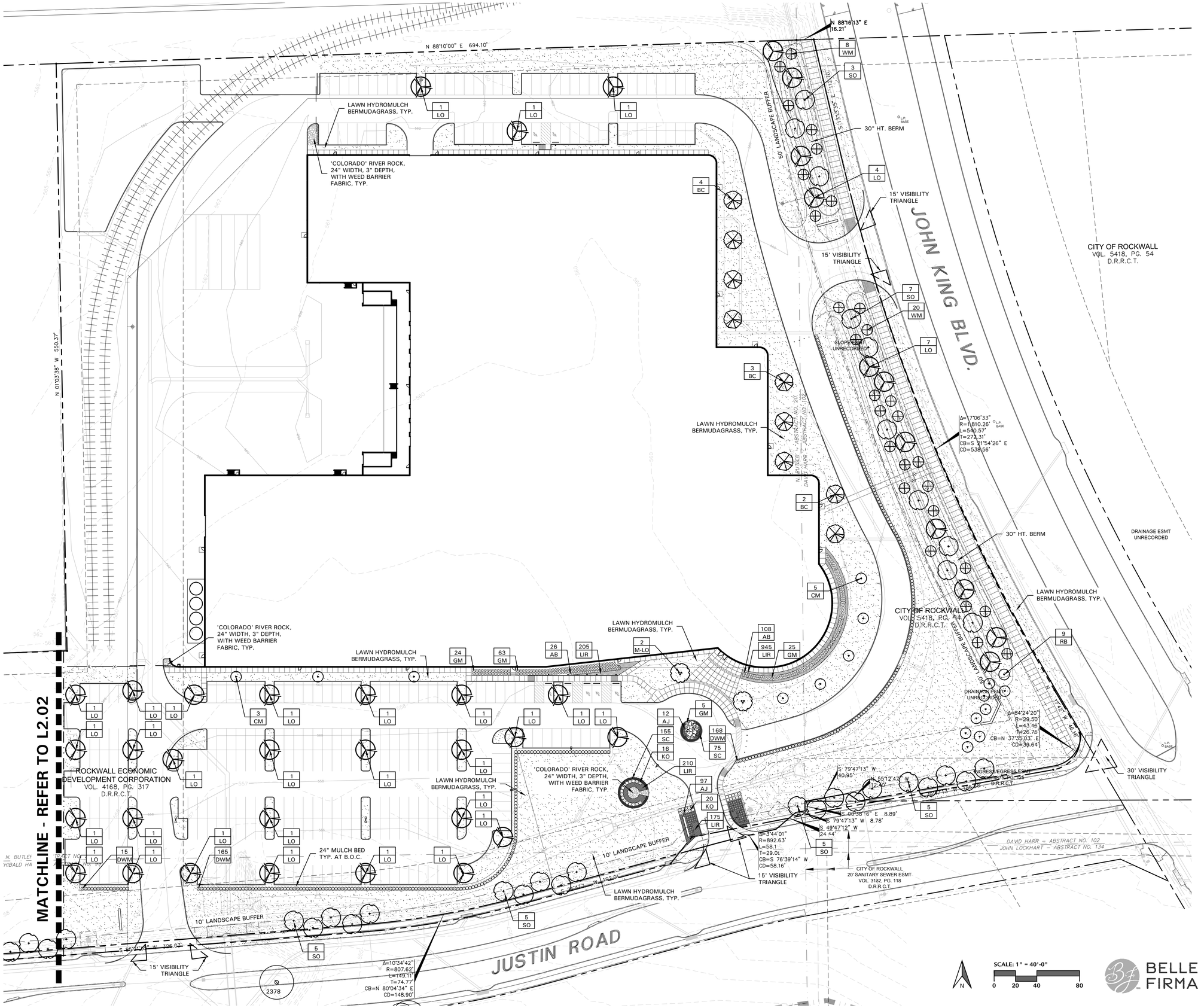
CHANNELL
ROCKWALL, TEXAS
BUILD-TO-SUIT

job no 1423
sheet L1.02



PLANT LEGEND

SYMBOL	COMMON NAME
AB	Dwarf Abelia 'Edward Goucher'
AJ	Asian Jasmine
BC	Bald Cypress
CM	Crepe Myrtle 'Natchez'
DWM	Dwarf Wax Myrtle
GM	Gulf Muhly
KO	Double Knock Out Rose
LIR	Liriope 'Big Blue'
LO	Live Oak
M-LO	Live Oak
RB	Oklahoma Redbud
SC	Seasonal Color
SO	Shumard Red Oak
WM	Wax Myrtle

REFER TO L2.02 FOR PLANT LIST

LANDSCAPE PLAN

4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

BELLE FIRMA

drawn: APL
checked KAH
date 07/01/2014

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REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
07.01.14

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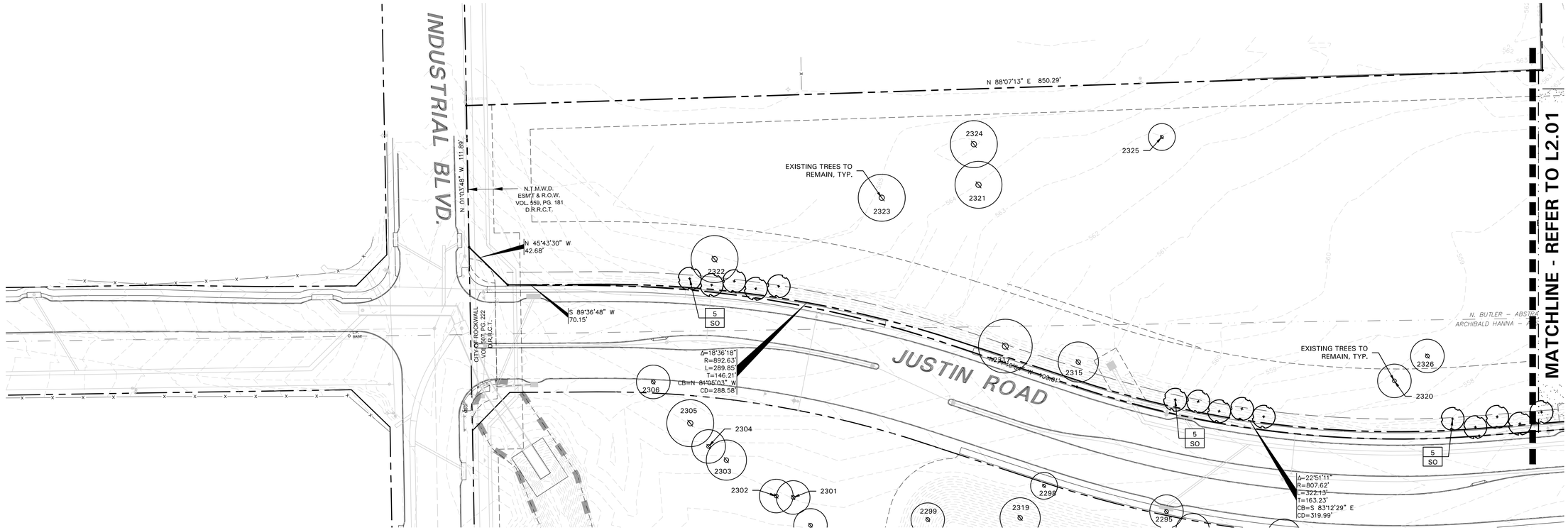

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
BC	*Taxodium distichum*	Bald Cypress	9	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
CM	*Lagerstroemia indica 'Natchez'*	Crepe Myrtle 'Natchez'	8	30 gal.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
LO	*Quercus virginiana*	Live Oak	40	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
M-LO	*Quercus virginiana*	Live Oak	2	3" cal.	container grown, 3-5 trunk, 12' ht., 4' spread, 4' branching ht., matching
RB	*Cercis canadensis 'Oklahoma'*	Oklahoma Redbud	9	30 gal.	container grown, 8' ht., 4' spread min.
SO	*Quercus shumardii*	Shumard Red Oak	45	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
WM	*Myrica cerifera*	Wax Myrtle	28	6' ht.	container grown, full to base, 3' spread
	SHRUBS/GROUNDCOVER				
AB	*Abelia grandiflora 'Edward Goucher'*	Dwarf Abelia 'Edward Goucher'	134	3 gal.	container full, 18" spread, 24" o.c.
AJ	*Juniperus tobira 'Andorra'*	Andorra Juniper	109	5 gal.	container full, 20" spread, 36" o.c.
DWM	*Myrica pusilla*	Dwarf Wax Myrtle	348	5 gal.	container full, 20" spread, 24" o.c.
GM	*Muhlenbergia capillaris*	Gulf Muhly	117	5 gal.	container full, 36" o.c.
KO	*Rosa hybrida 'Radtko'*	Double Knock Out Rose	36	5 gal.	container full, 20" spread, 36" o.c.
LIR	*Liriope muscari 'Big Blue'*	Liriope 'Big Blue'	1535	4" pots	container full top of container, 12" o.c.
SC		Seasonal Color	230	4" pots	container full, 12" o.c., selection by Owner
	Cynodon dactylon	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE HYDROMULCH BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

HYDROMULCH NOTES

1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
5. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS

THE CITY OF ROCKWALL, TEXAS

SITE SUMMARY
Site Area = 18.95 AC; 825,439 s.f.
Impervious Area = 9.64 AC; 419,872 s.f.
Landscape Area = 9.31 AC; 405,567 s.f.
Building Area = 206,024 s.f.

STREET LANDSCAPING
1. 10' wide landscape buffer with one tree per 50 l.f. along Justin Rd.
2. 50' wide landscape buffer with a built-up berm (30"-40" ht.), shrubs or combination along John Kind Boulevard.
3. 3 canopy trees and 4 accent trees per every 100 l.f. along John King Boulevard.

JUSTIN RD. - 1,833 l.f.

Required	Provided
10' buffer	10' buffer
(37) canopy trees, 4" cal.	(35) trees, 4" cal. (2) existing trees

JOHN KING PARKWAY - 700 l.f.

Required	Provided
50' buffer	50' buffer
(21) canopy trees, 4" cal.	(21) canopy trees, 4" cal.
(28) accent trees, 4' ht.	(28) accent trees, 4' ht.

PARKING LOT LANDSCAPING
1. 5% of the interior parking lot shall be landscape.
2. One (1) large tree per 10 spaces
3. No required parking space more than 80' from a tree
4. Screening of parking lot along Justin Rd.

Total interior parking lot area = 107,727 s.f.
Total parking spaces = 277 spaces

Required	Provided
5,386 s.f. (5%)	10,224 s.f. (9%)
(28) trees, 3" cal.	(28) trees, 3" cal.
all spaces within 80' of tree	all spaces within 80' of tree

SITE LANDSCAPING
1. 10% of the total site shall be landscaped for LIGHT INDUSTRIAL.
2. 100% of the total requirements shall be located in the front of and along side buildings for LIGHT INDUSTRIAL.

Total site = 18.95 AC; 825,439 s.f.

Required	Provided
82,543 s.f. (10%)	129,079 s.f. (15%)
82,543 s.f. (100%)	125,052 s.f. (151%)

NO TREES WITHIN 5'-0" OF ANY UTILITIES

IRRIGATION WILL MEET REQUIREMENTS OF UDC

LANDSCAPE PLAN

SCALE: 1" = 40'-0"
0 20 40 80

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

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drawn: APL
checked KH
date 07/01/2014

BOB MOORE CONSTRUCTION, INC.
1110 N. WATSON ROAD ARLINGTON, TEXAS 76011
817.640.8400
WWW.GENERALCONTRACTOR.COM

REGISTERED LANDSCAPE ARCHITECT KAREN HENRY 2240 STATE OF TEXAS
07.01.14

pross design group, incorporated
5310 Harvest Hill Road, Suite 160, Dallas, Texas 75230, 972/759-1400

CHANNELL
ROCKWALL, TEXAS
BUILD-TO-SUIT

job no 1423
sheet L2.02

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SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel and crushed stone. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken ranches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, measured six (6") inched above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus iconutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: 3/16" x 4" x 16' - dark green, DURAEDGE® steel landscape edging manufactured by The J.D. Russell Company under its trade name DURAEDGE Heavy Duty Steel .

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:
1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that,when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅓ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

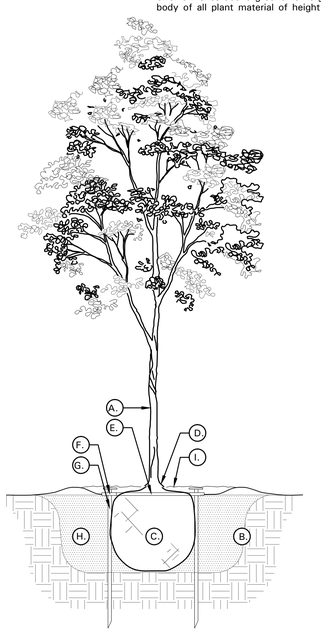
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be ½" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. 'U' BRACKET.

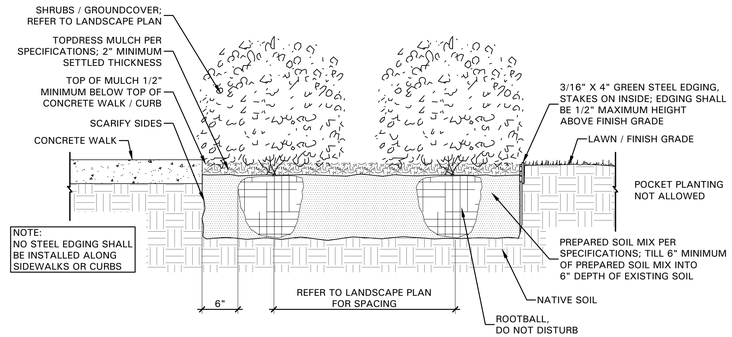
G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 676-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

LANDSCAPE SPECIFICATIONS AND DETAILS

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

drawn: APL
checked KH
date 07/01/2014

BOB MOORE CONSTRUCTION, INC.
1110 N. WATSON ROAD, ARLINGTON, TEXAS 76011
817.640.4000
WWW.GENERALCONTRACTOR.COM

REGISTERED LANDSCAPE ARCHITECT
ANN HARRIS
2240
STATE OF TEXAS
07.01.14

pross design group, incorporated
5310 Harvest Hill Road, Suite 160, Dallas, Texas 75230 972/759-1400

CHANNELL
ROCKWALL, TEXAS
BUILD-TO-SUIT

job no 1423
sheet L2.03

City of Rockwall

Project Plan Review History

Project Number	SP2019-022	**Owner**	ROCKWALL, ASSEMBLY OF GOD	**Applied**	6/14/2019 LM
Project Name	The Lakes Assembly	**Applicant**	MERSHAWN ARCHITECTS	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	
901 WILLIAMS	, TX	**Zoning**

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
GREEN MEADOWS	8		8	0029-0000-0008-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	6/14/2019	6/21/2019				
ENGINEERING	Sarah Hager	6/14/2019	6/21/2019	6/21/2019	7	COMMENTS	
(6/21/2019 9:53 AM SH) - Must have detention for any new impervious areas. - 4% engineering fees. - Impact fees for roadway. - Water and Wastewater Impact fees for new taps							
FIRE	Ariana Hargrove	6/14/2019	6/21/2019	6/21/2019	7	APPROVED	
GIS	Lance Singleton	6/14/2019	6/21/2019	6/17/2019	3	APPROVED	
PLANNING	Korey Brooks	6/14/2019	6/21/2019	6/20/2019	6	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

SP2019-022 Site Plan for The Lakes Assembly: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

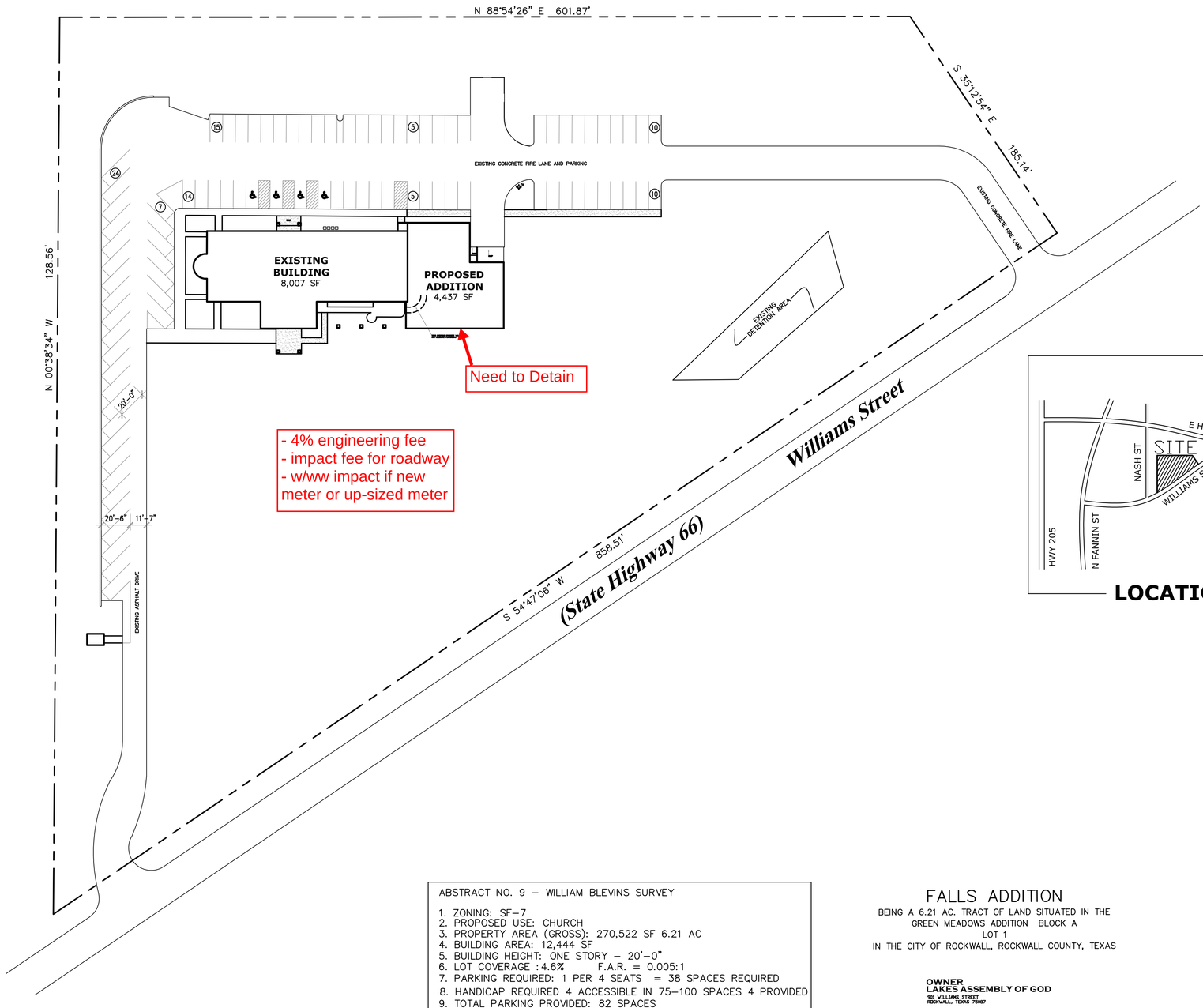
1. This is a request by Greg Wallis of Mershawn Architects on behalf of Rockwall Assembly of God for the approval of a site plan for an addition to an existing churc on a 6.210-acre tract of land identified as Lot 1, Block A, Lakes Assembly Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Williams Street.
2. For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
3. For reference, include the case number (SP2019-022) in the lower right hand corner of all pages on future submittals.
4. Site Plan--Will any additional exterior lighting be added?
5. Site Plan--Is additional parking being added?
6. Site Plan--Please show landscape buffer and setback adjacent to SH-66
7. Site Plan--Please dimension all walls
8. Site Plan—Please provide a light crosshatch to the existing areas.
9. Site Plan--Please provide a floorplan to indicate the use of the addition to ensure the parking requirement is accurate.
10. Site Plan--Please show and label where the mechanical equipment is and how it will be screened?
11. Site Plan--Please show centerline of SH-66
12. Site Plan--Please provide total number of seat and breakdown of existing building.
13. Site Plan--Please provide width of drive and radii
14. Site Plan--Please provide lot information on within the lot (e.g. SF, acreage, zoning, legal description, etc).
15. Site Plan--Please increase the font size of the items labeled on the site. Also, please note that the accessible symbols are blurry.
16. Site Plan--Please show and label adjacent properties.
17. Site Plan--Please note that a 10-foot landscape buffer including headlight screening is required along the property lines that are adjacent to residential.
18. Site Plan--Asshown, an exception to the horizontal articulation requirements is needed on the south elevation of the addition.
19. Site Plan—Please show all easements.
20. Landscape Plan—Please provide dimensions of all walls on the structure.
21. Landscape Plan—Please label the detention, building, firelane, parking, etc. as labeled on site plan
22. Landscape Plan—Please provide the same site data table and property information as shown on site plan.
23. Landscape Plan—Please note, hydromulch isn't typically allowed—sod may be required
24. Landscape Plan—Please note, there are some extra characters in the Total Landscape Area section of the plan.
25. Landscape Plan—Please show headlight screening from adjacent residential properties.
26. Landscape Plan—Are any trees being removed? Please indicate either way.
27. Landscape Plan--Please note that a 10-foot landscape buffer including headlight screening is required along the property lines that are adjacent to residential.
28. Landscape Plan—Please show vicinity map and the other labels as the site plan (e.g. label SH-66, etc.)
29. Building Elevations—Please provide the west elevation and indicate which elevation faces the street.
30. Building Elevations—Please provide dimension, heights, scale, etc.
31. Building Elevations—It appears that the ease elevation may be a different scale than the others. Please provide all 4 elevations at the same scale.
32. Building Elevations—Please note that a variance to horizontal articulation will be required for the south elevation of the addition.
33. Building Elevations—Would it be possible to provide an additional elevations page that shows existing greyed out? It is difficult to understand where the addition starts.
34. Building Elevations—Please provide shadows to show where projections, recesses are.
35. Building Elevations—Please take a look at the east elevation-it appears that there may be a discrepancy in the roofline.
36. Building Elevations—Please take a look at the north elevation. There appears to be some extra lines in the roof (right below the two labels for the roof).
37. Building Elevations—Please show and label where the mechanical equipment is and how it will be screened?

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

38. Building Elevations—Please show building materials and percentages.

39. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 2, 2019. The Planning and Zoning Worksession is on June 25th, 2019. The Planning and Zoning Meeting will be July 9th, 2019. Both meetings start at 6:00 p.m. The ARB meetings will be at 5:00 p.m. on the meeting dates.

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



LOCATION PLAN

0 10 20 30 40 80
SCALE IN FEET

NORTH

ABSTRACT NO. 9 – WILLIAM BLEVINS SURVEY

1. ZONING: SF-7
2. PROPOSED USE: CHURCH
3. PROPERTY AREA (GROSS): 270,522 SF 6.21 AC
4. BUILDING AREA: 12,444 SF
5. BUILDING HEIGHT: ONE STORY – 20'-0"
6. LOT COVERAGE : 4.6% F.A.R. = 0.005:1
7. PARKING REQUIRED: 1 PER 4 SEATS = 38 SPACES REQUIRED
8. HANDICAP REQUIRED 4 ACCESSIBLE IN 75-100 SPACES 4 PROVIDED
9. TOTAL PARKING PROVIDED: 82 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 67,089 SF

FALLS ADDITION
BEING A 6.21 AC. TRACT OF LAND SITUATED IN THE GREEN MEADOWS ADDITION BLOCK A LOT 1
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
LAKES ASSEMBLY OF GOD
901 WILLIAMS STREET
ROCKWALL, TEXAS 75087

CASE #SP2019-000

PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
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MERSHAWN ARCHITECTS
MEDICAL COMMERCIAL CHURCHES RESIDENTIAL INSTITUTIONAL RESTAURANTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11629 STATE OF TEXAS

THE LAKES ASSEMBLY
ROCKWALL, TEXAS

PROPOSED SITE PLAN

Scale:	1" = 40'-0"
Date:	
Project No.:	180901
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A1 OF



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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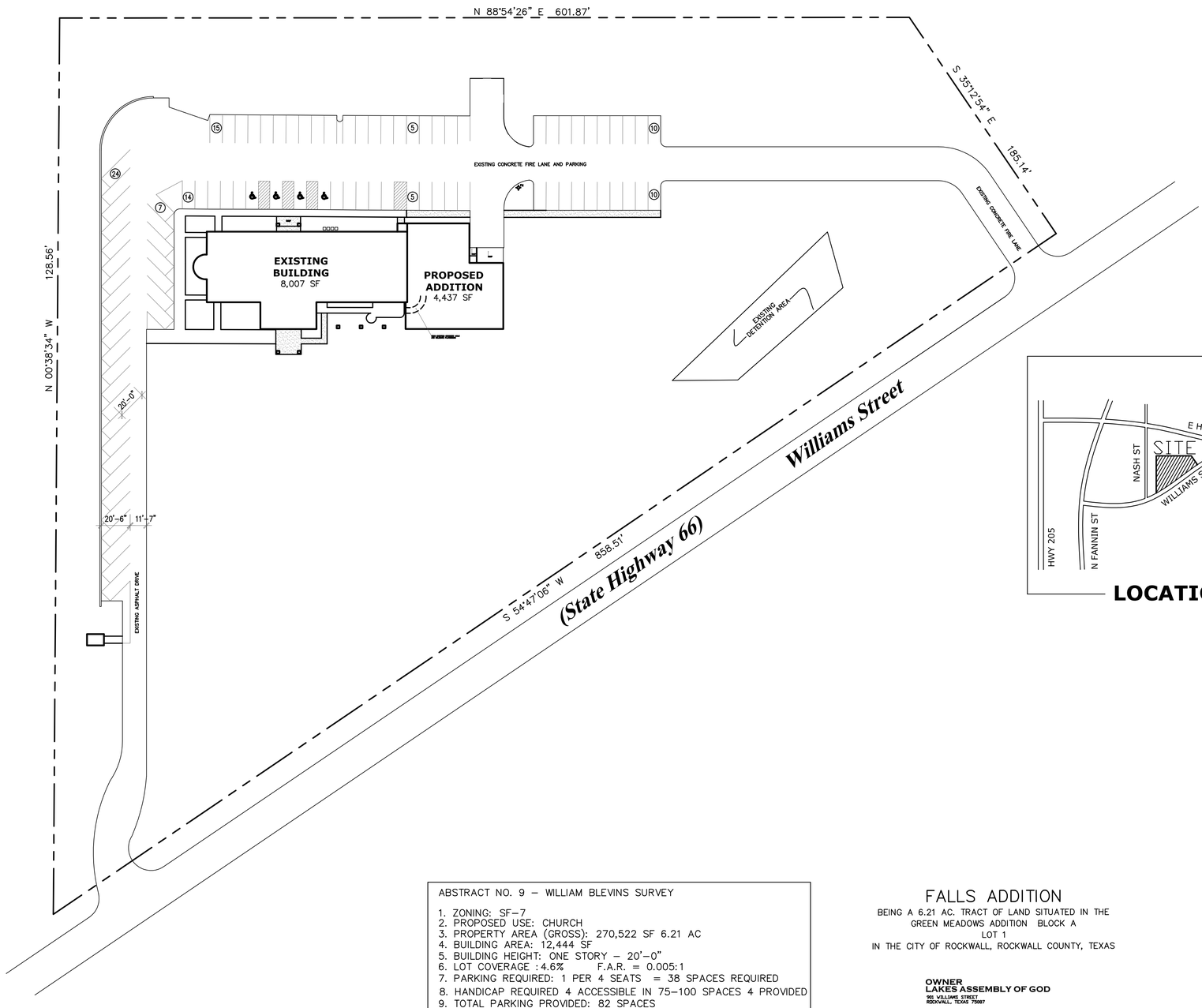

LOCATION PLAN

0 10 20 30 40 80
SCALE IN FEET

NORTH

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FALLS ADDITION
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GREEN MEADOWS ADDITION BLOCK A
LOT 1
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
LAKES ASSEMBLY OF GOD
901 WILLIAMS STREET
ROCKWALL, TEXAS 75087

CASE #SP2019-000

PRICING & CONSTRUCTION
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MEDICAL COMMERCIAL CHURCHES
RESIDENTIAL RESTAURANTS INSTITUTIONAL
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11629 STATE OF TEXAS

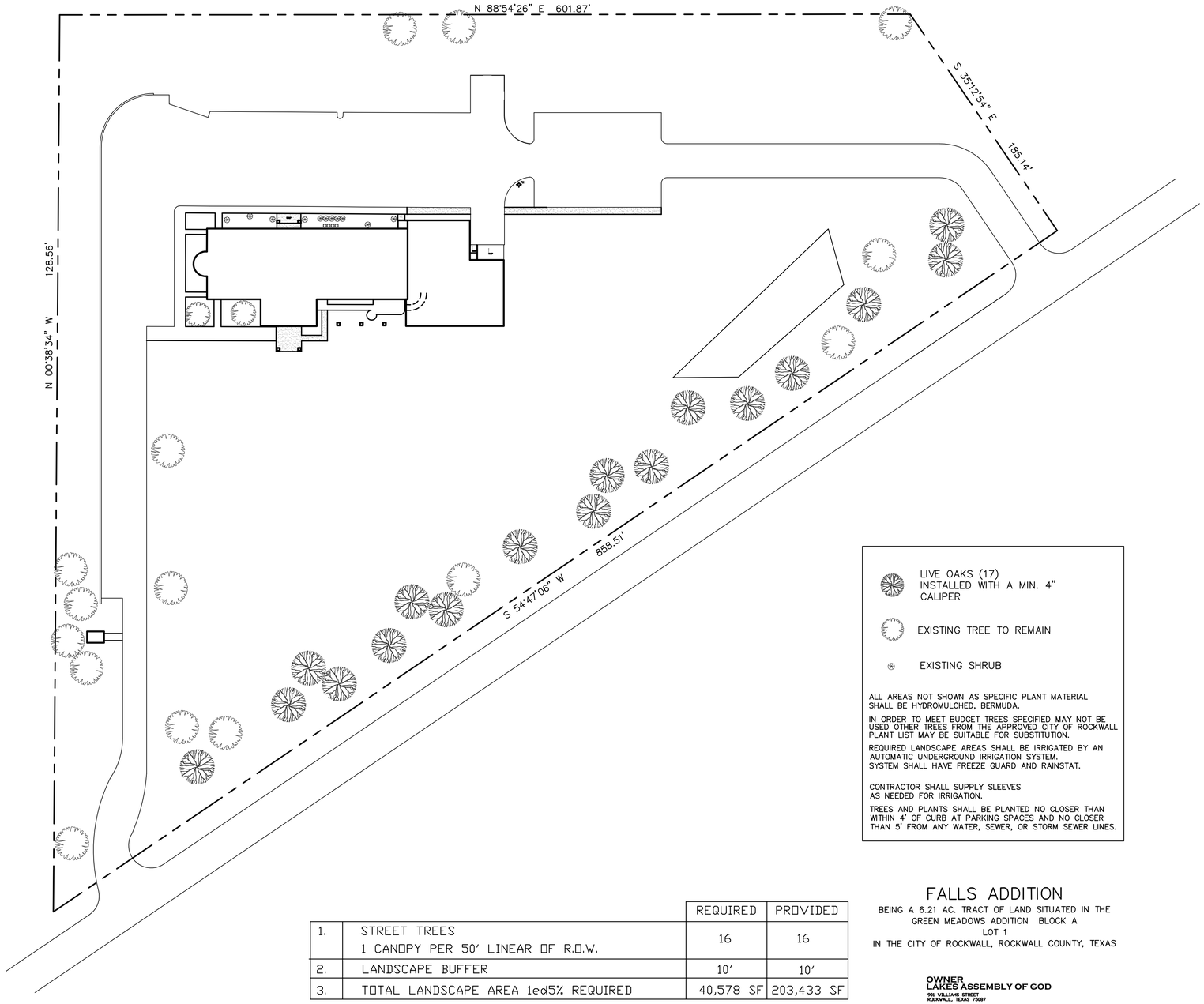
THE LAKES ASSEMBLY
ROCKWALL, TEXAS

PROPOSED SITE PLAN

Scale:	1" = 40'-0"
Date:	
Project No.:	180901
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A1 OF

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



		REQUIRED	PROVIDED
1.	STREET TREES 1 CANOPY PER 50' LINEAR OF R.O.W.	16	16
2.	LANDSCAPE BUFFER	10'	10'
3.	TOTAL LANDSCAPE AREA 1ed5% REQUIRED	40,578 SF	203,433 SF

LIVE OAKS (17)
INSTALLED WITH A MIN. 4"
CALIPER

EXISTING TREE TO REMAIN

EXISTING SHRUB

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

0 10 20 30 40 80
SCALE IN FEET

NORTH

FALLS ADDITION

BEING A 6.21 AC. TRACT OF LAND SITUATED IN THE GREEN MEADOWS ADDITION BLOCK A LOT 1 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
LAKES ASSEMBLY OF GOD
901 WILLIAMS STREET
ROCKWALL, TEXAS 75087

CASE #SP2019-000

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CHURCHES INSTITUTIONAL
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

REGISTERED ARCHITECT WAYNE MERSHAWN 11628 STATE OF TEXAS

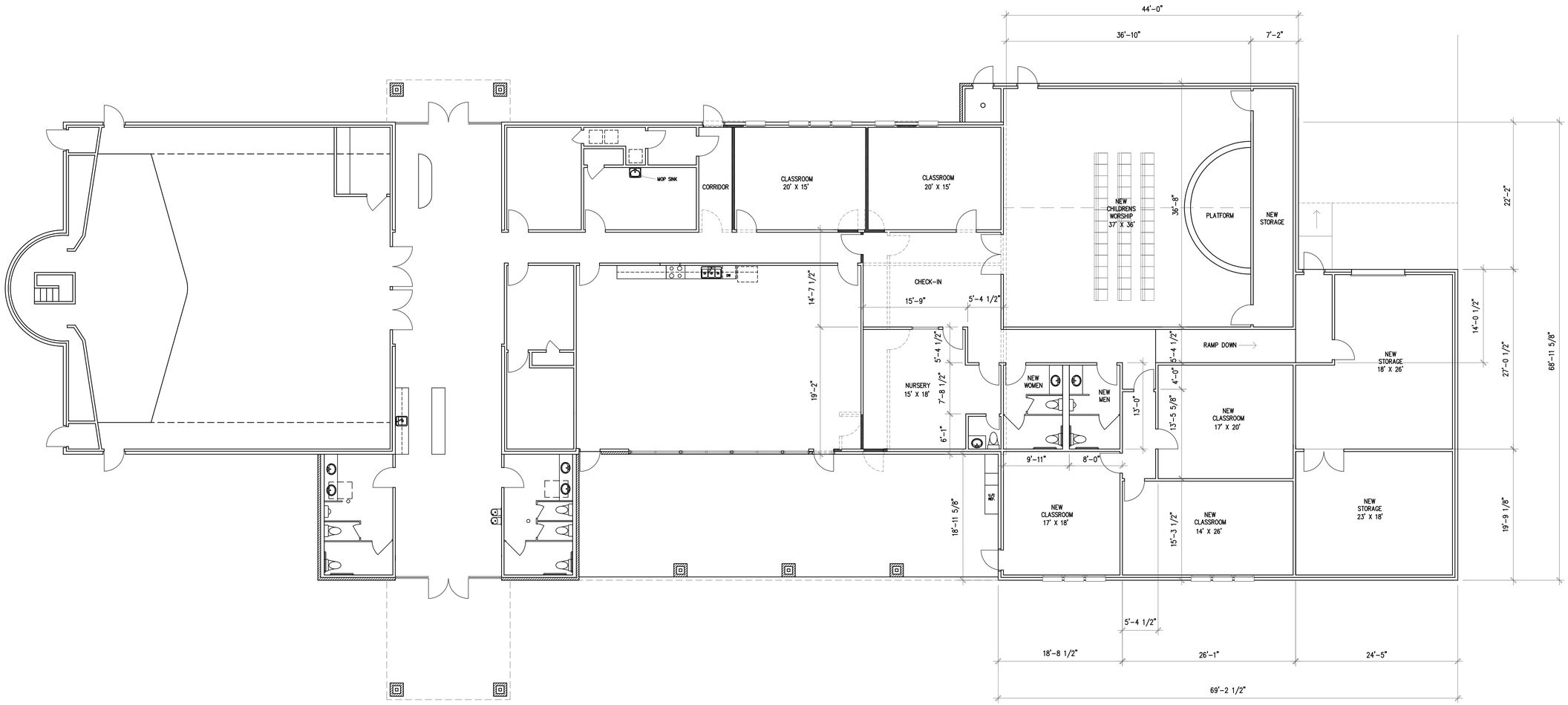
THE LAKES ASSEMBLY
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale:	1" = 40'-0"
Date:	
Project No.:	180901
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET L1 OF 1

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



NOTE:
THE CHURCH WILL STILL BE OPEN FOR USE, ALL SUBCONTRACTORS ARE REQUIRED TO CLEAN UP ALL DEBRIS AT THE END OF EACH WORK DAY. IF GENERAL CLEAN UP IS DONE BY THE G.C. BACK CHARGES SHALL APPLY.

NORTH

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MEDICAL COMMERCIAL
CHURCHES
MERSHAWN ARCHITECTS
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

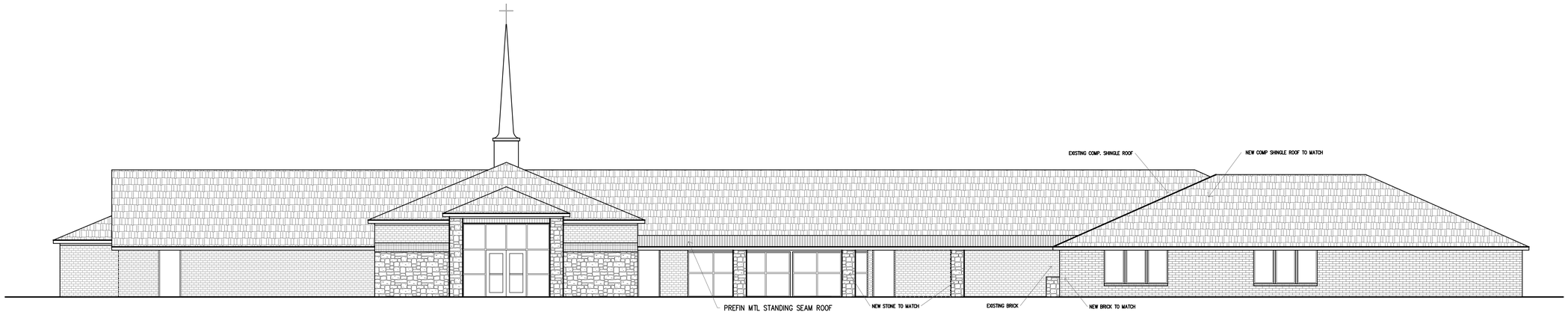
ROCKWALL, TEXAS
LAKES ASSEMBLY

FLOOR PLAN

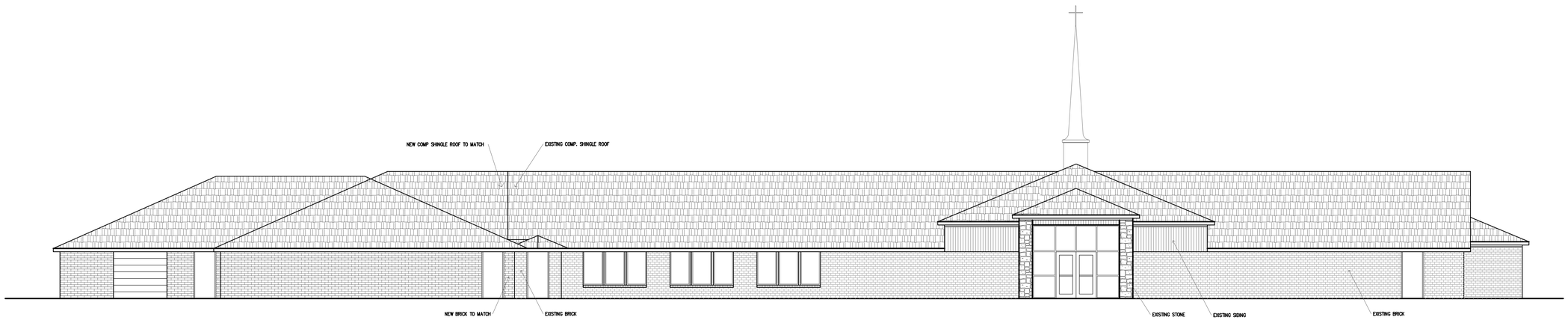
Scale:	1/8" = 1'-0"
Date:	9/17/2018
Project No.:	180901
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET
A2
OF

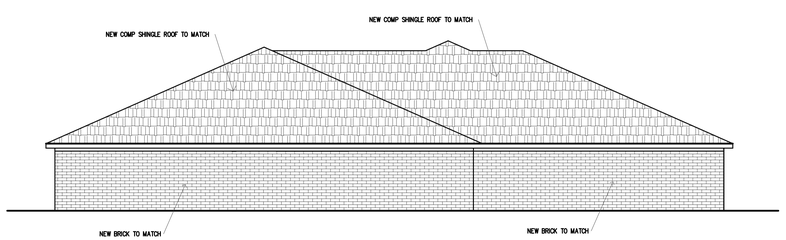
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

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INSTITUTIONAL
MEDICAL COMMERCIAL
CHURCHES
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2081

No.	Date	Revision	By

ROCKWALL, TEXAS
LAKES ASSEMBLY

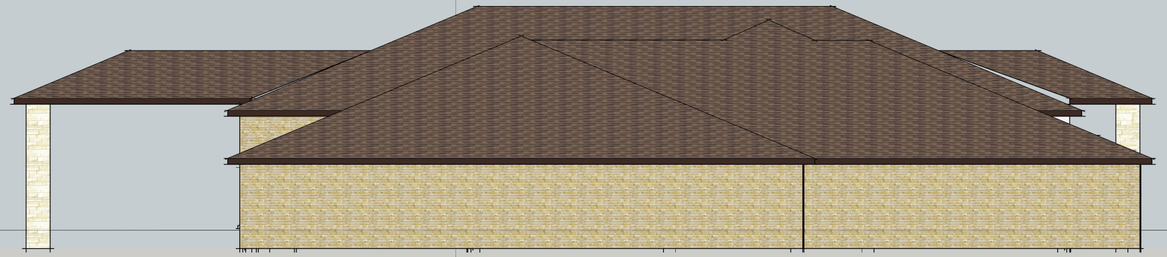
EXTERIOR ELEVATION

Scale:	1/8" = 1'-0"
Date:	9/17/2018
Project No.:	180901
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET A3 OF











City of Rockwall

Project Plan Review History

Project Number	SP2019-023	**Owner**	GOLIAD REAL, ESTATE LLC	**Applied**	6/14/2019 LM
Project Name	Site Plan for Mixed-Use Development	**Applicant**	WIER & ASSOCIATES, INC	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
3005 N GOLIAD ST	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	1		1	0131-0000-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	6/14/2019	6/21/2019	6/17/2019	3	APPROVED	
ENGINEERING	Sarah Hager	6/14/2019	6/21/2019	6/21/2019	7	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(6/21/2019 10:29 AM SH) - Dumpster to drain to an oil/water separator and then the storm lines. - Parking spaces near the wall must have 2' clear overhang. Wall to have a traffic rated guardrail on top - Show the 10' ROW dedication of SH 205. - No signs can be in easements, ROW, or visiblity trainagles. - Minimum driveway spacing is 100'. - Must show the existing and proposed utilities. The existing lift station is in the coffe house drive isle - Parking against the bulding must be 20'x9'. Landscape Plan - Must show existing and proposed utilities - Trees must be at least 5' away from utilities - Need to show 10' SH 205 ROW dedication & Trees out of ROW The following items are for your information for engineering design - 4% Engineering fees - Impact fees - Parking against the building must be 20'x9'. - Must Complete Flood Study - Review Fees apply for review - Dumpster area to drain to oil/water separator then storm. - Retaining walls 3' and over must be engineered. - All retaining walls to be rock or stone face. No smooth concrete walls. - TxDOT permit for driveway on SH205 - Must have detention above floodplain elevations for tract - Must show existing and proposed utilities. - TIA is required - Wetland/WOUS determination for work in floodplain/creek - Erosion Hazard setback requirement - Show all fire lanes - 5' sidewalk in 10' Row dedication for SH 205 - No walls in Easements or ROW - Must meet all City Standards of Design and Construction.							
FIRE	Ariana Hargrove	6/14/2019	6/21/2019	6/21/2019	7	COMMENTS	See comments
(6/21/2019 9:44 AM AA) The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. A minimum of a 5-foot wide sidewalk or other approved “all-weather” pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.							
GIS	Lance Singleton	6/14/2019	6/21/2019	6/19/2019	5	APPROVED	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(6/19/2019 12:06 PM LS) Address assignments will be: 11000sf Bldg: 3005 N GOLIAD ST, ROCKWALL TX 75087 (*Suites to be numbered 101, 103, 105, 107, 109, 111 from South to North) 460sf Bldg: 150 PECAN VALLET DR, ROCKWALL, TX 75087							
PLANNING	David Gonzales	6/14/2019	6/21/2019	6/20/2019	6	COMMENTS	See comments

Discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a site plan for a multi-tenant retail building and restaurant on a 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N Goliad Street [SH-205], and take any action necessary.

PLANNING AND ZONING 1ST ROUND STAFF COMMENTS (06.20.2019):

The following staff comments are to be addressed and resubmitted no later than Tuesday July 2, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments & Requirements to address/acknowledge:

1. Adherence to the Unified Development Code (UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans, and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label all revised site plan documents with "Case No. SP2019-023" at the lower right corner of each plan.

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER:

1. Horizontal articulation for the primary and secondary building facade standards of the UDC for the north, south, east and west facing facades extend for more than 60-ft with out a projection or recess.
2. Wall projection - minimum required for primary and secondary facades is 5-ft. All facades do not meet.
3. Architectural Element above wall is required to have a minimum of width of 10-ft on primary facade and a minimum of 3-ft on secondary facades. Not indicated or present.
4. Vertical projection - minimum for primary facade is 5-ft, secondary building facade requires 3-ft. All projections do not meet this standards.
5. Materials standards of the UDC and the N SH-205 OV to allow for stucco being located within the first 4 feet of grade on both buildings.
6. Materials standards of the N SH-205 OV to allow for the use of cultured stone rather than natural stone
7. For not meeting the 4-side architect requirements of the N SH-205 OV for both buildings.
8. For not meeting the minimum 20% natural stone requirement for building number 2.
9. To allow for dumpster enclosure to face a public street(building no. 2).

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

Site Plan:
1. Provide a minimum 10-ft landscape buffer along the property lines that face Pecan Valley Drive and Quail Run Road
2. Correct building setbacks from 10-ft to 15-ft along Pecan Valley Drive and Quail Run Road.
3. Hatch area to be dedicated as right of way along Quail Run Road
4. Provide screening detail at L2 from residential properties.
5. Parking space dimensions adjacent to building are to be a minimum of 20-ft x 9-ft.
6. Relabel parking count "7" to 5 spaces on east side of parking lot (adjacent to SH-205).
7. SH-205 is a 120-ft right of way. Indicate where center line is at 60-ft and hatch any area that requires ROW dedication
8. Relabel firelane as "24-ft Firelane, Public Access, and Utility Easement (as appropriate) for both building areas.
9. All utilities are to be placed undergound, no overhead utilities.

10. Submittal and approval of a separate building permit for signage.

Landscape Plan:
1. Provide landscape buffers for all streets:
a. N SH-205 - minimum 20-ft
b. Pecan Valley Drive - minimum 10-ft
c. Quail Run Road - minum 10-ft
2. Provide a minimum of one (1), three (3)-caliper inch canopy tree for each 50 linear feet within the landscape buffers for Pecan Valley & Quail Run.
3. Correct Plant Schedule Table to indicate a minimum four (4)-caliper inch canopy tree(s) to be lcoated within the N SH-205 landscape buffer.

Treescape Plan:
1. Correct table and recalculate mitigation due for all Bois D'Arc trees & Chinaberry trees as these are non-protected trees and do not count towards mitigation
2. Tree number 2598 is greater than 25-inches and requires mitigation to count as double the number of inches being removed (i.e. 29" x 2 = 58").
3. Tree number 2834 is being saved and is greater than 25-inches. Since this is an Elm tree, this should count as credit towards mitigation, which equals 1:1 (i.e. 48-inches of credit).

Photometric Plan:
1. High readings detected at the property lines. All readings are not to exceed 0.2-FC at the property lines. Revise plan.
2. Pole height not to exceed 20-ft OAH (include base, pole, and attachments). Revise Plan.
3. Provide cut sheets for all exterior lighting fixtures.

Building Elevations:
1. See all exceptions being requested based on sumbittal at top of report
2. Provide color renderings of both buildings for Architectural Review Board (ARB) review.
3. Provide a materials sample board for ARB review.
4. Dash in RTU's on elevations. RTU's and other roof top equipement must be visually screened from adjacent properties and rights of way.
5. Provide calculations of exterior building materials for each facade of building no. 2.

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board - June 25, 2019 (5:00 p.m.) [ARB to provide comments]

Planning - Work Session: June 25, 2019 (6:00p.m.) [Applicant to present/discuss project]

Architectural Review Board - July 9, 2019 (5:00 p.m.) [ARB to provide recommendation]

Planning - Action: July 9, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

LEGEND

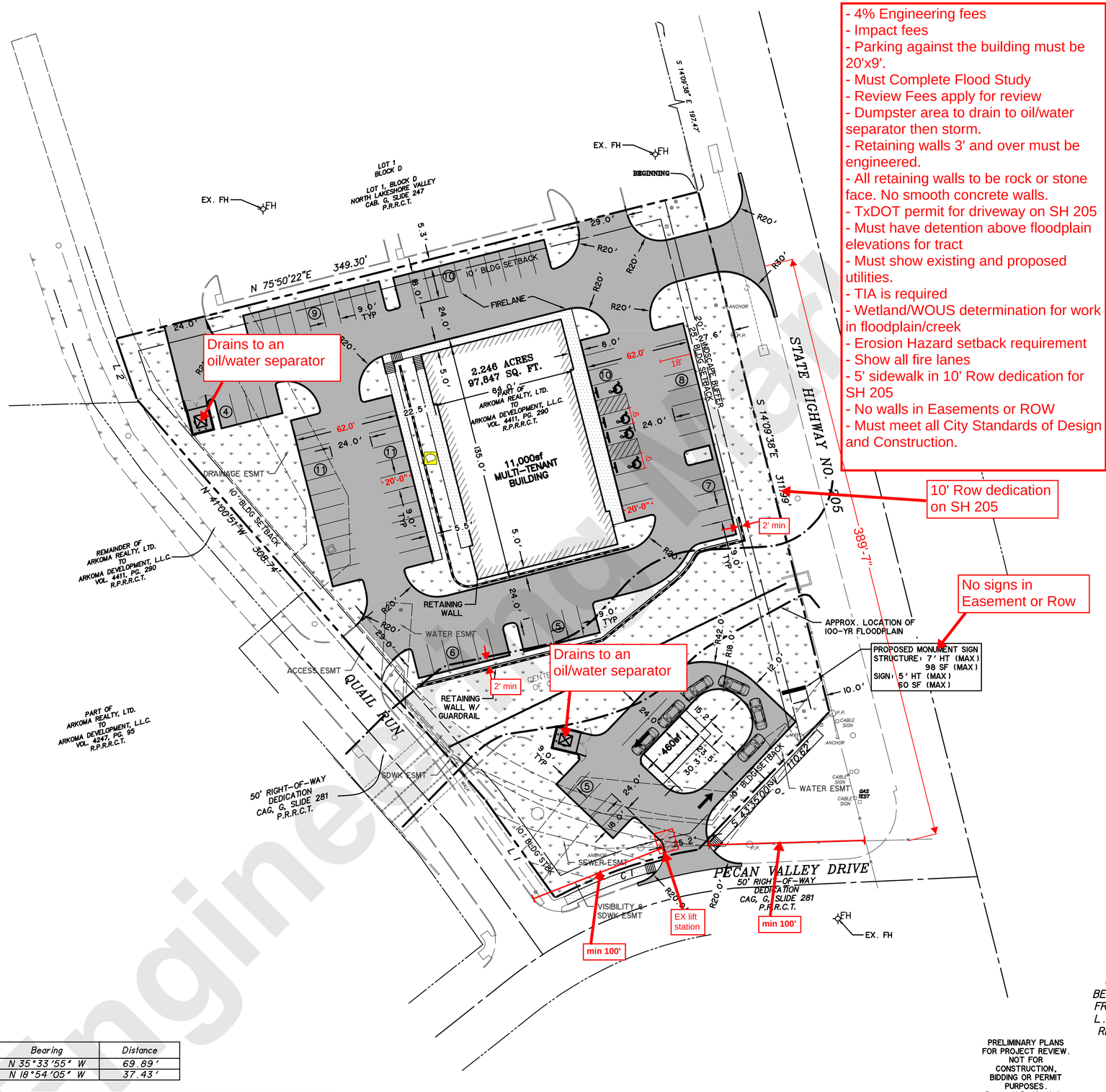
- PARKING COUNT
- LANDSCAPE AREA (RE: LANDSCAPE PLAN)
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT

GENERAL NOTES:

1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB RADIUS ARE 3.0' F/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
3. SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
4. ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0030L, DATED SEPTEMBER 26, 2008, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONES "A" AND "X". PART OF THIS PROPERTY LIES WITHIN ZONES "A", AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF PARTS OF THE SITE ARE NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WIER & ASSOCIATES, INC.



- 4% Engineering fees
- Impact fees
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- Review Fees apply for review
- Dumpster area to drain to oil/water separator then storm.
- Retaining walls 3' and over must be engineered.
- All retaining walls to be rock or stone face. No smooth concrete walls.
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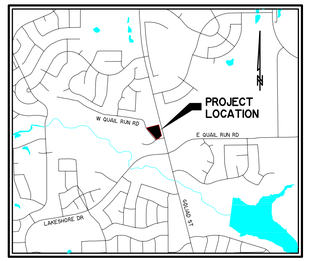
- Must show existing and proposed utilities.
- TIA is required
- Wetland/WOUS determination for work in floodplain/creek
- Erosion Hazard setback requirement
- Show all fire lanes
- 5' sidewalk in 10' Row dedication for SH 205
- No walls in Easements or ROW
- Must meet all City Standards of Design and Construction.

0 30 60 90

1" = 30'



VICINITY MAP

1" = 2,000'

SITE DATA CHART

ZONING	PD-65 W/ N. SH-205 OVERLAY
EXISTING USE	VACANT / UNDEVELOPED
PROPOSED USE	MIXED-USE (COMMERCIAL)
BUILDING AREA	NORTH BUILDING: 11,000 SF SOUTH BUILDING: 460 SF
BUILDING HEIGHT	25'-0"
BUILDING SETBACKS	HIGHWAY 205: 25' PECAN VALLEY DR: 10' QUAIL RUN RD: 10' INTERNAL: 10'
LOT AREA	2.246± AC (97,847 SF)
PARKING REQ'D.	NORTH BUILDING 8,000 SF RETAIL: 1/250 SF = 32 3,000 SF RESTAURANT: 1/100 = 30 SOUTH BUILDING 460 SF RESTAURANT: 1/100 SF = 5 TOTAL = 67
HANDICAP-ACCESSIBLE PROVIDED	4
TOTAL PARKING PROVIDED	84
BUILDING/LOT COVERAGE	11.7%
LANDSCAPE AREA	40,290 SF
LANDSCAPE COVERAGE	41.2%

DEVELOPER

GRAND CENTRAL CROSSING, LLC
CONTACT: CHAD DUBOSE
8350 N CENTRAL EXPWY, STE 1300
DALLAS, TEXAS 75206
PHONE: (214) 891-3215
FAX: (214) 891-3203
CHAD@JTEVANS.COM

ENGINEER

WIER & ASSOCIATES
CONTACT: JAKE FEARS, P.E.
2201 E. LAMAR BLVD., SUITE #200E
ARLINGTON, TX 76006
PHONE: (817) 467-7700
FAX: (817) 467-7713
JAKEF@WIERASSOCIATES.COM

Course	Bearing	Distance
L1	N 35°33'55" W	69.89'
L2	N 18°54'05" W	37.43'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	275.00'	88.33'	18°24'13"	87.95'	S 71°24'38" W

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Jacob H. Fears, PE Texas Registration No. 99376 On Date Shown Below.

SITE PLAN
MIXED-USE DEVELOPMENT
3009 N. GOLIAD ST
ROCKWALL, TEXAS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

June 12, 2019

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

CASE No.: _____ DATE: 6/12/2019 W.A. No. 19022

Engineering

PRINTED: 6/12/2019 STB FILE: WIER-PAVING.STB LAST SAVED: 6/12/2019 9:35 AM SAVED BY: CASEYO FILE: SIO1 SITE PLAN.DWG

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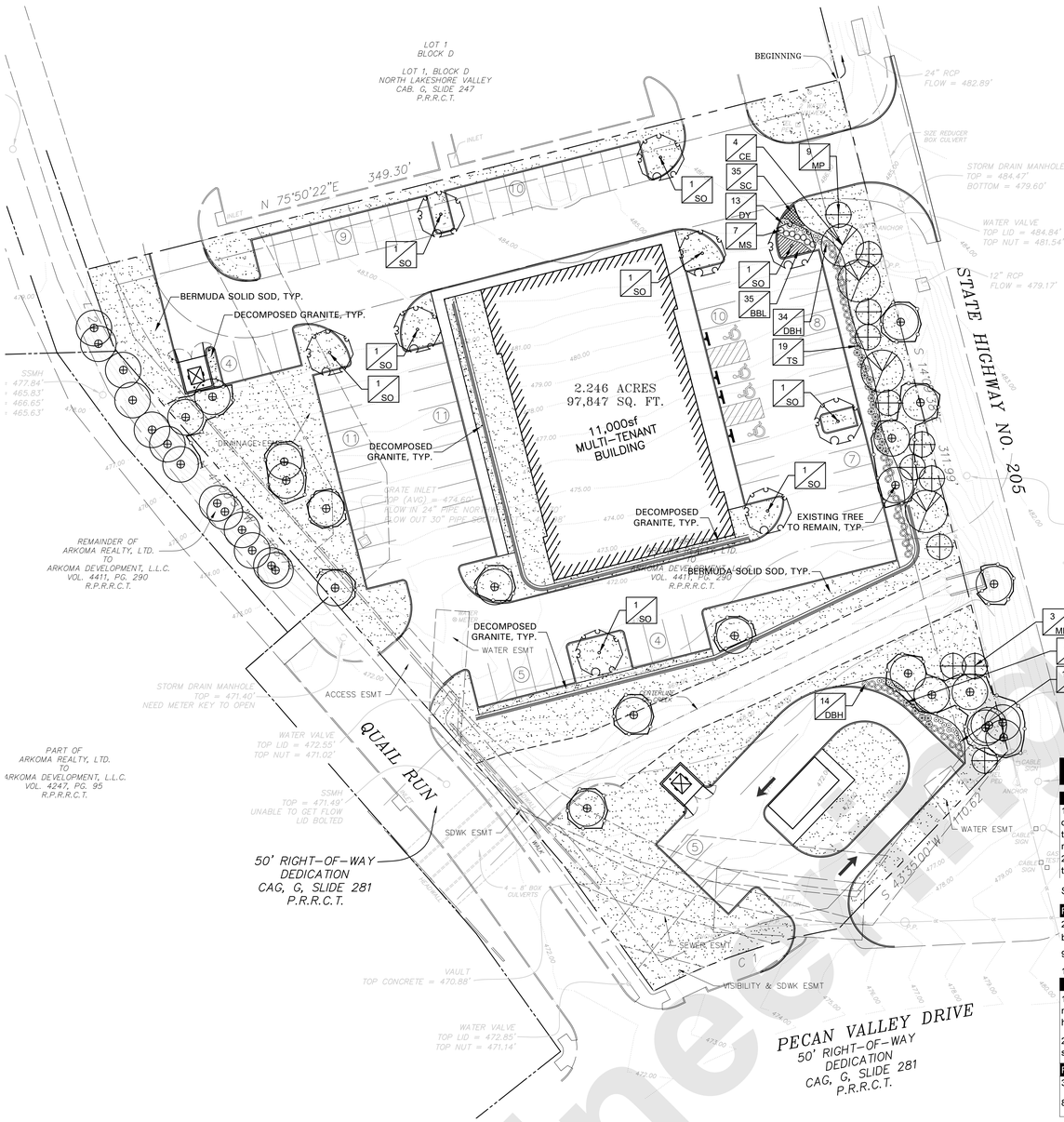

- Must show existing and proposed utilities
- Trees must be at least 5' away from utilities
- Need to show 10' SH 205 ROW dedication & Trees out of ROW

GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH □UALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADE□UATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH □UALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND S□UARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND S□UARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO E□UIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100□ COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER A 1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE RE□UIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS - SH205 Overlay

I-30 OVERLAY REQUIREMENTS

1. Buffer strips shall be a minimum of 20' wide and include a berm or shrubbery or a combination of both along the entire length of the property's frontage along the SH-205 r.o.w. The minimum required height is 30" and shall not exceed a maximum height of 48".
2. Three canopy trees along with four accent trees are required per 100 feet of the SH-205 r.o.w.

SH205 = 312 l.f.

REQUIRED	PROVIDED
20' wide buffer berm and/or shrubs	20' wide buffer shrubs 36" ht.
9 canopy trees, 4" cal.	4 canopy trees, 4" cal.; 5 existing trees
12 accent trees, 4' ht.	12 accent trees, 4' ht.

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.

2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. (84 parking spaces)

REQUIRED	PROVIDED
36" screen	36" screen
8 canopy trees, 4" cal.	9 canopy trees, 4" cal.; 1 existing 20" Elm

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
4	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	12' ht., 4' spread, matching
9	SO	Shumard Oak	*Quercus shumardii*	3" cal.	12' ht., 5' spread
		ORNAMENTAL TREES			
12	MP	Mexican Plum	*Prunus mexicana*	30 gal.	8' ht., 4' spread min.
		SHRUBS			
48	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
28	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 24" o.c.
7	MS	Morning Light Miscanthus	*Miscanthus sinensis 'Morning Light'*	5 gal.	full, 20" spread, 36" o.c.
26	TS	Texas Sage 'Thundercloud'	*Leucophyllum frutescens 'Thundercloud'*	5 gal.	full, 24" sprd, 30" o.c.
		GROUNDCOVER/VINES/GRASS			
35	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
35	SC	Seasonal Color		4" pots	full, 12" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		Decomposed Granite			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

OWNER/DEVELOPER
GRAND CENTRAL CROSSING, LLC
CONTACT: CHAD DUBOSE
8350 N CENTRAL EXPWY, STE 1300
DALLAS, TEXAS 75206
PHONE: (214) 891-3215
FAX: (214) 891-3203 CHAD@JTEVANS.COM

ENGINEER
WIER & ASSOCIATES
CONTACT: JAKE FEARS, P.E.
2201 E. LAMAR BLVD., SUITE □200E
ARLINGTON, TX 76006
PHONE: (817) 467-7700
FAX: (817) 467-7713
JAKEF@WIERASSOCIATES.COM

GRAPHIC SCALE
0 30 60 FEET
Scale 1"□30' - 0"

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
6-10-19

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

LANDSCAPE PLAN
RETAIL/RESTAURANT
ROCKWALL, TEXAS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

June 10, 2019

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

CASE No.: _____

DATE: 6/12/2019
W.A. No. 19022

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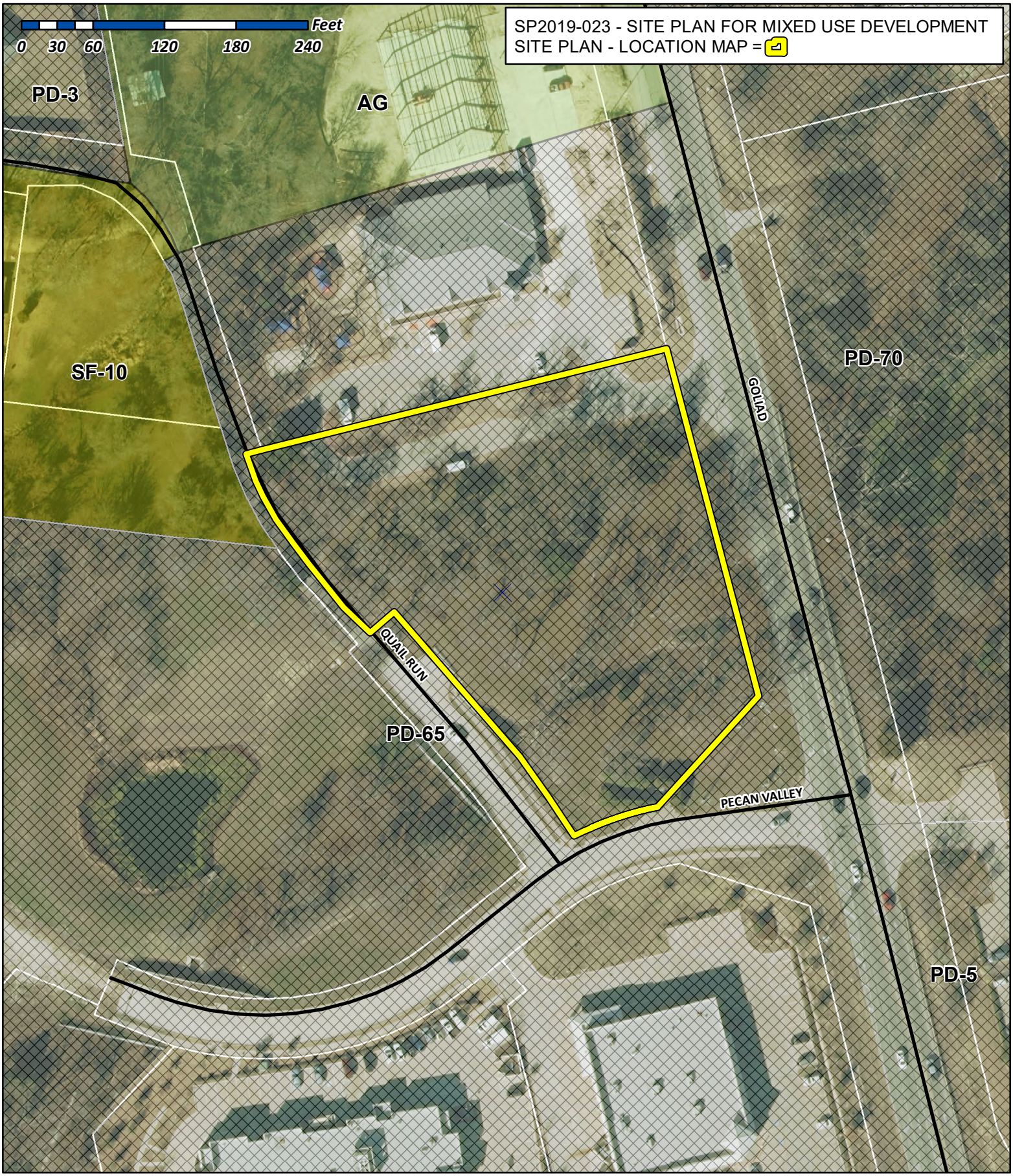
Engineering Plans



City of Rockwall

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

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LEGEND

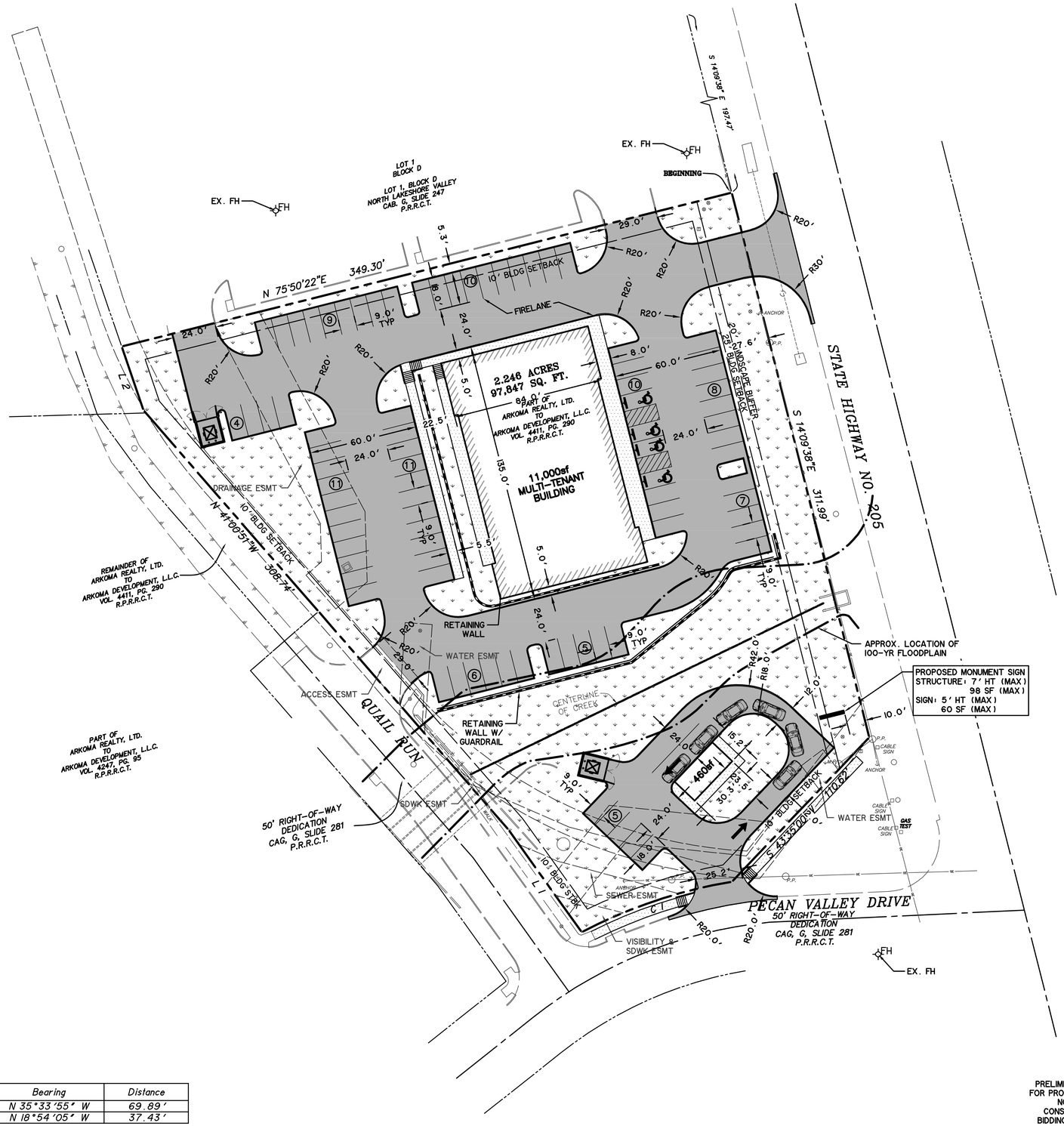
- PARKING COUNT
- LANDSCAPE AREA (RE: LANDSCAPE PLAN)
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT

GENERAL NOTES:

1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB RADIUS ARE 3.0' F/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
3. SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
4. ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

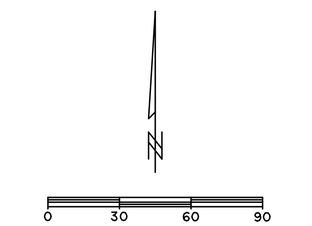
FEMA NOTE

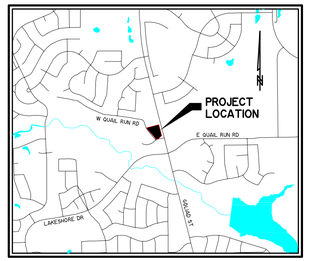
FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0030L, DATED SEPTEMBER 26, 2008, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONES "A" AND "X". PART OF THIS PROPERTY LIES WITHIN ZONES "A", AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF PARTS OF THE SITE ARE NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WIER & ASSOCIATES, INC.



Course	Bearing	Distance
L1	N 35°33'55" W	69.89'
L2	N 18°54'05" W	37.43'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	275.00'	88.33'	18°24'13"	87.95'	S 71°24'38" W





VICINITY MAP

1" = 2,000'

SITE DATA CHART

ZONING	PD-65 W/ N. SH-205 OVERLAY
EXISTING USE	VACANT / UNDEVELOPED
PROPOSED USE	MIXED-USE (COMMERCIAL)
BUILDING AREA	NORTH BUILDING: 11,000 SF SOUTH BUILDING: 460 SF
BUILDING HEIGHT	25'-0"
BUILDING SETBACKS	HIGHWAY 205: 25' PECAN VALLEY DR: 10' QUAIL RUN RD: 10' INTERNAL: 10'
LOT AREA	2.246± AC (97,847 SF)
PARKING REQ'D.	NORTH BUILDING 8,000 SF RETAIL: 1/250 SF = 32 3,000 SF RESTAURANT: 1/100 = 30 SOUTH BUILDING 460 SF RESTAURANT: 1/100 SF = 5 TOTAL = 67
HANDICAP-ACCESSIBLE PROVIDED	4
TOTAL PARKING PROVIDED	84
BUILDING/LOT COVERAGE	11.7%
LANDSCAPE AREA	40,290 SF
LANDSCAPE COVERAGE	41.2%

SITE PLAN
MIXED-USE DEVELOPMENT
3009 N. GOLIAD ST
ROCKWALL, TEXAS

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June 12, 2019

DEVELOPER

GRAND CENTRAL CROSSING, LLC
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JAKEF@WIERASSOCIATES.COM

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Jacob H. Fears, PE Texas Registration No. 99376 On Date Shown Below.

PREPARED BY:
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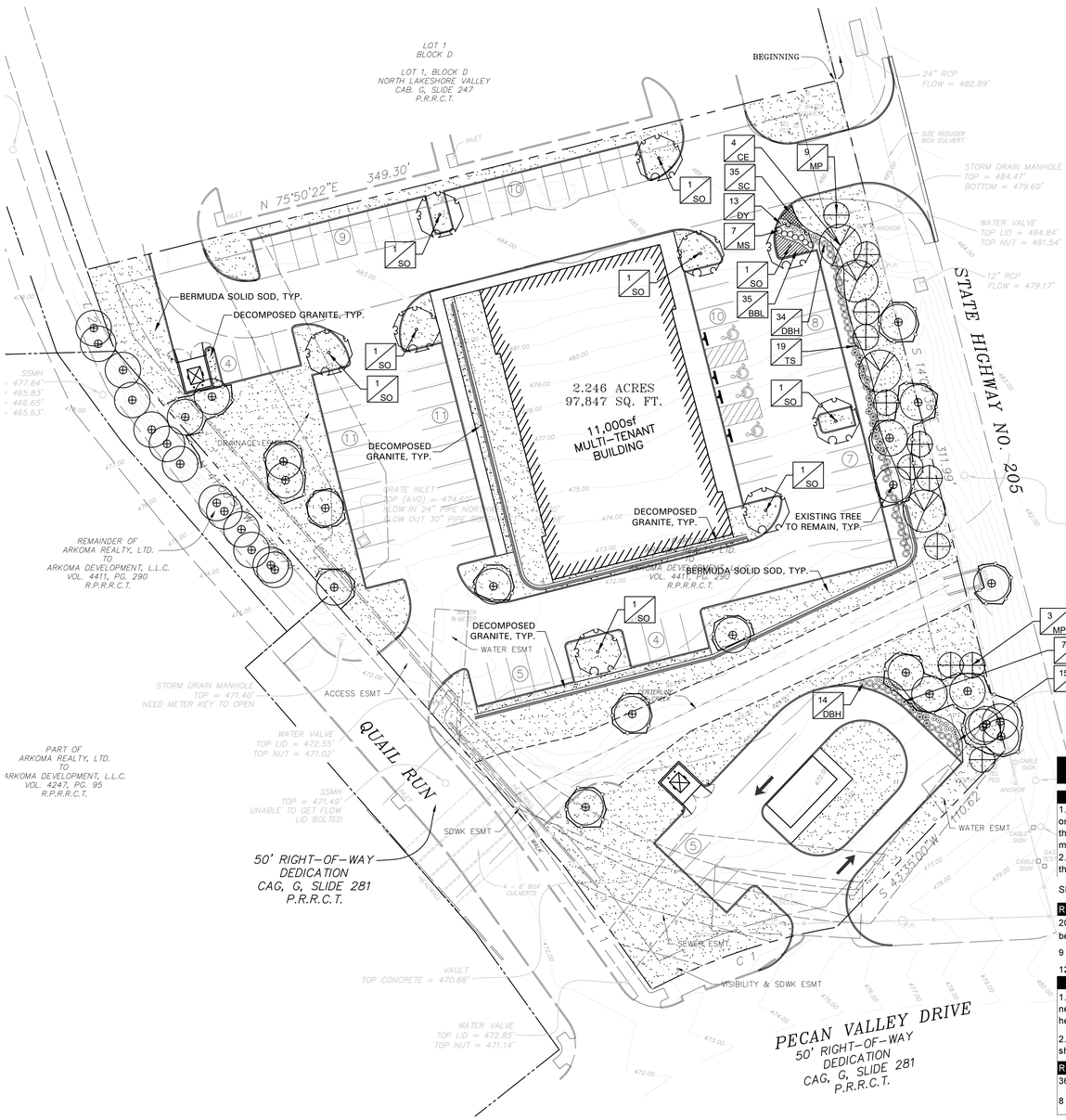

GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH □UALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADE□UATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH □UALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND S□UARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND S□UARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO E□UIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100□ COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT 'WEED BARRIER' OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE RE□UIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS - SH205 Overlay

I-30 OVERLAY REQUIREMENTS

1. Buffer strips shall be a minimum of 20' wide and include a berm or shrubbery or a combination of both along the entire length of the property's frontage along the SH-205 r.o.w. The minimum required height is 30" and shall not exceed a maximum height of 48".
2. Three canopy trees along with four accent trees are required per 100 feet of the SH-205 r.o.w.

SH205 = 312 l.f.

REQUIRED	PROVIDED
20' wide buffer berm and/or shrubs	20' wide buffer shrubs 36" ht.
9 canopy trees, 4" cal.	4 canopy trees, 4" cal.; 5 existing trees
12 accent trees, 4' ht.	12 accent trees, 4' ht.

PARKING LOT LANDSCAPE

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.

2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. (84 parking spaces)

REQUIRED	PROVIDED
36" screen	36" screen
8 canopy trees, 4" cal.	9 canopy trees, 4" cal.; 1 existing 20" Elm

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
4	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	12' ht., 4' spread, matching
9	SO	Shumard Oak	*Quercus shumardii*	3" cal.	12' ht., 5' spread
		ORNAMENTAL TREES			
12	MP	Mexican Plum	*Prunus mexicana*	30 gal.	8' ht., 4' spread min.
		SHRUBS			
48	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
28	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 24" o.c.
7	MS	Morning Light Miscanthus	*Miscanthus sinensis 'Morning Light'*	5 gal.	full, 20" spread, 36" o.c.
26	TS	Texas Sage 'Thundercloud'	*Leucophyllum frutescens 'Thundercloud'*	5 gal.	full, 24" sprd, 30" o.c.
		GROUNDCOVER/VINES/GRASS			
35	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
35	SC	Seasonal Color		4" pots	full, 12" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		Decomposed Granite			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

OWNER/DEVELOPER

GRAND CENTRAL CROSSING, LLC
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ENGINEER

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ARLINGTON, TX 76006
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FAX: (817) 467-7713
JAKEF@WIERASSOCIATES.COM

GRAPHIC SCALE
0 30 60 FEET
Scale 1"□30' - 0"

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS
6-10-19

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

LANDSCAPE PLAN
RETAIL/RESTAURANT
ROCKWALL, TEXAS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

June 10, 2019

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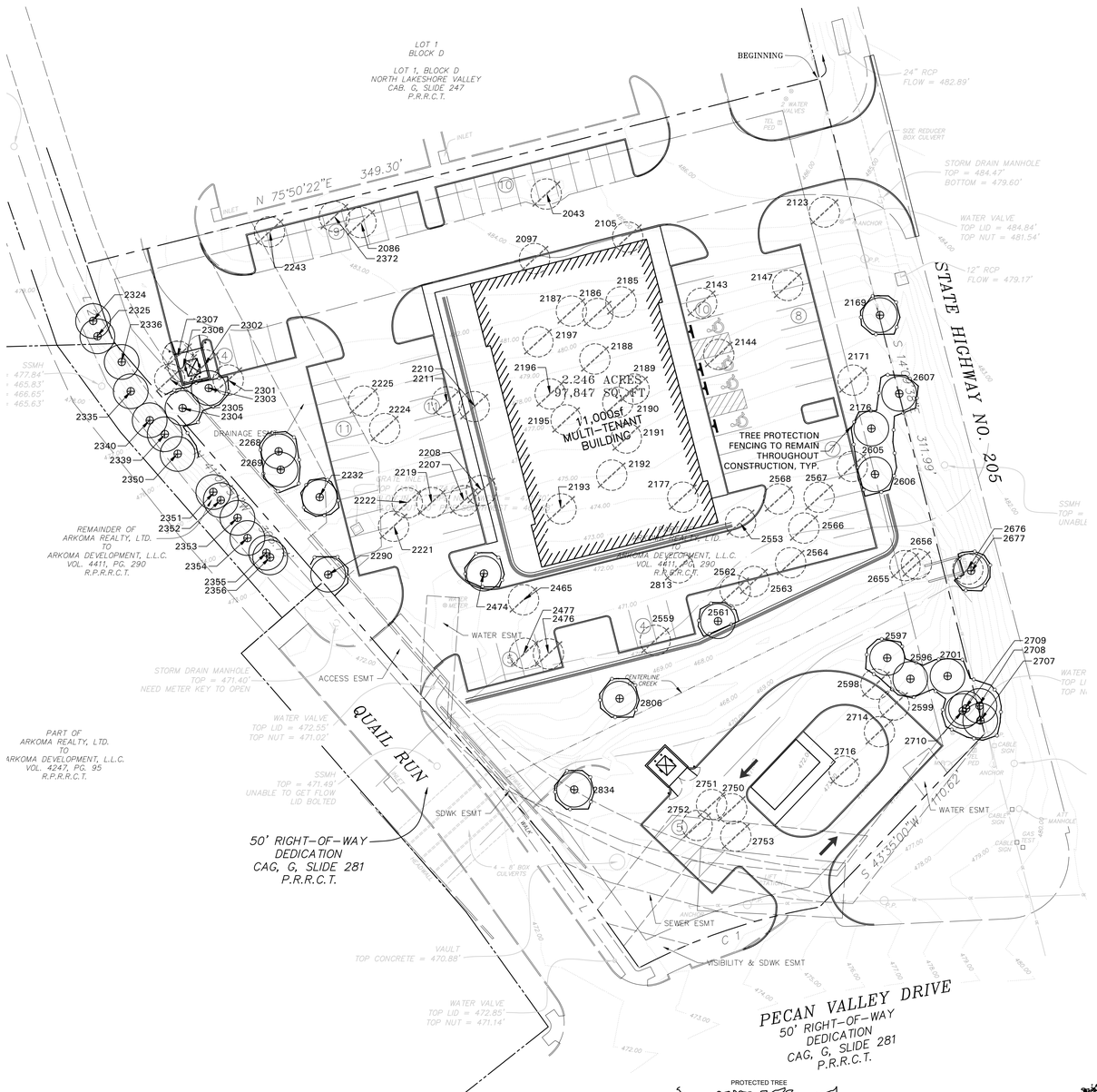


EXISTING TREE					
NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	MITIGATION REQ.	NOTES
2043	32	Pecan	To Be Removed	2 to 1	
2086	20	Elm	To Be Removed	1 to 1	
2097	18	Elm	To Be Removed	1 to 1	
2105	16	Elm	To Be Removed	1 to 1	
2123	18	Hackberry	To Be Removed	50%	
2143	18	Elm	To Be Removed	1 to 1	
2144	20	Elm	To Be Removed	1 to 1	
2147	24	Cedar	To Be Removed	50%	
2169	14	Elm	To Be Removed	1 to 1	
2171	28	Bois D'Arc	To Be Removed	50%	
2176	24	Pecan	To Remain	1 to 1	
2177	30	Walnut	To Be Removed	2 to 1	
2185	20	Elm	To Be Removed	1 to 1	
2186	16	Elm	To Be Removed	1 to 1	
2187	16	Elm	To Be Removed	1 to 1	
2188	16	Elm	To Be Removed	1 to 1	
2189	16	Elm	To Be Removed	1 to 1	
2190	12	Elm	To Be Removed	1 to 1	
2191	16	Elm	To Be Removed	1 to 1	
2192	24	Cedar	To Be Removed	50%	
2193	16	Elm	To Be Removed	1 to 1	
2195	18	Elm	To Be Removed	1 to 1	
2196	12	Elm	To Be Removed	1 to 1	
2197	16	Elm	To Be Removed	1 to 1	
2207	12	Elm	To Be Removed	1 to 1	
2208	14	Elm	To Be Removed	1 to 1	
2210	16	Elm	To Be Removed	1 to 1	
2211	18	Elm	To Be Removed	1 to 1	
2219	16	Elm	To Be Removed	1 to 1	
2221	16	Elm	To Be Removed	1 to 1	
2222	12	Elm	To Be Removed	1 to 1	
2224	17	Elm	To Be Removed	1 to 1	
2225	17	Elm	To Be Removed	1 to 1	
2232	14	Elm	To Remain	1 to 1	
2243	4	Elm	To Be Removed	1 to 1	
2268	12	Elm	To Remain	1 to 1	
2269	18	Elm	To Remain	1 to 1	
2290	20	Elm	To Remain	1 to 1	
2301	16	Elm	To Be Removed	1 to 1	
2301	16	Elm	To Be Removed	1 to 1	
2303	18	Elm	To Remain	1 to 1	
2304	16	Elm	To Remain	1 to 1	
2305	12	Elm	To Be Removed	1 to 1	
2306	12	Elm	To Be Removed	1 to 1	
2307	12	Elm	To Be Removed	1 to 1	
2324	8	Elm	To Remain	1 to 1	Not on Property
2325	6	Elm	To Remain	1 to 1	Not on Property
2335	13	Elm	To Remain	1 to 1	Not on Property; Multi-trunk
2336	6	Elm	To Remain	1 to 1	Not on Property
2339	6	Elm	To Remain	1 to 1	Not on Property; Bent
2340	12	Elm	To Remain	1 to 1	Not on Property
2350	12	Elm	To Remain	1 to 1	Not on Property
2351	10	Elm	To Remain	1 to 1	Not on Property
2352	10	Elm	To Remain	1 to 1	Not on Property
2353	5	Elm	To Remain	1 to 1	Not on Property
2354	9	Elm	To Remain	1 to 1	Not on Property
2355	14	Elm	To Remain	1 to 1	Not on Property
2356	6	Elm	To Remain	1 to 1	Not on Property
2372	8	Bean Tree	To Be Removed	0%	
2465	14	Elm	To Be Removed	1 to 1	
2474	20	Elm	To Remain	1 to 1	
2476	22	Pecan	To Be Removed	1 to 1	
2477	18	Pecan	To Be Removed	1 to 1	
2553	32	Walnut	To Be Removed	2 to 1	Multi-trunk
2559	22	Pecan	To Be Removed	1 to 1	
2561	22	Pecan	To Remain	1 to 1	
2562	16	Pecan	To Be Removed	1 to 1	
2563	24	Pecan	To Be Removed	1 to 1	
2564	32	Pecan	To Be Removed	2 to 1	
2566	18	Pecan	To Be Removed	1 to 1	
2567	22	Pecan	To Be Removed	1 to 1	
2568	22	Walnut	To Be Removed	1 to 1	
2596	8	Pecan	To Remain	1 to 1	
2597	24	Pecan	To Remain	1 to 1	
2598	29	Pecan	To Be Removed	1 to 1	
2599	24	Pecan	To Be Removed	1 to 1	
2605	15	Walnut	To Be Removed	1 to 1	
2606	24	Pecan	To Remain	1 to 1	
2607	40	Bois D'Arc	To Remain	50%	
2655	6	Chinaberry	To Be Removed	0%	Multi-trunk
2656	9	Chinaberry	To Be Removed	0%	
2676	5	Chinaberry	To Be Removed	0%	Multi-trunk
2677	15	Pecan	To Remain	1 to 1	
2701	19	Pecan	To Remain	1 to 1	
2707	24	Pecan	To Remain	1 to 1	
2708	16	Pecan	To Remain	1 to 1	
2709	24	Pecan	To Remain	1 to 1	
2710	7	Pecan	To Remain	1 to 1	
2714	17	Pecan	To Be Removed	1 to 1	
2716	27	Bois D'Arc	To Be Removed	50%	Multi-trunk
2750	12	Elm	To Be Removed	1 to 1	
2751	16	Elm	To Be Removed	1 to 1	
2752	16	Elm	To Be Removed	1 to 1	
2753	16	Elm	To Be Removed	1 to 1	
2806	40	Elm	To Be Removed	2 to 1	Multi-trunk
2813	16	Walnut	To Be Removed	1 to 1	
2834	48	Elm	To Remain	2 to 1	
TOTAL ON SITE					1674
TOTAL TO BE MITIGATED					1221.5

TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED, WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (48) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREES DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:
THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:
PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PREVENT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"X4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

TREE PRESERVATION LEGEND

TREE TO BE REMOVED

TREE TO REMAIN

TREE PRESERVATION FENCING

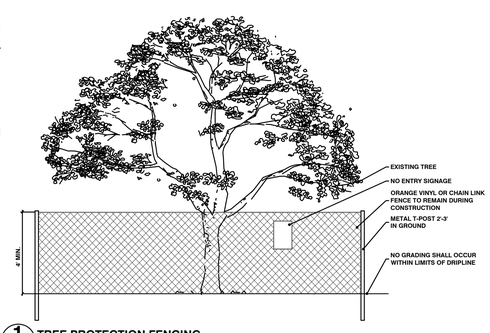
GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

OWNER/DEVELOPER

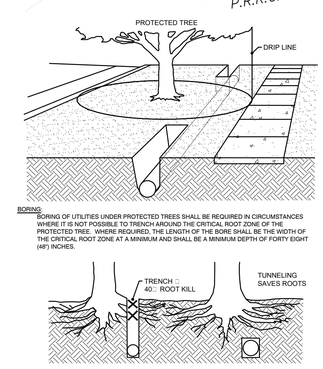
GRAND CENTRAL CROSSING, LLC
CONTACT: CHAD DUBOSE
8350 N CENTRAL EXPWY, STE 1300
DALLAS, TEXAS 75206
PHONE: (214) 891-3215
FAX: (214) 891-3203 CHAD@JTEVANS.COM

ENGINEER

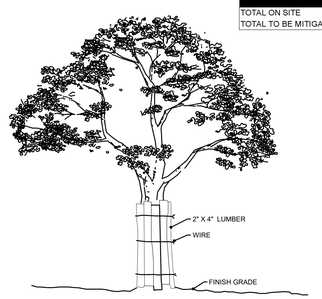
WIER & ASSOCIATES
CONTACT: JAKE FEARS, P.E.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TX 76006
PHONE: (817) 467-7700
FAX: (817) 467-7713
JAKEF@WIERASSOCIATES.COM



1 TREE PROTECTION FENCING
N.T.S.



2 BORING AND TUNNELING
N.T.S.



WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE TREE MAY BE IN DANGER OF BEING DAMAGED BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE WITH 2"X 4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE BARK OF THE TREE. THE INTENT IS TO PROTECT THE TRUNK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

3 BARK PROTECTION
N.T.S.



6-10-19

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

TREE PRESERVATION PLAN
RETAIL/RESTAURANT
ROCKWALL, TEXAS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

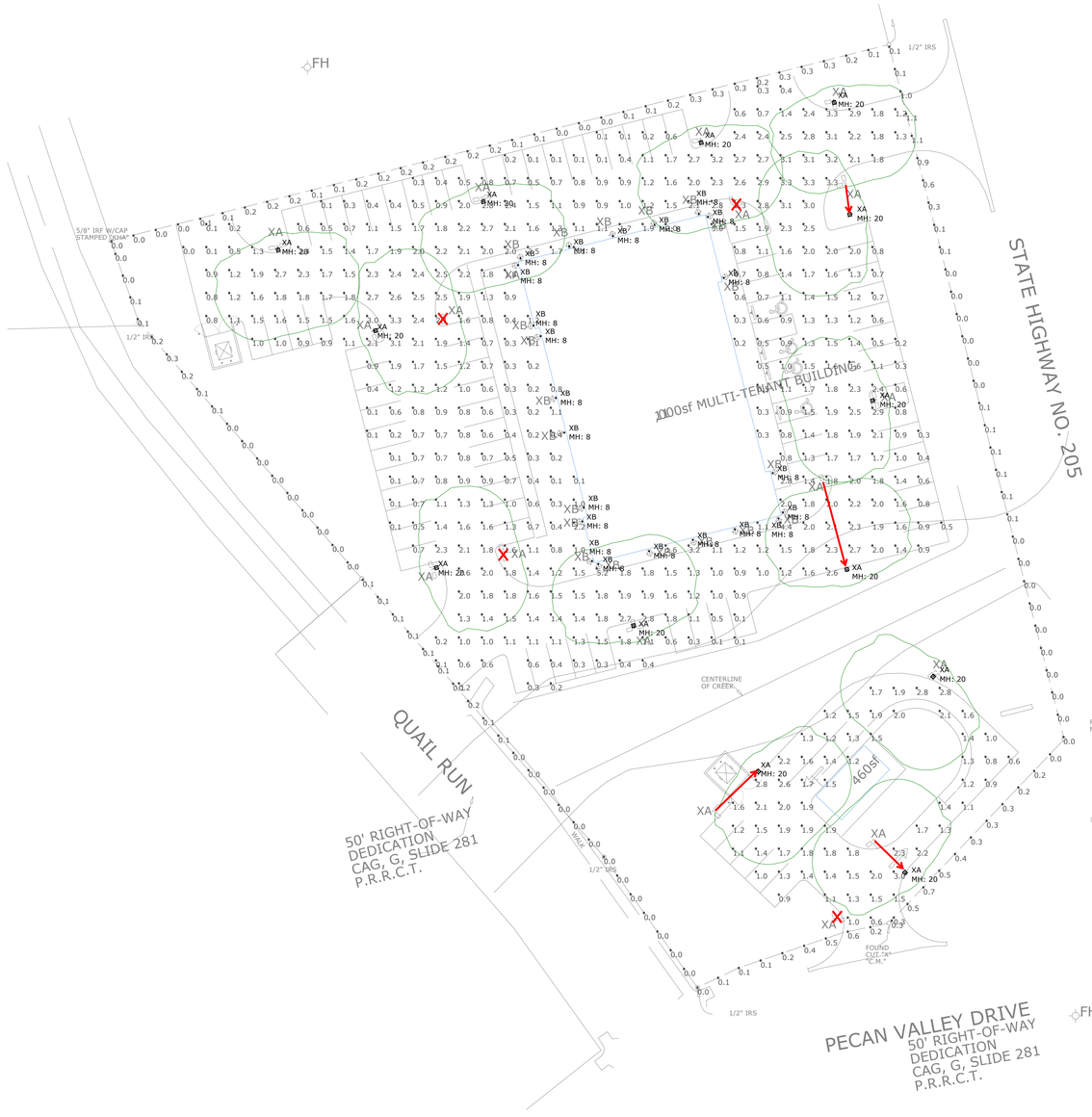
June 10, 2019

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

CASE No.: _____

DATE: 6/12/2019
W.A. No. 19022

PRINTED: 6/12/2019 STB FILE: ---- LAST SAVED: 6/12/2019 7:26 AM SAVED BY: AMANDARICHARDSON FILE: 19068_LANDSCAPE SERIES.DWG



Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
MAIN PARKING	0	Fc	1.4	5.2	0.0	N.A.
PROPERTY LINE	N.A	Fc	0.2	1.1	0.0	N.A.
SOUTH PARKING	0	Fc	1.6	3.0	0.3	5.3

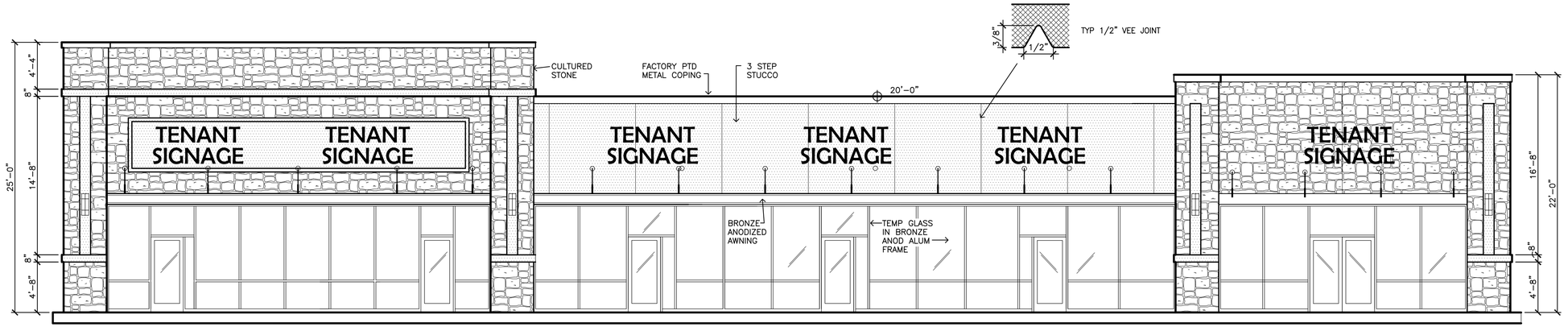
Luminaire Schedule							
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Light Loss Factor	User Defined Factor
⊡	XA	13	LITHONIA KAD LED 40C 700 40K R4 MVOLT [MOUNTING] HS [FINISH]	8619	94	0.800	1.000
○	XB	22	LITHONIA OLLWD LED P1 40K MVOLT [FINISH]	264	8.6	0.800	1.000

Notes:
1. Surface reflectances: Vertical/Horizontal - 50/20.
2. Calculation values are at height indicated in summary table.
3. Mounting heights are designated on drawing with "MH."
4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
5. Sylvania lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

PROJECT: ALBERT RETAIL
SALESPERSON:
SCALE: 1" = 30'-0"
CALC BY: JM
FILE: 190612_ALBERT RETAIL-SITE_V1

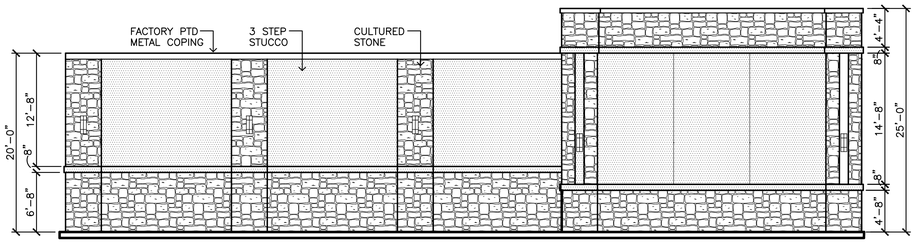
2019-06-12

Architectural Lighting Alliance
101 Turtle Creek Blvd. Dallas TX 75207
O 214-658-9000 | F 214-658-9002
www.alatx.com



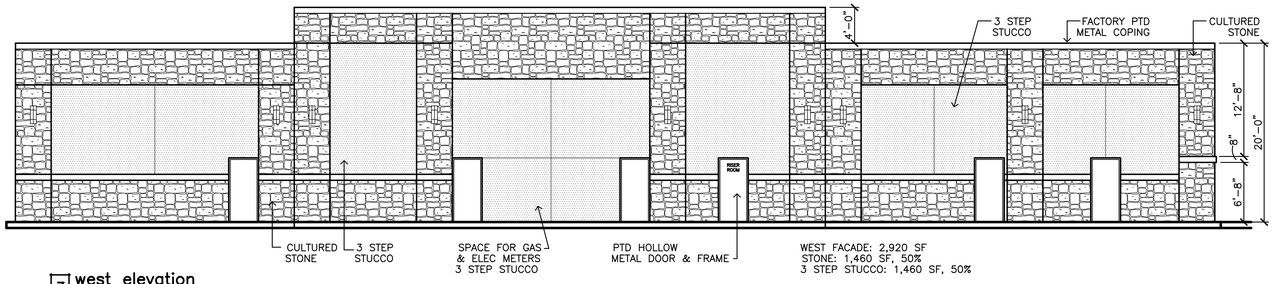
1 east elevation
scale: 3/16" = 1'-0"

EAST FACADE: 1,472 SF (NO WINDOWS & DOORS)
STONE: 828 SF, 56%
3 STEP STUCCO: 644 SF, 44%



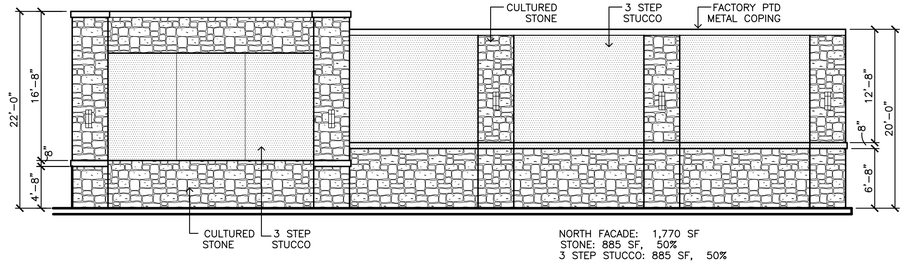
SOUTH FACADE: 1,930 SF
STONE: 1,034 SF, 53%
3 STEP STUCCO: 896 SF, 47%

2 south elevation
scale: /8" = 1'-0"



WEST FACADE: 2,920 SF
STONE: 1,460 SF, 50%
3 STEP STUCCO: 1,460 SF, 50%

3 west elevation
scale: 1/8" = 1'-0"



NORTH FACADE: 1,770 SF
STONE: 885 SF, 50%
3 STEP STUCCO: 885 SF, 50%

4 north elevation
scale: 1/8" = 1'-0"



5 awning photo
scale: nts

AWNING EXAMPLE. COLOR (BRONZE TO MATCH STOREFRONT)
OWNER. DIMENSIONS AS SHOWN ON ROOF PLAN. TIE BACKS TO MATCH. CORNER DRAINS AS SHOWN.
VENDOR: VICTORY AWNINGS 817-759-1600

MKA
MATTHEW KING ARCHITECT
Architecture • Design • Planning
Phone: 469-742-0678
matt□ing@m□ingarchitect.com
www.m□ingarchitect.com

©Matthew King Architect

PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION. FOR INTERIM REVIEW ONLY.
MATTHEW P. KING
ARCHITECT
TX REGISTRATION NO. 17957

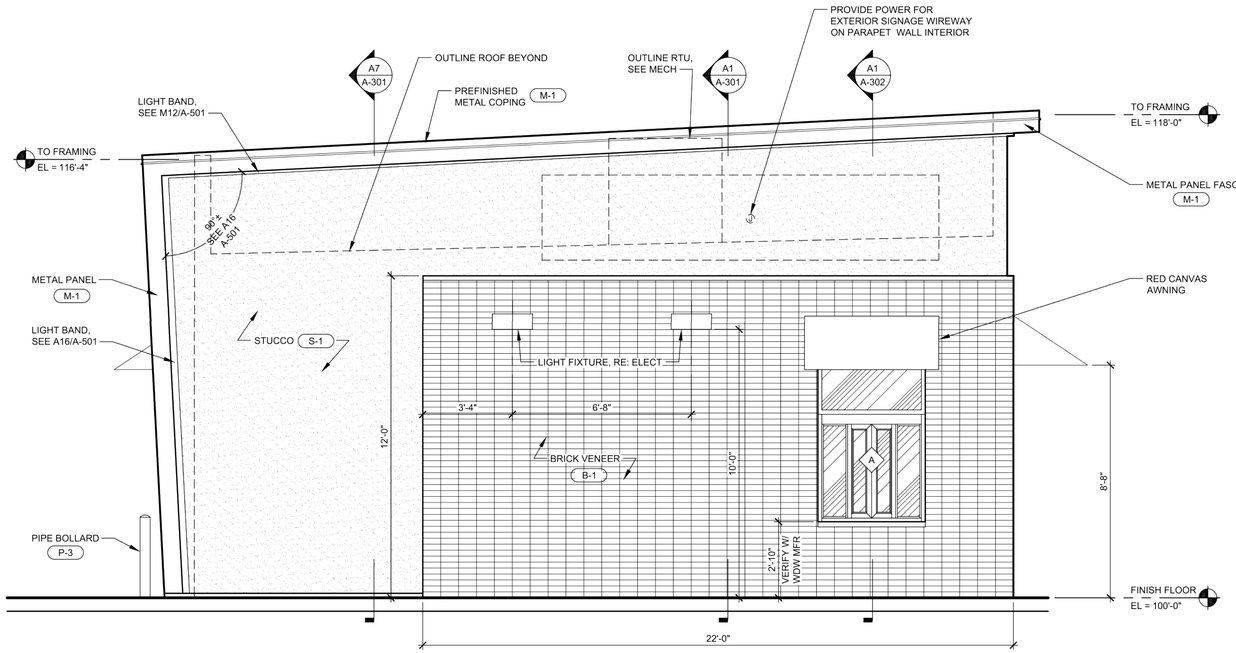
June 6, 2019

Owner:
DA ENNIS 45 PARTNERS LP
14114 Dallas Par□way □670
Dallas, Texas 75254

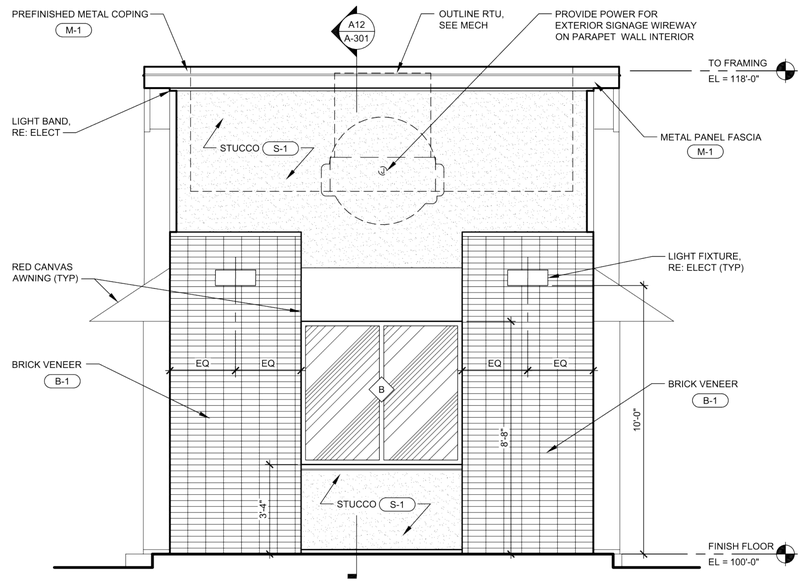
Pro□ect:
Shell Building
Ridge Road
Roc□wall, Texas

Scale: as noted
Issue For:
Site plan submittal 6-6-19

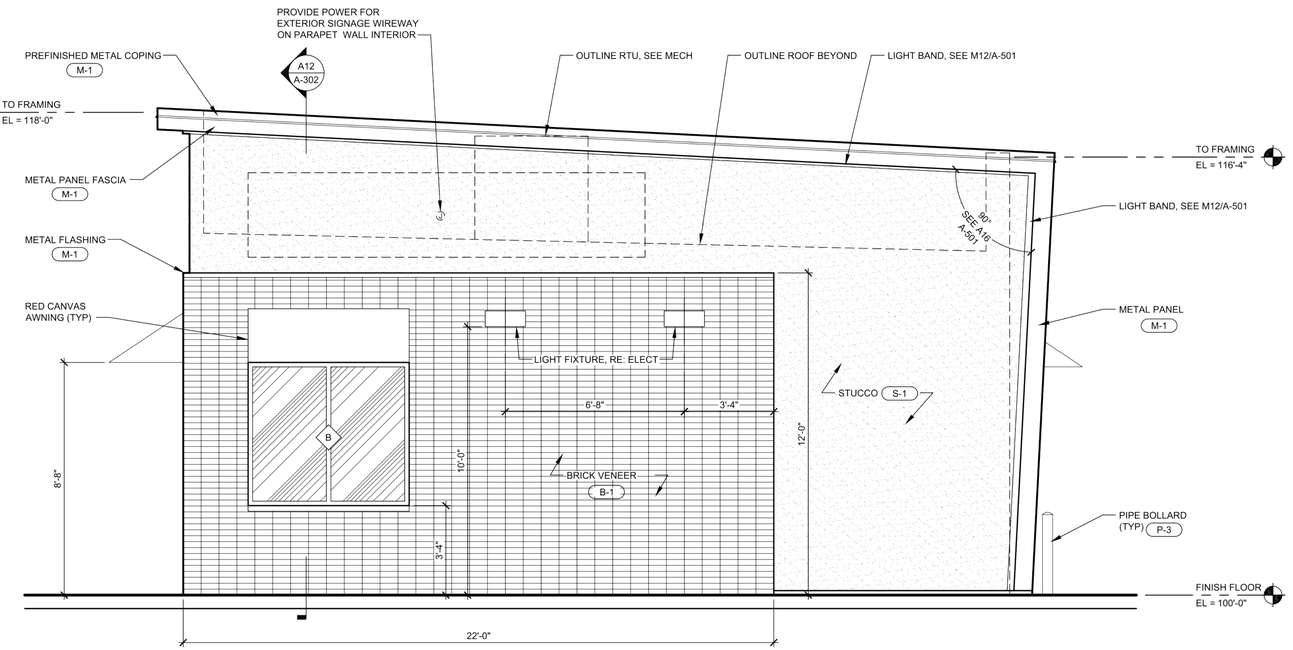
Sheet Number:



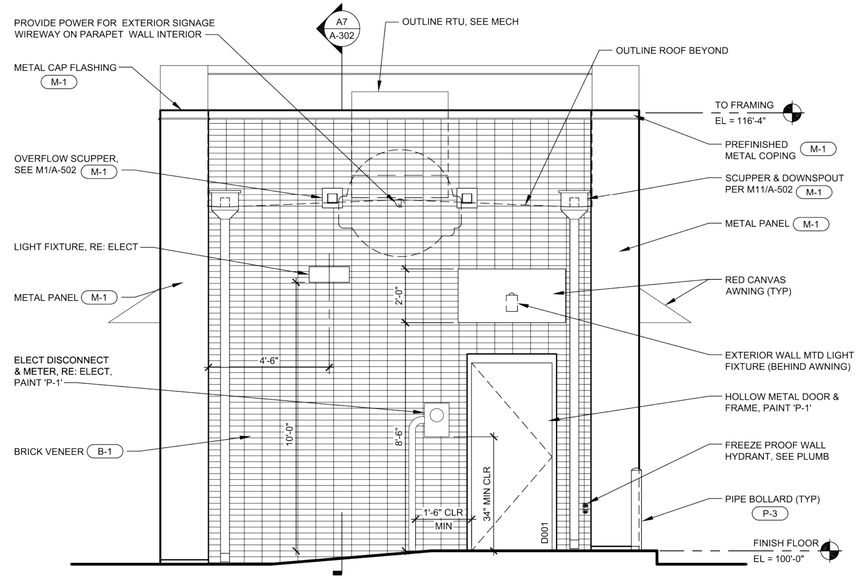
J1 **EXTERIOR ELEVATION - NORTH**
SCALE: 3/8" = 1'-0"



J13 **EXTERIOR ELEVATION - WEST**
SCALE: 3/8" = 1'-0"



A1 **EXTERIOR ELEVATION - SOUTH**
SCALE: 3/8" = 1'-0"



A13 **EXTERIOR ELEVATION - EAST**
SCALE: 3/8" = 1'-0"

LEGEND

- XXX - DOOR NUMBER
- X - WINDOW TYPE
- XXXX - FINISH / MATERIAL IDENTIFIER
- SECTION
  - # - SECTION NUMBER
  - XXXX - SHEET SECTION SHOWN ON
  - SIM = SIMILAR, OH = OPPOSITE HAND

DEVELOPER
GRAND CENTRAL CROSSING, LLC
CONTACT: CHAD DUBOSE
8350 N CENTRAL EXPWY, STE 1300
DALLAS, TEXAS 75206
PHONE: (214) 891-3215
FAX: (214) 891-3203
CHAD@JTEVANS.COM

COFFEE KIOSK ELEVATIONS
MIXED-USE DEVELOPMENT
3009 N. GOLIAD ST
ROCKWALL, TEXAS

CASE No.: _____

June 13, 2019
DATE: 6/13/2019
W.A. No. 19022

PRINTED: 6/15/2019 3:18 PM LAST SAVED: 6/15/2019 3:12 PM SAVED BY: JAKEF FILE: SQUIER ELEVATION.DWG
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City of Rockwall

Project Plan Review History

Project Number	SP2019-024	**Owner**	ATHEY, BOBBY FRANK	**Applied**	6/17/2019 KB
Project Name	Friendship Baptist Church	**Applicant**	ROCKWALL FRIENDSHIP BAPTIST CHURCH	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
1820 JUSTIN RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	2-4		2-4	0102-0000-0002-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	6/17/2019	6/24/2019	6/20/2019	3	APPROVED	
ENGINEERING	Sarah Hager	6/17/2019	6/24/2019	6/21/2019	4	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

(6/21/2019 9:44 AM SH)
- Minimum 20' wide easements. Water line to be centered in easement with 10' of easement on either side of the line.
- Dumpster to drain to an oil/water separator.
- 12" water line to be installed along John King and tie into Airport Rd. Water line to be in 20' easement, not the ROW.
- No sand allowed under paving.
- Drainage culvert to be out of TXDOT ROW.
- Fire Hydrant to have 10' parking island for safety.
- 4:1 maximum slope.
- Monument sign can't be in the detention easement.
- Each of the storm outfalls must have a 1% sloped concrete flume to prevent erosion. This flume will connect the outfall to the next intake.
- No grate inlets allowed.
- Median in Justin Road to be stamped and stained in the truck.
- Must have 20' offiste sewer easement for the connection.
- Can't tie the water line under John King.
- Water line can't be in City property.
- All parking agianst the building to be 20'x9'.
- All fire hyrdants to be placed 5' back from the curb.

The following is for your information for engineering design.
- 4% Engineering fees
- Impact fees
- Walls 3' and over must be engineered.
- All retaining walls to be rock or stone face. No smooth concrete walls.
- No utilities in Detention Must have 2' of freeboard from the 100-year water surface to the detention easement.
- Utilities to have 10' Easement on both sides of the line
- Min 20' easements
- No structures or utilities in detention easement
- 4:1 Max slope
- Must build Justin Rd.
- TxDOT permit for John King utilities
- Off-site esmts required for sewer
- Sidewalk along Justin
- Show dedication of rows for Justin
- Show dedication (future) of row for TxDOT Plans for John King. No detention allowed in future row of John King
- Need Note: Dimensions are to face curb or edge of paving? (unless stated)
- Must meet all City Standards of Design and Construction

(6/21/2019 9:45 AM SH)
Landscaping: No trees are allowed to be within 5' ofany utility.

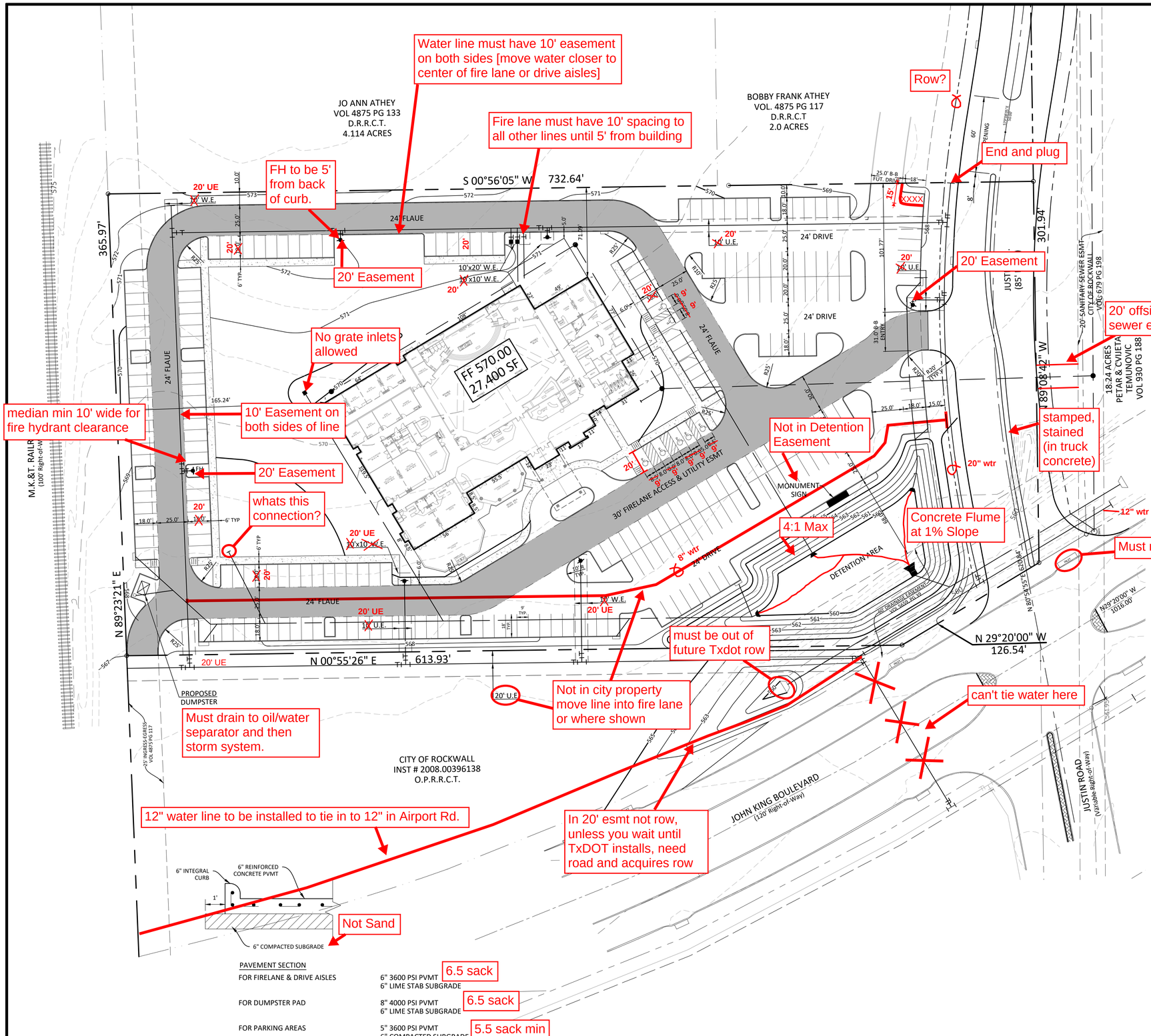
FIRE	Ariana Hargrove	6/17/2019	6/24/2019	6/21/2019	4	COMMENTS	see comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(6/21/2019 9:53 AM AA) The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. A minimum of a 5-foot wide sidewalk or other approved “all-weather” pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.							
GIS	Lance Singleton	6/17/2019	6/24/2019	6/19/2019	2	APPROVED	See comments
(6/19/2019 11:51 AM LS) Address assignment will be: 1820 JUSTIN RD, ROCKWALL TX 75087							
PLANNING	Korey Brooks	6/17/2019	6/24/2019	6/20/2019	3	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

SP2019-024 Site Plan for Friendship Baptist Church: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1. This is a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard
2. For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
3. For reference, include the case number (SP2019-024) in the lower right hand corner of all pages on future submittals.
4. Site Plan—Please show and label the landscape buffers along John King and Justin Road.
5. Site Plan—Please note, the landscape buffer is 25-feet.
6. Site Plan—Please provide radii
7. Site Plan—Please provide a separate floorplan at a larger size and remove it from other plans. It is difficult to read the floorplan on the site plan.
8. Site Plan—Please breakdown each use (e.g. office, classroom, etc.)
9. Site Plan—Please remove monument sign—That is taken care of with a separate process.
10. Site Plan—Although there are labels within the building and close surrounding areas, it is not legible.
11. Site Plan—Please show grass as a stipple hatch pattern to differentiate from concrete.
12. Site Plan—For clarity, please show the property line as a solid, bold line and label.
13. Site Plan—It appears that some of your 18-foot parking spaces will need to be 20-feet—Please see engineering comments.
14. Site Plan—Please label all utilities and sidewalks.
15. Site Plan—Please show and label required sidewalk adjacent to John King Blvd. and Justin Rd.
16. Site Plan—Please dimension all walls (e.g. the recesses on the west side of the building are not dimensioned).
17. Landscape Plan—Please label the property line
18. Landscape Plan—Please show and label the landscape buffers
19. Landscape Plan—Please show grass/groundcover as a stipple hatch pattern.
20. Landscape Plan—Please indicate all sidewalks
21. Landscape Plan—Please note, the dumpster cannot face the street.
22. Please Provide a photometric plan.
23. Building Elevations—Please note, the John King Overlay requires 4-sided architecture. The rear of the building will have to have a parapet.
24. Building Elevations—Please show rooftop equipment and how it will be screen on all elevations.
25. Building Elevations—Please provide a different hatch for each building material being utilized.
26. Building Elevations—Please do not include windows and doors in your calculations or materials tables.
27. Building Materials—It would be helpful to have renderings from the rear of the building. It is difficult to understand the elevations. For instance, on the east elevation, there is a parapet, however, on the west elevation, there is a metal roof. Additionally, there is a show wall on the lefthand side of the north elevation, however, it blends with the building and makes it appear that the doors are cut off.
28. Building Elevations—Please provide shadows to help show projections and recesses on the building.
29. Building Elevations—The west elevation does not appear to show the projecting element with the pitched roof.
30. Building Elevations—Please use a different lineweight/type for dimensions vs structure. It is confusing as drawn.
31. Building Elevations—Please note that there is a min 20% natural stone and a maximum 50% stucco requirement. The tile is a secondary material that has a max of 10%. As shown, masonry exceptions will be required.
32. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 2, 2019. The Planning and Zoning Worksession is on June 25th, 2019. The Planning and Zoning Meeting will be July 9th, 2019. Both meetings start at 6:00 p.m. The ARB meetings will be at 5:00 p.m. on the meeting dates.



- 4% Engineering fees
- Impact fees
- Walls 3' and over must be engineered.
- All retaining walls to be rock or stone face. No smooth concrete walls.
- No utilities in Detention. Must have 2' of freeboard from the 100-year water surface to the detention easement.
- Utilities to have 10' Easement on both sides of the line
- Min 20' easements
- No structures or utilities in detention easement
- 4:1 Max slope
- Must build Justin Rd.
- TxDOT permit for John King utilities
- Off-site esmts required for sewer
- Sidewalk along Justin
- Show dedication of rows for Justin
- Show dedication (future) of row for TxDOT Plans for John King. No detention allowed in future row of John King
- Need Note: Dimensions are to face curb or edge of paving? (unless stated)
- Must meet all City Standards of Design and Construction

PROPOSED LAND USE	CHURCH
GENERAL	**PROPOSED**
ZONING DISTRICT	LIGHT INDUSTRIAL (LI)
OVERLAY	JOHN KING (SH 205)
OVERALL SITE	
TOTAL SITE AREA	6.033 AC.
IMPERVIOUS SURFACE	62% (3.76 AC)
PERVIOUS SURFACE AREA	38% (2.27 AC)
BUILDING	
TOTAL SQUARE FOOTAGE	27,400 S.F.
TOTAL GROSS INTENSITY (FAR)	0.10 OR 10%
PROPERTY DEVELOPMENT REGULATIONS	
MAXIMUM LOT COVERAGE	60%
MINIMUM LOT AREA	43,560 SF
MINIMUM LOT WIDTH	100
MINIMUM LOT DEPTH	125
SETBACKS	
FRONT	25
REAR	½ H > 36 w/ FRW & ALLEY
SIDE	½ H > 36 w/ FRW
STRUCTURE HEIGHT	60' MAX
PARKING & ACCESS	
REQUIRED	
TOTAL PARKING (598 SPACES @ 1 PER 4 SEATS)	150
PROVIDED	
TOTAL PARKING	245
NO. OF HANDICAP (REGULAR)	4
NO. OF HANDICAP (VAN)	3

CASE NO. _____

SITE PLAN
6.03 ACRES

ROCKWALL FRIENDSHIP BAPTIST CHURCH

VOL. 4875, PG. 117 D.R.R.C.T.

OWNER/DEVELOPER
ROCKWALL FRIENDSHIP BAPTIST CHURCH
MR. SHANON THOMAS, SENIOR PASTOR
5651 STATE HWY 276
ROYSE CITY, TX 75189
972-772-7520

SURVEYOR
H.D. FETTY LAND SURVEYOR, LLC
TRACY FETTY
6770 FM 1565
ROYSE CITY, TEXAS 75189
972-635-2255

DWN BY | REVISIONS | DATE

TOMDEN ENGINEERING, L.L.P.
5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

SITE PLAN
ROCKWALL FRIENDSHIP BAPTIST CHURCH
ROCKWALL, TEXAS

PROJ. MGR.: TPJ
PROJ. ASSOC.: ADC
DRAWN BY:
DATE: 06/14/2019

SHEET 1 OF 1

C ORDINANCE REQUIREMENT

Mandatory Provisions

1. **15' landscape buffer**
   Provided.
2. **Screening of off-street loading areas**
   Provided.
3. **Residential Adjacency**
   6' masonry fencing — **n/a**
4. **Buffer landscaping**
   1 tree per 50' linear feet — 1,105 /50 — **22** 3" caliper trees required; **22** 3" caliper trees provided
5. **Parking lot landscaping**
   5% required — 75,000 *.05 — **3,750** required area; **4,228** provided area
6. **Open space**
   Office zoning requires 20% — 262,666 *.20 — **52,533** square feet required; **109,000** square feet provided
7. **SH 205 Overlay District**
   Planting at Buffer — 323 / 50 — **6** Canopy Trees required; **9** Canopy Trees provided
   323 / 25 — **13** Accent Trees required; **14** Accent Trees provided

C PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.
IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBILE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
QUERCUS PHELLOS	CHINQUAPIN OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS VIRGINIANA	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
TAXODIUM DISTICHUM	BALD CYPRESS	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ORNAMENTAL TREES			
VITEX AGNUS-CASTUS	VITEX	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
ILEX VOMITORIA 'NANA'	TREE YAUPON	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
LAGESTROEMIA INDICA	CRAPE MYRTLE	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
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ILEX CRENATA BURFORDII NANA	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER
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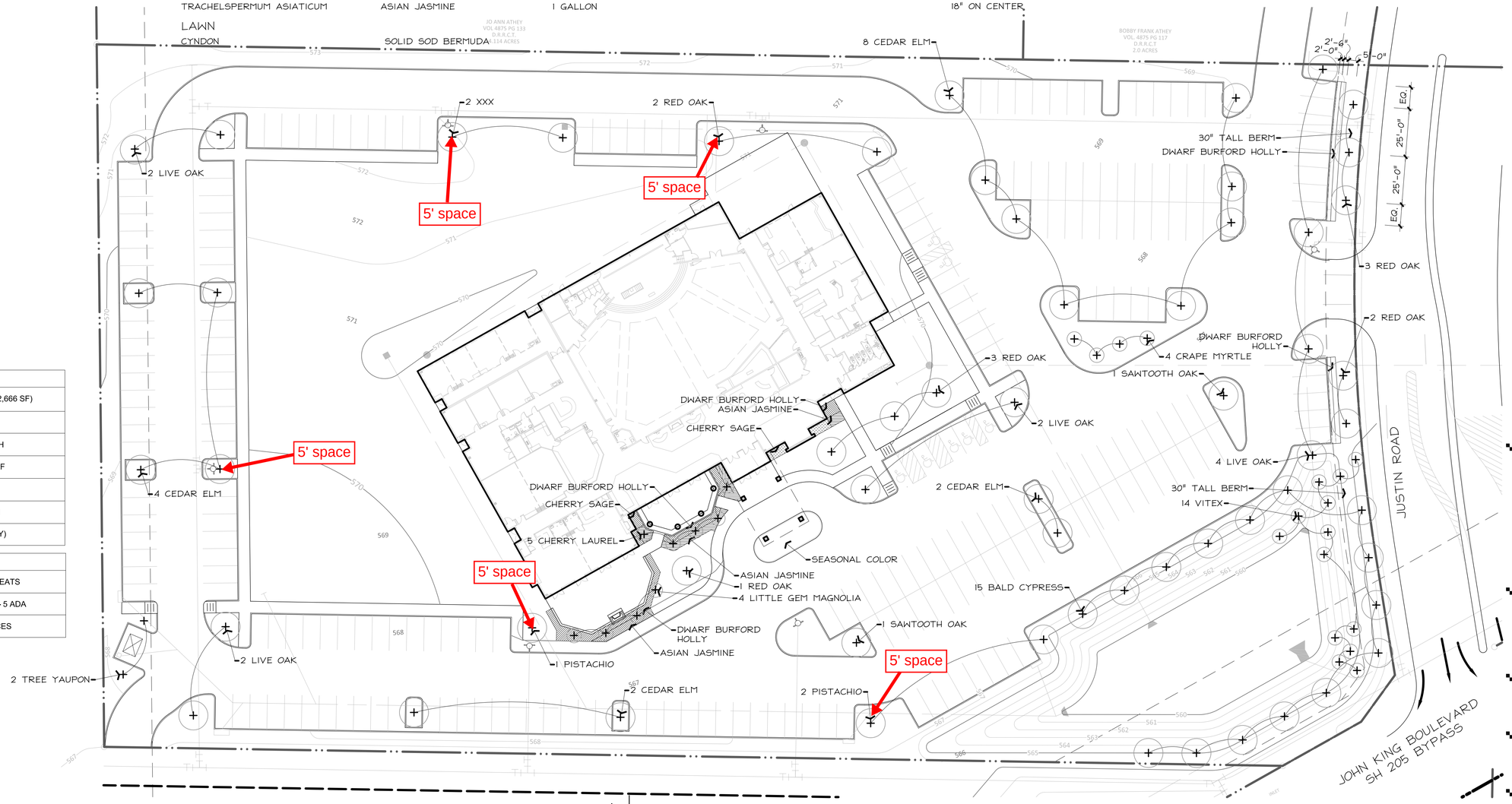
GROUNDCOVER / PERINNEL			
EUONYMUS COLORATA	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER
TRACHELSPERMUM ASIATICUM	ASIAN JASMINE	1 GALLON	18" ON CENTER
LAWN			
CYNDON	SOLID SOD BERMUDA		

SITE DATA TABLE	
SITE AREA	6.03 ACRES 262,666 SF)
ZONING	L1
PROPOSED USE	CHURCH
BUILDING SIZE	27,400 SF
LOT COVERAGE	10%
FLOOR TO AREA RATIO	0.04 : 1
BUILDING HEIGHT	(1 STORY)

PARKING TABLE	
PARKING REQUIREMENTS	1 PER X 4 SEATS
PARKING REQUIRED	150 SPACES - 5 ADA
PARKING PROVIDED	245 SPACES



A LANDSCAPE PLAN

1" = 30'-0"

0 15' 30' 60'

B PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:

   MICHAEL S. KENDALL
   KENDALL + LANDSCAPE ARCHITECTURE
   6976 SANTA BARBARA
   DALLAS, TEXAS 75214
   PHONE: (214) 739-3226
   E-MAIL: MIKE@KENDALL7.COM
   TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
2. ALL AREAS SHALL BE IRRIGATED BY A LICENCES IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.
4. IRRIGATION WILL MEET THE REQUIREMENTS OF UDC.

No trees within 5' of utilities

KENDALL LANDSCAPE ARCHITECTURE

FRIENDSHIP BAPTIST CHURCH

ROCKWALL, TEXAS

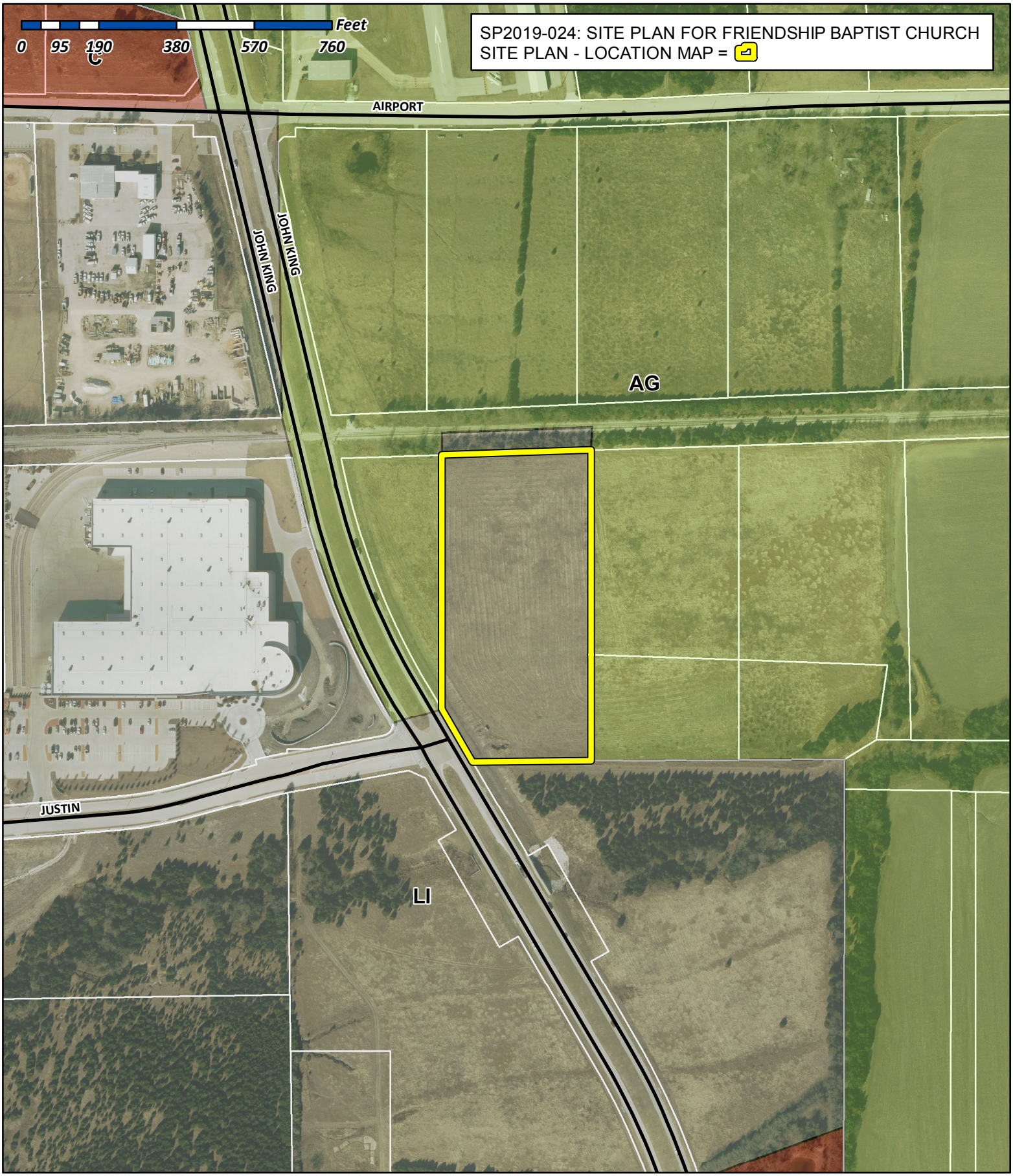
Seal

Revisions

Issue Date
06.04.19

Sheet Name
LANDSCAPE PLAN

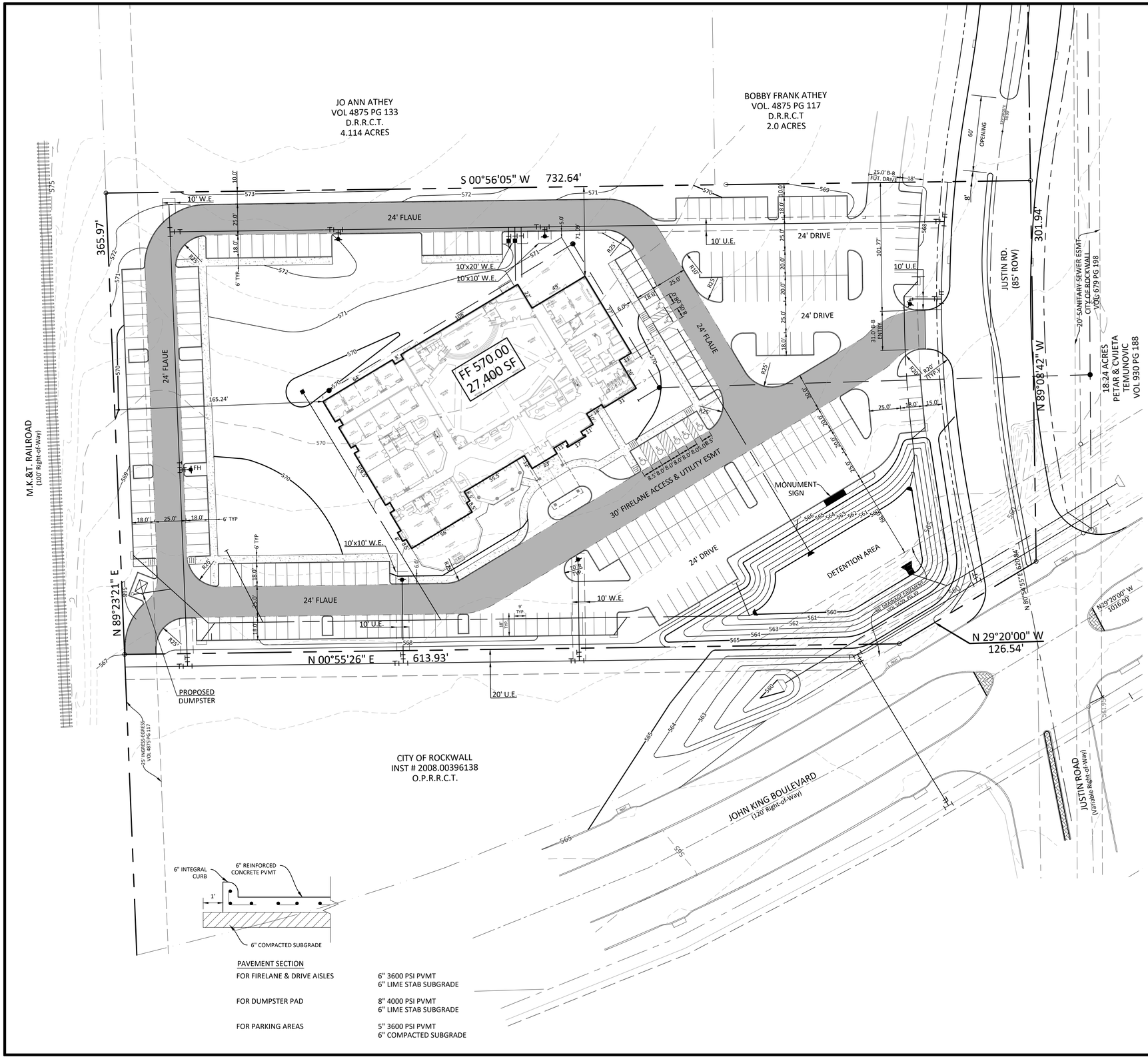
Sheet Number
L1.1

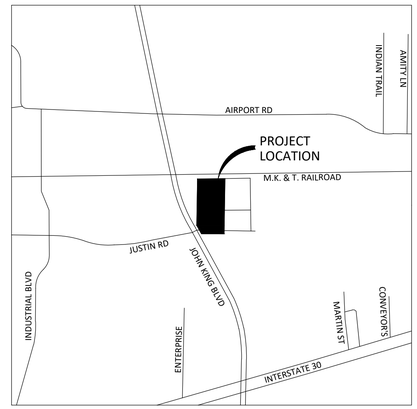


City of Rockwall

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.





VICINITY MAP
NTS

N

0 20 40 80

SCALE: 1"=40'

PAVEMENT SECTION

FOR FIRELANE & DRIVE AISLES	6" 3600 PSI PVMT 6" LIME STAB SUBGRADE
FOR DUMPSTER PAD	8" 4000 PSI PVMT 6" LIME STAB SUBGRADE
FOR PARKING AREAS	5" 3600 PSI PVMT 6" COMPACTED SUBGRADE

PROJECT INFORMATION

NAME OF PROJECT PROPOSED LAND USE	ROCKWALL FRIENDSHIP BAPTIST CHURCH CHURCH
GENERAL	PROPOSED
ZONING DISTRICT OVERLAY	LIGHT INDUSTRIAL (LI) JOHN KING (SH 205)
OVERALL SITE	
TOTAL SITE AREA IMPERVIOUS SURFACE PERVIOUS SURFACE AREA	6.033 AC. 62% (3.76 AC) 38% (2.27 AC)
BUILDING	
TOTAL SQUARE FOOTAGE TOTAL GROSS INTENSITY (FAR)	27,400 S.F. 0.10 OR 10%
PROPERTY DEVELOPMENT REGULATIONS	
MAXIMUM LOT COVERAGE MINIMUM LOT AREA MINIMUM LOT WIDTH MINIMUM LOT DEPTH SETBACKS FRONT REAR SIDE STRUCTURE HEIGHT	60% 43,560 SF 100 125 25 ½ H > 36 w/ FRW & ALLEY ½ H > 36 w/ FRW 60' MAX
PARKING & ACCESS	
REQUIRED TOTAL PARKING (598 SPACES @ 1 PER 4 SEATS)	 150
PROVIDED TOTAL PARKING NO. OF HANDICAP (REGULAR) NO. OF HANDICAP (VAN)	 245 4 3

CASE NO. _____

SITE PLAN
6.03 ACRES

ROCKWALL FRIENDSHIP BAPTIST CHURCH

VOL. 4875, PG. 117 D.R.R.C.T.

OWNER/DEVELOPER
ROCKWALL FRIENDSHIP BAPTIST CHURCH
MR. SHANON THOMAS, SENIOR PASTOR
5651 STATE HWY 276
ROYSE CITY, TX 75189
972-772-7520

SURVEYOR
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5815 MEADOWCREST
DALLAS, TX 75230
(214) 679 - 1679
FIRM No. 19244
tjones@tomden.com

DATE	REVISIONS	DWN BY

SITE PLAN
ROCKWALL FRIENDSHIP BAPTIST CHURCH
ROCKWALL, TEXAS

PROJ. MGR.: TPJ
PROJ. ASSOC.: ADC
DRAWN BY:
DATE: 06/14/2019

SHEET
1 OF 1

C ORDINANCE REQUIREMENT

Mandatory Provisions

1. **15' landscape buffer**
   Provided.
2. **Screening of off-street loading areas**
   Provided.
3. **Residential Adjacency**
   6' masonry fencing — **n/a**
4. **Buffer landscaping**
   1 tree per 50' linear feet — 1,105 / 50 — **22** 3" caliper trees required; **22** 3" caliper trees provided
5. **Parking lot landscaping**
   5% required — 75,000 * .05 — **3,750** required area; **4,228** provided area
6. **Open space**
   Office zoning requires 20% — 262,666 * .20 — **52,533** square feet required; **109,000** square feet provided
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EUONYMUS COLORATA	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER
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LAWN			
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SITE DATA TABLE	
SITE AREA	6.03 ACRES 262,666 SF)
ZONING	L1
PROPOSED USE	CHURCH
BUILDING SIZE	27,400 SF
LOT COVERAGE	10%
FLOOR TO AREA RATIO	0.04 : 1
BUILDING HEIGHT	(1 STORY)

PARKING TABLE	
PARKING REQUIREMENTS	1 PER X 4 SEATS
PARKING REQUIRED	150 SPACES - 5 ADA
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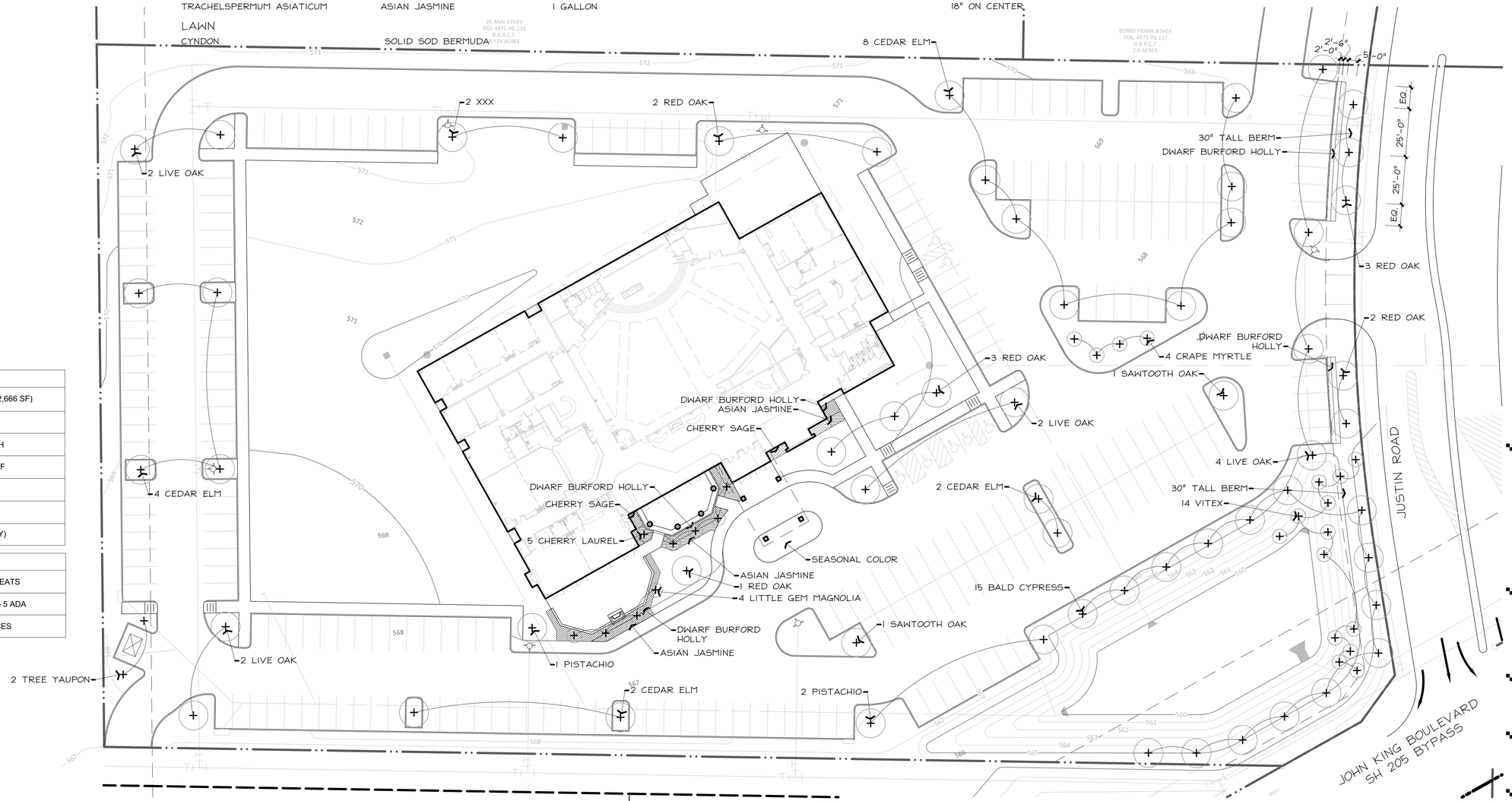

A LANDSCAPE PLAN

1" = 30'-0"

0 15' 30' 60'

B PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:

   MICHAEL S. KENDALL
   KENDALL + LANDSCAPE ARCHITECTURE
   6976 SANTA BARBARA
   DALLAS, TEXAS 75214
   PHONE: (214) 739-3226
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3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.
4. IRRIGATION WILL MEET THE REQUIREMENTS OF UDC.

KENDALL LANDSCAPE ARCHITECTURE

FRIENDSHIP BAPTIST CHURCH

ROCKWALL, TEXAS

Seal

Revisions

Issue Date
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Sheet Name
LANDSCAPE PLAN

Sheet Number
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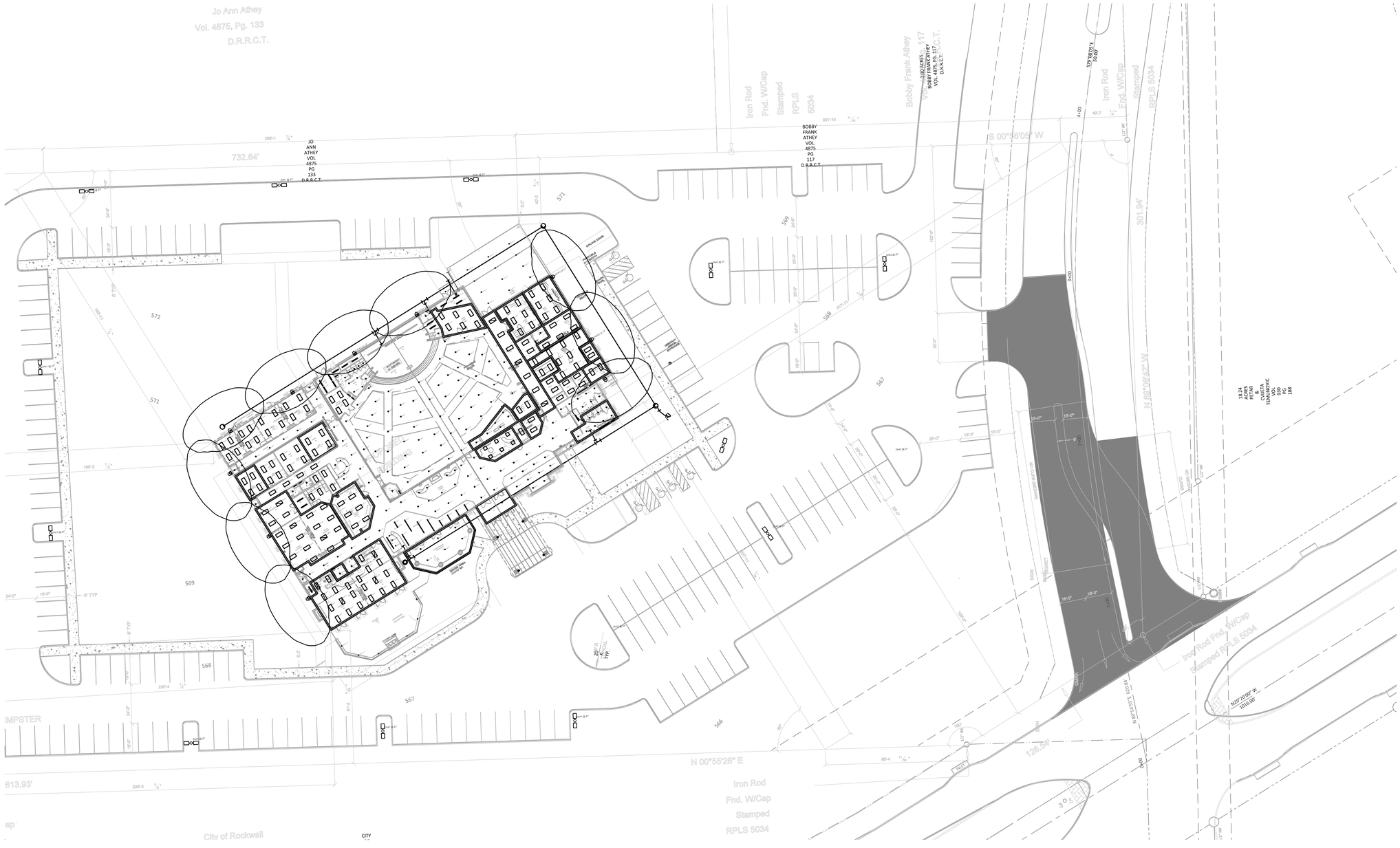

KEY NOTES:

1. FROM BUILDING PLUMBING FIXTURES. SEE SHEET P1.0 AND P1.2 FOR CONTINUATION.
2. TO SEWER MAIN. SEE CIVIL PLANS FOR CONTINUATION.
3. FROM BUILDING PLUMBING FIXTURES. SEE SHEET P1.1 AND P1.3 FOR CONTINUATION.
4. 4" DOMESTIC WATER LINE. SEE CIVIL PLANS FOR CONTINUATION.
5. 6" FIRE WATER LINE. SEE CIVIL PLANS FOR CONTINUATION.

1 MEP SITE PLAN

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	ZAA1	11	Lithonia Lighting	DSX1 LED P8 40K T4M MVOLT SPA PIRH1FC3V HS XX(FINISH) - DRILL MOUNT TO LITHONIA POLE: SSS 25 5C DM19AS XX(FINISH) - ANCHOR BOLT TO 2' CONCRETE PAD	AREA LIGHT - PARKING - 1@90	LED	1	DSX1_LED_P8_40K_T4M_MVOLT_HS.ies	18423.85	0.9	207
	ZAA2	5	Lithonia Lighting	(2) DSX1 LED P8 40K T4M MVOLT SPA PIRH1FC3V XX(FINISH) - DRILL MOUNT TO LITHONIA POLE: SSS 25 5C DM28AS XX(FINISH) - ANCHOR BOLT TO 2' CONCRETE PAD	AREA LIGHT - PARKING - 2@90	LED	1	DSX1_LED_P8_40K_T4M_MVOLT.ies	23739.58	0.9	414
	ZSS1	13	USAI	BLRD5 16C3 35K 50 S WH XX(MOUNTING) UNV	EXTERIOR - SURFACE CYLINDER	LED	1	BLRD5-16C3-30K10-50-S-WH-MOD.ies	1045.093	0.9	16
	ZWS1	4	BEGA-US	22 434 120/277V K35 XX(FINISH)	EXTERIOR - COLUMN MOUNT - INDIRECT WALL SCONCE	LED	1	[WC1] 22434.IES	2978.814	0.9	55.42
	ZWW1	6	BEGA	22372 120/277V K35 XX(FINISH)	WALL MT PATH LIGHT - 18" MOUNTING HEIGHT	LED	1	[WW2] 22372.IES	240.6907	0.9	11
	ZWW2	10	Lithonia Lighting	WST LED P2 40K VW MVOLT PIR1FC3V E20WC XX(FINISH)	WALL PACK	LED	1	WST_LED_P2_40K_VW_MVOLT.ies	3511	0.9	25

GRAPHIC SCALE

NOTE: CHECK GRAPHIC SCALE BEFORE SCALING DRAWING

1"=30'-0" (0, 15', 30', 60')

The Drawings, Specifications and other documents prepared by the Engineer for this Project are instruments of the Engineer's service for use solely with respect to this Project, and the Engineer shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. The Owner shall be permitted to retain copies, including reproducible copies, of the Engineer's Drawings, Specifications and other documents for information and reference in connection with the Owner's use and occupancy of the project. The Engineer's Drawings, Specifications or other documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others, except by agreement in writing and with appropriate compensation to the Engineer.

CROSSPOINTE
CHURCH ARCHITECTS
designing buildings that grow churches
10924 GRANT ROAD #112, HOUSTON, TX 77070
281-404-2236 214-269-2236 866-687-2296

Crosspointe Architects authorizes the use of our plans/drawings/specifications only for the purpose of obtaining a building permit, provided that the project will comply with all local building codes, ordinances, regulations and requirements applicable at the time of submittal for permit. Crosspointe Architects, the architects nor consultants assume responsibility for all construction means, methods, techniques, sequences and procedures, nor for modifications required by local code authorities or regulations. The modification standards for design without the express written consent of the architect. The Drawings and design can not be sold, loaned or used by professionals may be required for site fence parking design or other dimensions and site conditions at the job site, and for construction means, project. By constructing these plans the purchaser agrees to the terms above and structure or M&P; additional engineering and drawings may be required for a complete set of plans.

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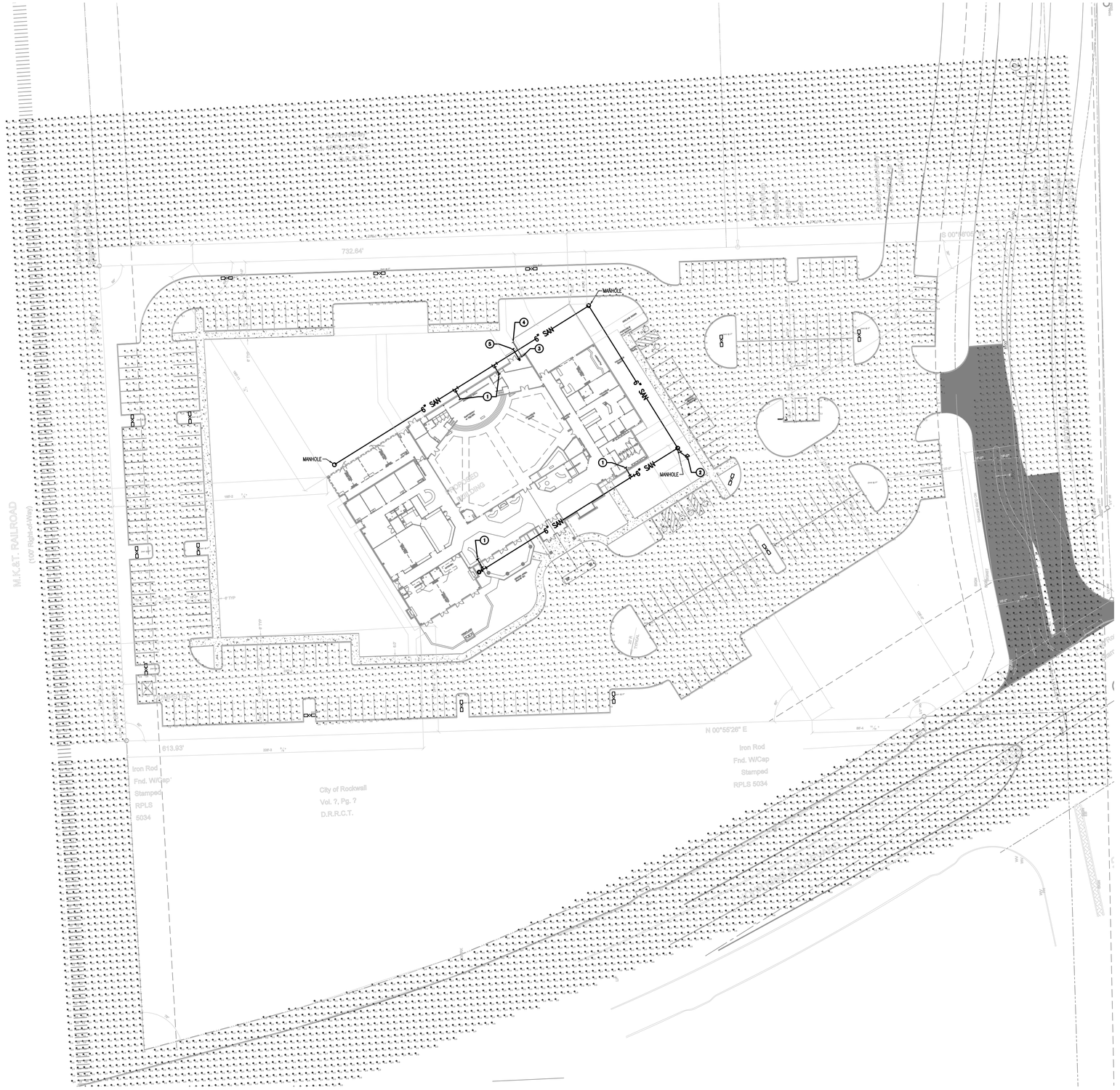
715 N. HOUSTON AVENUE
HUMBLE TEXAS 77338
PHONE: 281-852-4131
FAX: 281-852-4631
marshallengineeringco.com

STATE OF TEXAS
CLIFFORD TONY MARSHALL
127321
REGISTERED
PROFESSIONAL ENGINEER
06/14/19

ROCKWALL FRIENDSHIP BAPTIST CHURCH

Drawn by: K
Project No.
Checked by:
Revisions:

Date: XXX
Drawing No.:
E1.0



KEY NOTES:

1. FROM BUILDING PLUMBING FIXTURES. SEE SHEET P1.0 AND P1.2 FOR CONTINUATION.
2. TO SEWER MAIN. SEE CIVIL PLANS FOR CONTINUATION.
3. FROM BUILDING PLUMBING FIXTURES. SEE SHEET P1.1 AND P1.3 FOR CONTINUATION.
4. 4" DOMESTIC WATER LINE. SEE CIVIL PLANS FOR CONTINUATION.
5. 6" FIRE WATER LINE. SEE CIVIL PLANS FOR CONTINUATION.

1 LIGHTING CALCULATIONS

GRAPHIC SCALE

NOTE: CHECK GRAPHIC SCALE BEFORE SCALING DRAWING

1"=40'-0"

0 20' 40' 80'

CROSSPOINTE
CHURCH ARCHITECTS
designing buildings that grow churches
10924 GRANT ROAD #112, HOUSTON, TX 77070
281-404-2236 214-269-2236 866-687-2296

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T.B.P.E. FIRM REG. □ F-5988
715 N. HOUSTON AVENUE
HUMBLE TEXAS 77338
PHONE: 281-852-4131
FAX: 281-852-4631
marshallengineeringco.com

STATE OF TEXAS
CLIFFORD TONY MARSHALL
127321
REGISTERED
PROFESSIONAL ENGINEER
06/14/19

ROCKWALL FRIENDSHIP BAPTIST CHURCH

Drawn by: K
Project No.
Checked by:
Revisions:

Date: XXX
Drawing No.:
E1.1

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D-Series Size 1
LED Area Luminaire



Specifications

EPA:	1.16 ft² (.11 m²)
Length:	33" (83.8 cm)
Width:	13" (33 cm)
Height A1:	10-3/4" (27.3 cm)
Height H2:	3-1/2" (8.9 cm)
Weight (max):	37 lbs (16.8 kg)



Name
Date
Job
Type
Notes: Accessory, mounting and control information is for reference only unless otherwise noted.

Introduction

The modern styling of the D-Series is striking yet unobtrusive – making a bold, progressive statement, while blending harmoniously with its environment. The D-Series size1lis the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for use in Class I, II, and III, general area in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

A= Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED							
Forward optics			**Distribution**		**Voltage**	**Mounting**	
1	Forward optics		T1S	Type I short	MVOLT	Shipped included	
P1	P4	P7	T2S	Type II short	120	Square pole mounting	
P2	P5	P8	T2M	Type II medium	208	Round pole mounting	
P3	P6	P9	T3S	Type III short	240	Wall mount	
Rotated optics			T3M	Type III medium	277	Square pole universal mounting adaptor	
R2	R4	R5	T4M	Type IV medium	480	Round pole universal mounting adaptor	
R3			TFTM	Forward throw medium	HS	Shipped separately	
						KMA8 DDBXD U	Mast arm mounting bracket adapter (specify finish)

Control options		Other options		Finish (required)	
Shipped installed		PE	NEMA photocell, button type for 208, 240 or 480 VAC	**Shipped installed**	
NCR	NEMA photocell receptacle only	PIR	NEMA photocell, button type and high/low ambient sensor for 208, 240 or 480 VAC	DDB	Dark bronze
DMG	0-10V dimming wire pigtails (source 5W per fixture for control by others)	PIRH	NEMA photocell, button type and high/low ambient sensor for 208, 240 or 480 VAC	DBLXD	Black
PIR	Motion sensor for mounting on the luminaire at mounting height of 8-16' (2.4-4.9m)	PIRHN	NEMA photocell, button type and high/low ambient sensor for 347 or 480 VAC	DNAXD	Natural aluminum
PIRH	Motion sensor for mounting on the luminaire at mounting height of 17-40' (5.2-12.2m)	PIR1FC3V	Bi-level, motion/ambient sensor, 8-16' (2.4-4.9m) mounting height, ambient sensor enabled at 3fc	DWHXD	White
PIR1FC3V	Bi-level, motion/ambient sensor, 17-40' (5.2-12.2m) mounting height, ambient sensor enabled at 1fc	PIRH1FC3V	Bi-level, motion/ambient sensor, 17-40' (5.2-12.2m) mounting height, ambient sensor enabled at 1fc	DBTXD	Textured black
FAO	Field adjustable output	FAO	Field adjustable output	DNATXD	Textured natural aluminum
				DWHGXD	Textured white



WST LED
Architectural Wall Sconce

Catalog Number
Name
Type
Notes: Accessory, mounting and control information is for reference only unless otherwise noted.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL® DLL® 2nd Generation sensors. Sensors/DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability.
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with DTL DLL equipped options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam, Link to DTL DLL

Specifications

Luminaire

Height:	8-1/2" (21.6 cm)
Width:	7" (17.8 cm)
Depth:	10-3/4" (27.3 cm)
Weight:	20 lbs (9.1 kg)



Optional Back Box (PBBW)

Height:	8.49" (21.6 cm)
Width:	12.25" (31.1 cm)
Depth:	1.33" (3.38 cm)



Optional Back Box (BBW)

Height:	4" (10.2 cm)
Width:	5-1/2" (14 cm)
Depth:	1-1/2" (3.8 cm)



LED wall luminaire - asymmetric floodlight

BEGA

Application
Designed for indirect or direct lighting effects for interior and exterior locations. This LED wall luminaire is for illuminating surfaces adjacent to the installation surface, such as ceilings, arches, and canopies.

Material
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Reflector made of pure anodized aluminum
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NOTE, tested to North American Standards, suitable for wet locations
Protection class IP65
Weight: 2.18lbs

Electrical
Operating voltage 120-277V AC
Minimum start temperature -20°C
LED module wattage 42.2W
System wattage 54 W
Dimmability 0-10V dimmable
Color rendering index Ra > 80
Luminaire lumens 2982 lumens (3000K)
Color temperature 3000K (±300K)
Lifetime at Ta= 25°C 280,000 h (L70)

Color temperature
□ 3000K - Product number = **84**
□ 4000K - Product number = **N34**
□ 3000K - Product number = **K3 (EXPIRED)**
□ 4000K - Product number = **K4**

BEGA Add-on modules for up to 10 years LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors: ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:



LED wall luminaire - asymmetric floodlight

	LED	A	B	C
09436	16.2 W	10 ½	8 ¼	8 ¼

BEGA · 1000 BEGA Way, Carpinteria, CA 93013 · (800) 664-3533 · info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data as the result is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com. © copyright BEGA 2019

See footnotes next page.

09/2019

P8.0 SS

LITHONIA LIGHTING®

Catalog Number
Notes
Type

Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

FEATURES & SPECIFICATIONS

INTENDED USE — These architectural poles fit Lithonia Lighting® and other specified luminaires. Square Straight Steel has a general purpose light pole for up to 30 foot mounting heights. The pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made from one piece of high strength steel. Pole shaft is 4" square (nominal) with a wall thickness of 0.125" (11 gauge, .119"), or 0.105" (12 gauge, .104"). Shaft is one piece with a full length longitudinal high frequency electric resistance weld, (butterfly) square to round section with flat sides, shaft corner radii and transition sections are formed to ensure uniform wall thickness.

Pole Tops: A flush pole mounts flush top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with 0° options.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side S. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support. Handhole is fitted with a corrosion resistant cover and tamper-proof stainless steel hardware. The handhole has a nominal dimension of 2" x 4".

Base Covers: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole. Base covers are secured to the pole with stainless steel hardware.

Anchor Base Poles: Anchor base is fabricated from steel that meets ASTM A36 standards and can be shimmed to match existing foundations; smooth factory for modifications. Anchor bolts are manufactured from steel that meets ASTM F1554 standards and are hot-dipped galvanized per ASTM A153. Top Threaded anchor bolts terminate 4" (1") from dipped galvanized per ASTM A 153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc plated carbon steel or stainless steel.

FINISH — Extra durable standard powder coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum. Consult factory for complete selection of RAL colors. Also available in Textured Dark Bronze, Textured Black, Textured White and Special Order colors. Architectural Colors and Special Finishes are available for quote and include, but are not limited to Hot dipped Galvanized, Paint over Hot dipped Galvanized, Mill, Colors, Custom Colors and Textures, Powertex Finishes. Factory applied primer paint finish is available for corrosion field paint applications.

WARRANTY — 1 year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.asp

NOTE: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

LED recessed wall - shielded

BEGA

Application
Designed for low mounting heights for interior and exterior locations, the LED recessed wall luminaire is for illuminating surfaces adjacent to the installation of grazing surfaces, building entrances, stairs, and footpaths.

Material
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
White safety glass
Stainless steel screws gasket
Mechanically captive stainless steel fasteners

NOTE, tested to North American Standards, suitable for wet locations
Protection class IP65
Weight: 5.05lbs

Electrical
Operating voltage 120-277V AC
Minimum start temperature -20°C
LED module wattage 7.7W
System wattage 8.5W
Dimmability 0-10V dimmable
Color rendering index Ra > 90
Color temperature 3000K Kelvin (3000K)
Lifetime at Ta =-10 °C 450,000 h (L70)
Lifetime at Ta=-30°C 350,000 h (L70)

Color temperature
□ 3000K - Product number = **K4**
□ 3000K - Product number = **K99**
□ 3000K - Product number = **K3 (EXPIRED)**
□ 2700K - Product number = **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors: ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:

Available Accessories
☐ **19182** Concave protection cover
See individual accessory spec sheet for details.



LED recessed wall - shielded

	LED	A	B	C
85970	7.7 W	3 ½	3 ½	4

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09/2019

P8.0 SS

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designing buildings that grow churches
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281-404-2236 214-269-2236 866-687-2296

ROCKWALL FRIENDSHIP BAPTIST CHURCH

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STATE OF TEXAS
CLIFFORD TONY MARSHALL
127321
REGISTERED
PROFESSIONAL ENGINEER
06/14/19

Drawn by: K
Project No.
Checked by:
Revisions:

Date: XXX
Drawing No.:
E1.2

1 LIGHTING CUT SHEETS

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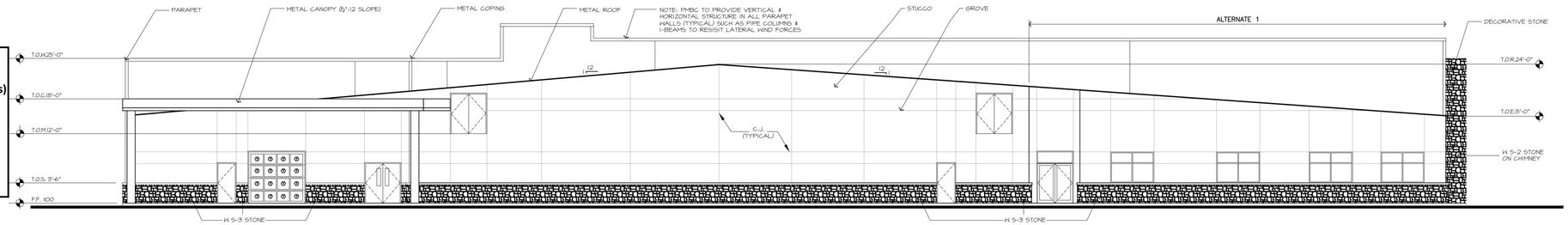
SOUTH FAÇADE SYNOPSIS

4,456 SF (3,994 SF w/o doors/windows)

Metal Roof	104 SF	.02%
Stone	904 SF	23%
Stucco	2,986 SF	75%
Doors/Windows	462 SF	N/A

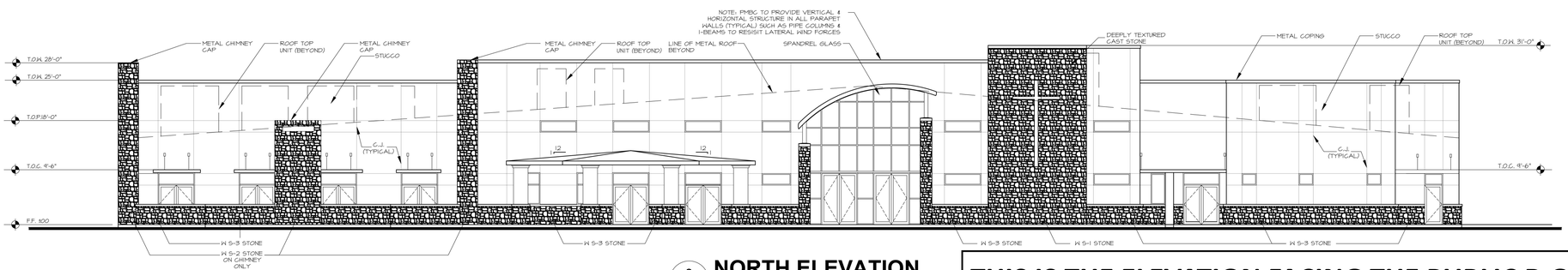


4 A3.1 **SOUTH ELEVATION**
SCALE: 3/32" = 1'-0"

NORTH FAÇADE SYNOPSIS

6,204 SF (5,184 SF w/o doors/windows)

Ceramic Tile	240 SF	5%
Stone	1,492 SF	29%
Stucco	3,361 SF	64%
Metal Roof	91 SF	2%
Doors/Windows	1,020 SF	N/A



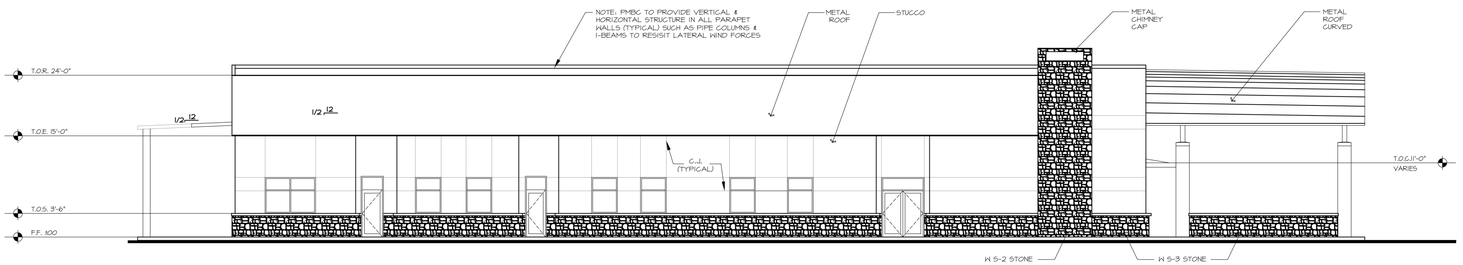
3 A3.1 **NORTH ELEVATION**
SCALE: 3/32" = 1'-0"

THIS IS THE ELEVATION FACING THE PUBLIC R.O.W.

WEST FAÇADE SYNOPSIS

3,280 SF (2,972 SF w/o doors/windows)

Metal Roof	1,200 SF	40%
Stone	808 SF	27%
Stucco	964 SF	32%
Doors/Windows	308 SF	N/A

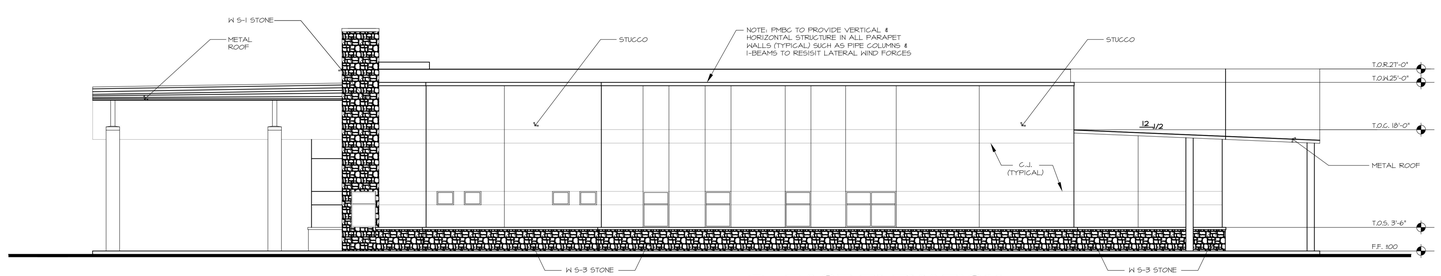


2 A3.1 **WEST ELEVATION**
SCALE: 3/32" = 1'-0"

EAST FAÇADE SYNOPSIS

3,821 SF (3,690 SF w/o doors/windows)

Metal Roof	319 SF	9%
Stone	655 SF	17%
Stucco	2,716 SF	74%
Doors/Windows	131 SF	N/A



1 A3.1 **EAST ELEVATION**
SCALE: 3/32" = 1'-0"

CROSSPOINTE
CHURCH ARCHITECTS
designing buildings that grow churches
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281-404-2236 214-269-2236 866-687-2296

REGISTERED ARCHITECT
STEPHEN K. URBANOVSKY
STATE OF TEXAS
Expires: 2-19-2020
Sealed: 5-21-2019

NOTE: These drawings are preliminary and shall not be used for construction or final bidding unless sealed by the architect above

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ROCKWALL FRIENDSHIP BAPTIST CHURCH

Drawn by: C.S.
Project No. 1705
Checked by: SKU
Revisions:

Date: 05/14/2019
Drawing No.:

A3.1





1. 3-coat Stucco—color: Dryvit (finish coat only) color: Baked Meringue



2. Manufactured stone: Boral Pro-Fit Alpine Ledgestone—Color: Chardennay



3. Metal trim:



4. Metal Roofing: MBCI Signature 300 metal roofing, color: Medium Bronze



5. Manufactured stone:



6. Ceramic Tile—"reclaimed wood" look—Daltile Yorkwood Manor YM02 Pecan



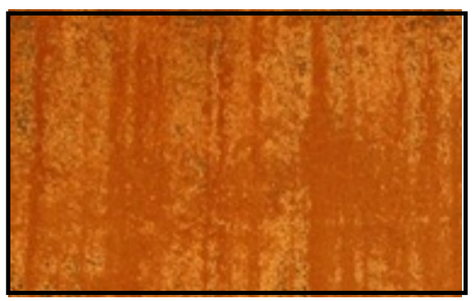
7. Metal window/door frames: Bronze finish on aluminum



8. Glass: Bronze glass



9. Metal trim (painted to match stucco): Sherwin Willaims Moderate White SW 6140



10. Metal cross and logo: custom made from CorTen steel

1. Stucco—color:
2. Manufactured stone:
3. Metal trim: bronze finish
4. Metal roof (exposed): bronze
5. Manufactured stone:
6. Ceramic tile "reclaimed wood" look:
7. Window frames: bronze
8. Glass: bronze tint everywhere (except clear glass at heavily shaded main entrance)
9. Metal trim: (match the stucco) color:
10. Cross and sign: CorTen steel (rust color)

Metal roof (where not seen): white

Applicant Info:

Crosspointe Architects
Steve Upham
10924 Grant Road, #112
Houston, TX 77070 281-404-2236
Steve@CrosspointeArchitects.com

Owner Info:

Rockwall Friendship Baptist Church — Pastor Shanon Thomas
5651 State Highway 276
Royse City, TX 75189
972-772-7520
info@rockwallfbc.org

Rockwall Friendship Baptist Church
Case No: _____

City of Rockwall

Project Plan Review History

Project Number	SP2019-025	**Owner**	REALTY LLC, 2424 MTA	**Applied**	6/17/2019 KB
Project Name	KE Andrews	**Applicant**	KIMLEY HORN	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
2460 RIDGE RD	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
	15		15	0064-0000-0015-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	6/17/2019	6/24/2019	6/18/2019	1	APPROVED	
ENGINEERING	Sarah Hager	6/17/2019	6/24/2019	6/21/2019	4	COMMENTS	

(6/21/2019 11:48 AM SH)
- KE Andrews Pkwy must be 37' back to back with a 60' ROW.
- Water line must be centered in a 20' easement.
- Minimum easement is 20'.
- No grate inlets allowed.
- All parking against the building to be 20'x9'. All other parking to be 18'x9' with a 2' clear overhang.
- If parking isle median is planned to have lights and trees, the median must be 5' minimum. Two feet of clear overhang is required.
- Parking islands for fire hydrants must be 10' wide. The hydrant must be set 5' back from the curb.
- No aerial sewer crossing allowed.
- Include the lot and block numbers for the small parcel to the west of KE Andrews Pkwy.
- Must label all driveway spacing.
- Show wetland/WOUS dedication per IES report
- Must show dedicated 100yr water surface in eng. plans w/ erosion hazard set back.
- show proposed and ex. utilities on plan

(water & sewer)
- Retaining wall along the floodplain must have a traffic rated guardrail
- Trees close to the sidewalk will cause uplifting later on
- No trees within 5' of any utility.
- Move the water connection out from under the bushes.
- Dumpster to drian to an oil/water separator and then to the storm lines.
- Retaining wall is not allowed in the ROW.
- Must show existing and proposed utilities.

The following is for your information for engineering design
- 4% Engineering fees
- Impact fees
- Walls 3' and over must be engineered
- All retaining walls must be rock or stone face. No smooth concrete walls allowed.
- Must have detention
- Must complete a flood study if touching the creek. Review fees apply
- Detention must be above the existing 100-year water surface
- Parking against the building must be 20'x9' min.
- Dumpster area to drawn to oil/water separator then storm.
- wall along road and creek may not be needed if fire lane can be looped below building.
- Any disturbed areas in ROW will be required to be sodded prior to engineering acceptance and certificate of occupancy.
- Show wetland/WOUS dedication per IES report
- Must show dedicated 100yr water surface in eng. plans w/ erosion hazard set back.
- show proposed and ex. utilities on plan

(water & sewer)
- Must meet all City Standards of Design and Construction

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
FIRE	Ariana Hargrove	6/17/2019	6/24/2019	6/21/2019	4	APPROVED	
GIS	Lance Singleton	6/17/2019	6/24/2019	6/19/2019	2	APPROVED	See comments
(6/19/2019 11:40 AM LS) Address assignment will be: 2460 RIDGE RD, ROCKWALL, TX 75087							
PLANNING	David Gonzales	6/17/2019	6/24/2019	6/20/2019	3	COMMENTS	See comments

Discuss and consider a request by Matt Lucas, PE of Kimley Horn on behalf of Kevin J. Lloyd of 2424 MTA Realty, LLC for the approval of a site plan for an office building on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

PLANNING AND ZONING 1ST ROUND STAFF COMMENTS (06.20.2019):

The following staff comments are to be addressed and resubmitted no later than Tuesday July 2, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments & Requirements to address/acknowledge:

1. Adherence to the Unified Development Code (UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans, and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label all revised site plan documents with "Case No. SP2019-025" at the lower right corner of each plan.

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER:

1. To allow for allow for secondary materials to exceed a maximum of 10% (i.e. MP-1 & MP-2).

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

Site Plan:
1. Delineate and label the minimum 20-ft landscape buffer along the property line Ridge Road and minimum 10-ft along Andrews Parkway.
2. Provide a hatch or use a lighter gray scale for 10 future parking spaces.
3. Remove label "Medium Duty Firelance..."
4. Provide detail for minimum 10-ft tall masonry screening wall for loading zone/dock.
5. Label firelane as "24-ft Firelane, Public Access, and Utility Easement".
6. Provide label on unused portion of lot next to rail road tracks as "Open Space to be Maintained by Property Owner."

Landscape Plan:
1. 1. Delineate and label the minimum 20-ft landscape buffer along the property line Ridge Road and minimum 10-ft along KE Andrews Parkway.
2. Provide a minimum of two (2), four (4)-caliper inch canopy trees and four (4) accent trees for each 100 linear feet within the 20-ft landscape buffer along Ridge Road.
3. Provide one (1), three (3)-caliper inch canopy tree for each 50 linear feet within the landscape buffer along KE Andrews Parkway.
4. Correct Planting Details - Plant Schedule Table to indicate a minimum four (4)-caliper inch canopy tree(s) to be lcoated within the Ridge Road landscape buffer.
5. Planting Plan Sheet LP 1.01: Correct table to indicate minimum 20-ft Landscape Buffer for Scenic Overlay (Ridge Road).
6. Planting Plan Sheet LP1.01: Correct table to indicate a minimum of two (2), four (4)-caliper inch trees (i.e. 7 trees) & four (4) accent trees (i.e. 13) per 100 linear feet within the 20-ft Landscape Buffer (Scenic Overlay District Standard).

Treescape Plan:
1. Recalculate tree mitigation based on city's tree preservation ordinance. Call to discuss if necessary.

Photometric Plan:
1. Provide foot candle reading coverage for site to all property lines All readings are not to exceed 0.2-FC at the property lines. Revise plan.
2. Pole height not to exceed 20-ft OAH (include base, pole, and attachments). Provide detail.
3. Provide cut sheets for all exterior lighting fixtures (i.e. wall mounted fixtures). Exterior lighting fixtures are to be shielded with a full cut-off so as to not create glare.

Building Elevations:
1. See all exception being requested based on sumbittal at top of report.
2. Provide color rendering for Architectural Review Board (ARB) review.
3. Dash in RTU's on elevations. RTU's and other roof top equipement must be visually screened from adjacent properties and rights of way.

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board - June 25, 2019 (5:00 p.m.) [ARB to provide comments]

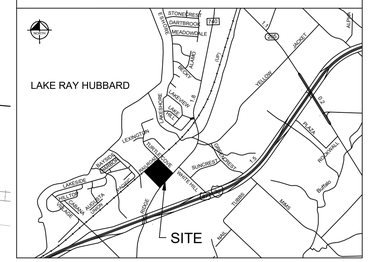
Planning - Work Session: June 25, 2019 (6:00p.m.) [Applicant to present/discuss project]

Architectural Review Board - July 9, 2019 (5:00 p.m.) [ARB to provide recommendation]

Planning - Action: July 9, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

VICINITY MAP

N.T.S.





GRAPHIC SCALE IN FEET
0 20 40 80

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.

LEGEND

PROPERTY LINE	
SAWCUT LINE	
PROPOSED CURB	
LIGHT DUTY CONCRETE	
MEDIUM DUTY CONCRETE	
HEAVY DUTY CONCRETE	
PUBLIC STREET CONCRETE	
PROPOSED PUBLIC SIDEWALK	

- 4% Engineering fees
- Impact fees
- Walls 3' and over must be engineered
- All retaining walls must be rock or stone face. No smooth concrete walls allowed.
- Must have detention
- Must complete a flood study if touching the creek. Review fees apply
- Detention must be above the existing 100-year water surface
- Parking against the building must be 20'x9' min.
- Dumpster area to drawn to oil/water separator then storm .
- wall along road and creek may not be needed if fire lane can be looped below building.
- Any disturbed areas in ROW will be required to be sodded prior to engineering acceptance and certificate of occupancy.
- Must meet all City Standards of Design and Construction

- Show wetland/WOUS dedication per IES report
- Must show dedicated 100yr wtr surface in eng. plans w/ erosion hazard set back.
- show proposed and ex. utilities on plan (wtr & sewer)

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	23,243 SF	0.53 ACRES	(8.32%)
LANDSCAPE AND OPEN SPACE	149,796 SF	3.44 ACRES	(53.61%)
TOTAL	279,442 SF	6.42 ACRES	

PARKING			
REQUIRED PER PD		**PROVIDED**	
		PROPOSED	268 SPACES
1 PER 300 SQ. FT.	268 SPACES	FUTURE	010 SPACES
ACCESSIBLE SPOTS REQ.		**ACCESSIBLE SPOTS PROV.**	
TOTAL (INCLUDES 2 VAN SPOTS)	7 SPACES	TOTAL (INCLUDES 2 VAN SPOTS)	7 SPACES

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

BENCH MARK LIST

VERTICAL DATUM BASED ON CITY OF ROCKWALL GEODETIC CONTROL SYSTEM

BM 50 CITY OF ROCKWALL MONUMENT "RESET #1"
ELEV. 567.70

BM 53 * ☒ * CUT SET ON THE MIDDLE OF A CONCRETE CURB INLET LOCATED ON THE NORTH SIDE OF TURTLE COVE BOULEVARD AND APPROXIMATELY 650 FEET NORTHWEST FROM THE INTERSECTION OF TURTLE COVE BOULEVARD AND RIDGE ROAD.
ELEV. 482.12

BM 54 * ☒ * CUT SET ON THE MIDDLE OF A CURB RADIUS AT THE NORTHWEST CORNER OF THE INTERSECTION OF TURTLE COVE BOULEVARD AND RIDGE ROAD.
ELEV. 524.67

BM 55 * ☒ * CUT SET ON THE MIDDLE OF A CURB RADIUS AT ON THE NORTHWEST SIDE OF RIDGE ROAD APPROXIMATELY 685 FEET SOUTHWEST FROM THE INTERSECTION OF RIDGE ROAD AND TURTLE COVE BOULEVARD.
ELEV. 527.03

BM 56 * ☒ * CUT SET ON THE MIDDLE OF A CONCRETE CURB INLET LOCATED ON THE NORTH SIDE OF OF LA JOLLA POINTE DRIVE APPROXIMATELY 1050 FEET SOUTHWEST OF THE CENTERLINE OF TURTLE COVE BOULEVARD AND 840 FEET NORTHWEST OF THE CENTERLINE OF RIDGE ROAD.
ELEV. 489.81

SITE PLAN
KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P.GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL , ROCKWALL COUNTY, TEXAS

OWNER:
KE ANDREWS
1900 DALROCK RD.
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
E-MAIL: KLLOYD@KEATAX.COM

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: JOSEPH HORNISHER, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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THE SITE PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

KHA PROJECT 064539200
DATE 6/14/2019
SCALE AS SHOWN
DESIGNED BY JWH
DRAWN BY ZEH
CHECKED BY MAL

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

SITE PLAN
CASE NO. XXX-XXX

SHEET NUMBER
C-101

IMAGES WERE USED
LAST SAVED BY KORNHISER, JOSEPH
PLOTTED BY KORNHISER, JOSEPH
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6/13/2019 4:29 PM
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{$layouts : SITE PLAN} {$plotstyle : HORIZ-ADA-PLAN SHEETS}
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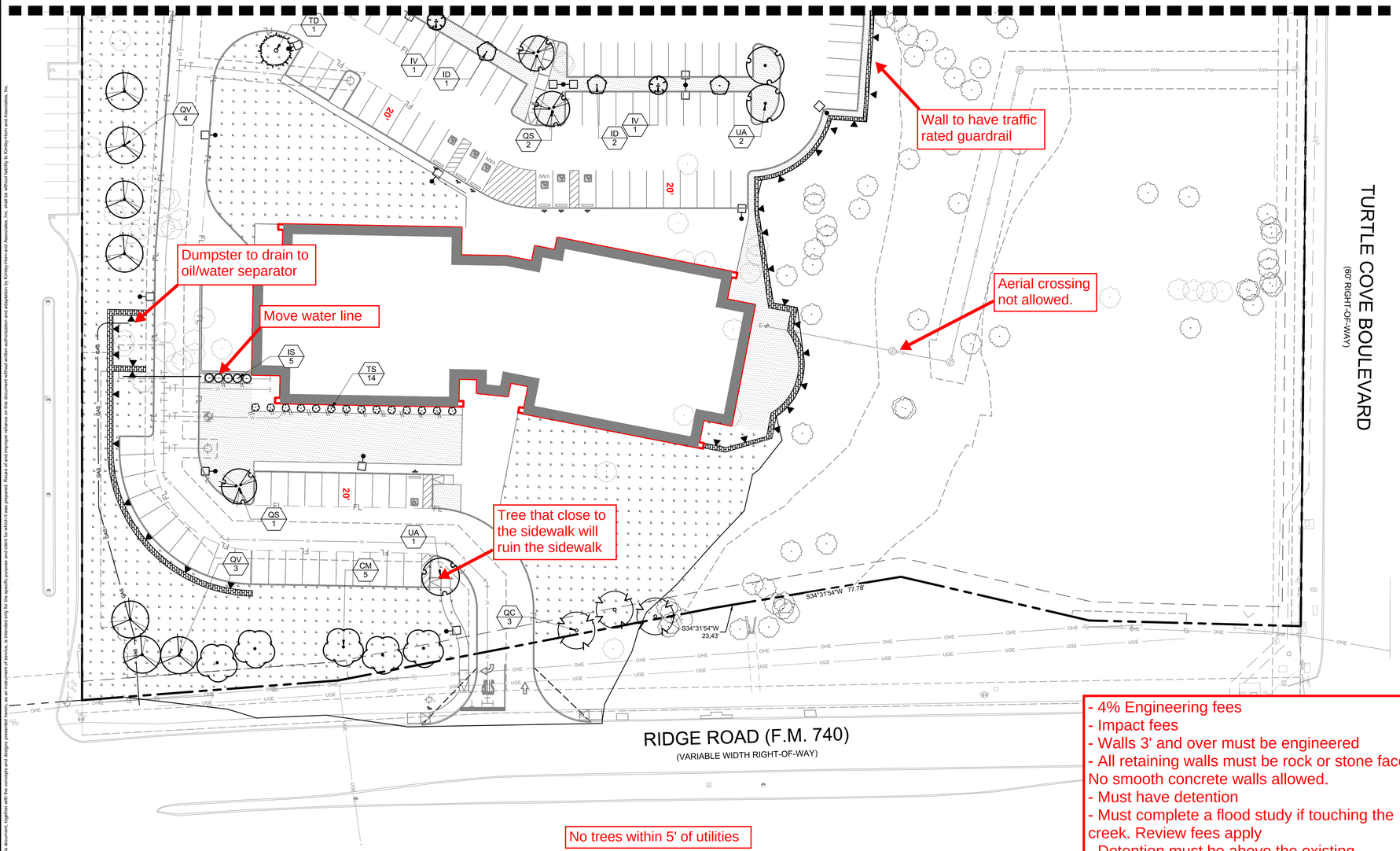

- 4% Engineering fees
- Impact fees
- Walls 3' and over must be engineered
- All retaining walls must be rock or stone face. No smooth concrete walls allowed.
- Must have detention
- Must complete a flood study if touching the creek. Review fees apply
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- Parking against the building must be 20'x9' min.
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- wall along road and creek may not be needed if fire lane can be looped below building.
- Any disturbed areas in ROW will be required to be sodded prior to engineering acceptance and certificate of occupancy.
- Must meet all City Standards of Design and Construction

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA ' ALLEE ' / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	CM	ACER SACCHARUM ' CADDO ' / CADDO MAPLE
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	QV	QUERCUS VIRGINIANA / LIVE OAK
	CI	CARYA ILLINOINENSIS / PECAN
	ID	ILEX DECIDUA / POSSUMHAW HOLLY
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	IV	ILEX VOMITORIA / YAUPON HOLLY
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	IS	ILEX X ' NELLIE R. STEVENS ' / NELLIE R. STEVENS HOLLY
	TS	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**
	SOD	CYNODON DACTYLON / BERMUDA GRASS
	WF	NATIVE MIX / WILDFLOWER SEED

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

KE ANDREWS OFFICE
LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT 064539200
DATE 06/14/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING PLAN

SHEET NUMBER
LP 1.00

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PLANT SCHEDULE

TREES | CODE | BOTANICAL / COMMON NAME

End and plug

Water line to be centered in 20' Easement

Retaining wall not allowed in ROW

- 4% Engineering fees
- Impact fees
- Walls 3' and over must be engineered
- All retaining walls must be rock or stone face. No smooth concrete walls allowed.
- Must have detention
- Must complete a flood study if touching the creek. Review fees apply
- Detention must be above the existing 100-year water surface
- Parking against the building must be 20'x9' min.
- Dumpster area to drawn to oil/water separator then storm .
- wall along road and creek may not be needed if fire lane can be looped below building.
- Any disturbed areas in ROW will be required to be sodded prior to engineering acceptance and certificate of occupancy.
- Must meet all City Standards of Design and Construction

All parking to hour 2' clear overhang no shrubs, trees, etc.

Traffic-rated guardrail on top of wall

Sewer Line?

No trees within 5' of utilities

TURTLE COVE BOULEVARD
(60' RIGHT-OF-WAY)

FUTURE SIDEWALK NOT PER THIS PROJECT

LOT 15

OR. RICHARD BROOKS
VOL. 898, PG. 169
D.R.R.C.T.

PROP. 20' WATER EASEMENT

MATCHLINE SHEET LP 1.00

City of Rockwall - Article VIII - Landscape Standards	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA REQUIREMENT		
Minimum square footage requirements for landscaping shall be provided and maintained in the zoning districts. 422,488 SF x 15% = 63,373 SF	15% (63,373 SF)	60.5% (255,700 SF)
LANDSCAPE BUFFER STRIP		
A minimum 10' wide landscape buffer strip must be provided along the entire length of the portion of the perimeter of any commercial or industrial lot that abuts, without an alley or drive separation, or is directly across a public street from a residential zoning district.	Yes	Yes
A street landscape buffer strip with a minimum width of 10' must be provided along the entire length of the property to the developed that is adjacent to a major arterial or collector street.	Yes	N/A
STREET LANDSCAPING		
One large tree shall be provided in the required buffer in numbers equal to one tree for each 50 feet of street frontage (excluding driveways and access-ways) Due to existing utility conflicts along Ridge Road and Turtle Cove Boulevard, various trees have been placed around the site.		
Ridge Road - 334' / 50' = 7 Trees	7 Trees	7 Trees
Collector Road - 486' / 50' = 10 Trees	10 Trees	10 Trees
SCREENING OF OFF-STREET LOADING DOCKS		
Off-street loading docks in commercial zoning classifications must be screening from: 1. All public streets 2. Any residential district that abuts or is directly across a public street or alley from the lot.	Yes	Yes
PARKING LOT LANDSCAPING		
Any parking lot with more than two rows of spaces shall have a minimum of 5% or 200 SF in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping. Total Parking Area = 106,191 sf	5% (5,310 sf)	10.6% (11,293 sf)
If parking and maneuvering space exceeds 20,000 square feet, one large canopy tree for every ten required parking spaces shall be required internal to the parking lot. (268 required parking spaces / 10 = 27 trees)	27 Trees	27 Trees
No required parking space may be located more than 80 feet from the trunk of a large canopy tree.	Yes	Yes
All trees must be internal to the parking lot.	Yes	Yes
No tree shall be planted closer than 2 1/2' to the pavement.	Yes	Yes
DETENTION BASINS		
Detention basins shall have a minimum of one tree for each 750 square feet of dry land area OR detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by section 5.12.C. Instead, 1 shrub or ornamental grass per every 1,500 sf of dry land area shall be required to be planted on site or around the detention area. (20,813 sf / 1500 sf =14 Shrubs)	14 Shrubs and Native Grasses	14 Shrubs and Native Grasses

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	23,243 SF	0.53 ACRES	(8.32%)
LANDSCAPE AND OPEN SPACE	149,796 SF	3.44 ACRES	(53.61%)
TOTAL	279,442 SF	6.42 ACRES	

PARKING	
REQUIRED PER PD	PROVIDED
1 PER 300 SQ. FT. 268 SPACES	PROPOSED 268 SPACES FUTURE 010 SPACES
ACCESSIBLE SPOTS REQ.	ACCESSIBLE SPOTS PROV.
TOTAL 7 SPACES (INCLUDES 2 VAN SPOTS)	TOTAL 7 SPACES (INCLUDES 2 VAN SPOTS)

NOTE: AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS AND MEET THE REQUIREMENTS OF THE UDC. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: NO TREES TO BE PLANTED WITHIN 5' OF ANY UTILITIES

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

GRAPHIC SCALE IN FEET
0 15 30 60

KE ANDREWS OFFICE
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9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
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L.A. No. 2839 Date 06/2019

KHA PROJECT 064539200
DATE 06/14/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING PLAN

SHEET NUMBER
LP 1.01

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DWG NAME

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MIKLLIK, BLAKE
6/14/2019 9:24:21 AM
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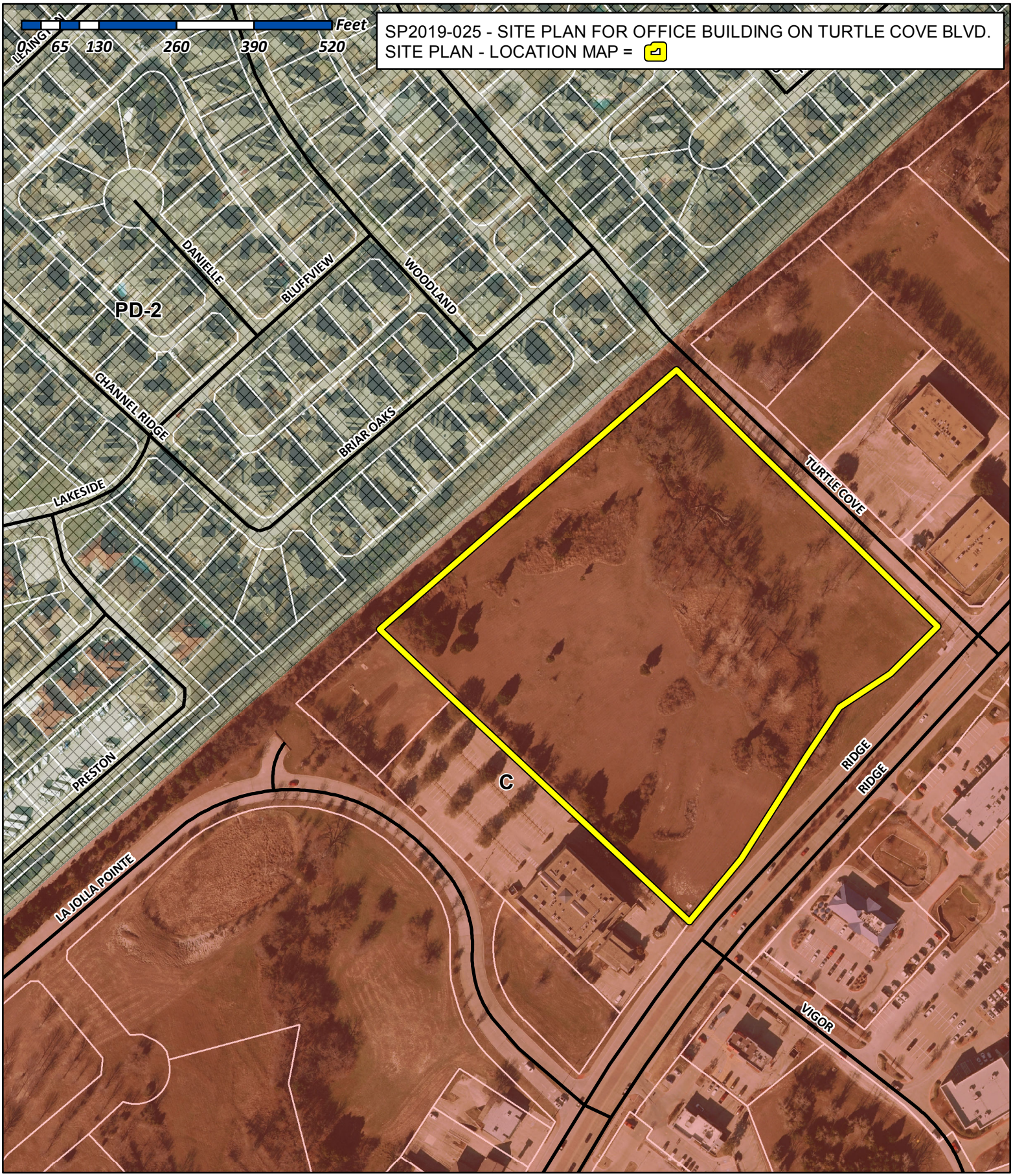
LP 1.01 - PLANTING PLAN.DWG [LP 1.01 PLANTING PLAN]



City of Rockwall

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

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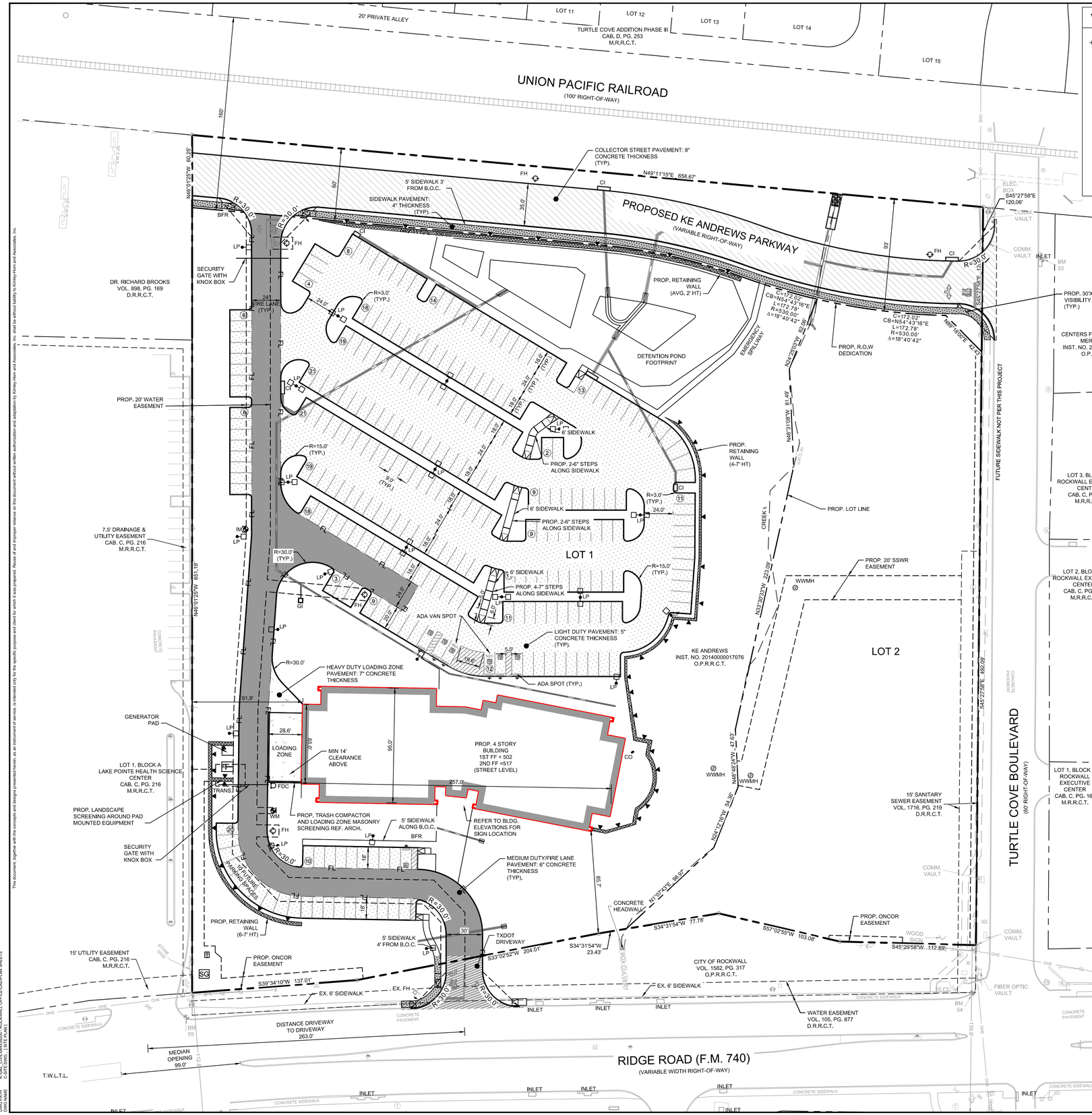
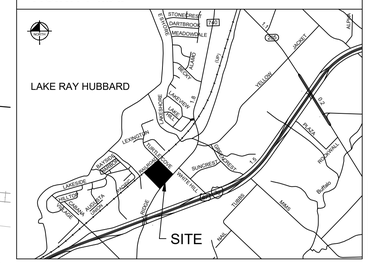


VICINITY MAP

N.T.S.



NORTH

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0 20 40 80

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LEGEND

PROPERTY LINE	
SAWCUT LINE	
PROPOSED CURB	
LIGHT DUTY CONCRETE	
MEDIUM DUTY CONCRETE	
HEAVY DUTY CONCRETE	
PUBLIC STREET CONCRETE	
PROPOSED PUBLIC SIDEWALK	

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FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

BENCH MARK LIST

VERTICAL DATUM BASED ON CITY OF ROCKWALL GEODETIC CONTROL SYSTEM

BM 50 CITY OF ROCKWALL MONUMENT "RESET #1"
ELEV. 567.70

BM 53 * ☒ * CUT SET ON THE MIDDLE OF A CONCRETE CURB INLET LOCATED ON THE NORTH SIDE OF TURTLE COVE BOULEVARD AND APPROXIMATELY 650 FEET NORTHWEST FROM THE INTERSECTION OF TURTLE COVE BOULEVARD AND RIDGE ROAD.
ELEV. 482.12

BM 54 * ☒ * CUT SET ON THE MIDDLE OF A CURB RADIUS AT THE NORTHWEST CORNER OF THE INTERSECTION OF TURTLE COVE BOULEVARD AND RIDGE ROAD.
ELEV. 524.67

BM 55 * ☒ * CUT SET ON THE MIDDLE OF A CURB RADIUS AT ON THE NORTHWEST SIDE OF RIDGE ROAD APPROXIMATELY 685 FEET SOUTHWEST FROM THE INTERSECTION OF RIDGE ROAD AND TURTLE COVE BOULEVARD.
ELEV. 527.03

BM 56 * ☒ * CUT SET ON THE MIDDLE OF A CONCRETE CURB INLET LOCATED ON THE NORTH SIDE OF OF LA JOLLA POINTE DRIVE APPROXIMATELY 1050 FEET SOUTHWEST OF THE CENTERLINE OF TURTLE COVE BOULEVARD AND 840 FEET NORTHWEST OF THE CENTERLINE OF RIDGE ROAD.
ELEV. 489.81

SITE PLAN
KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P.GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL , ROCKWALL COUNTY, TEXAS

OWNER:
KE ANDREWS
1900 DALROCK RD.
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
E-MAIL: KLLOYD@KEATAX.COM

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: JOSEPH HORNISHER, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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THE SITE PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

KHA PROJECT 064539200
DATE 6/14/2019
SCALE AS SHOWN
DESIGNED BY JWH
DRAWN BY ZEH
CHECKED BY MAL

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

SITE PLAN
CASE NO. XXX-XXX

SHEET NUMBER
C-101

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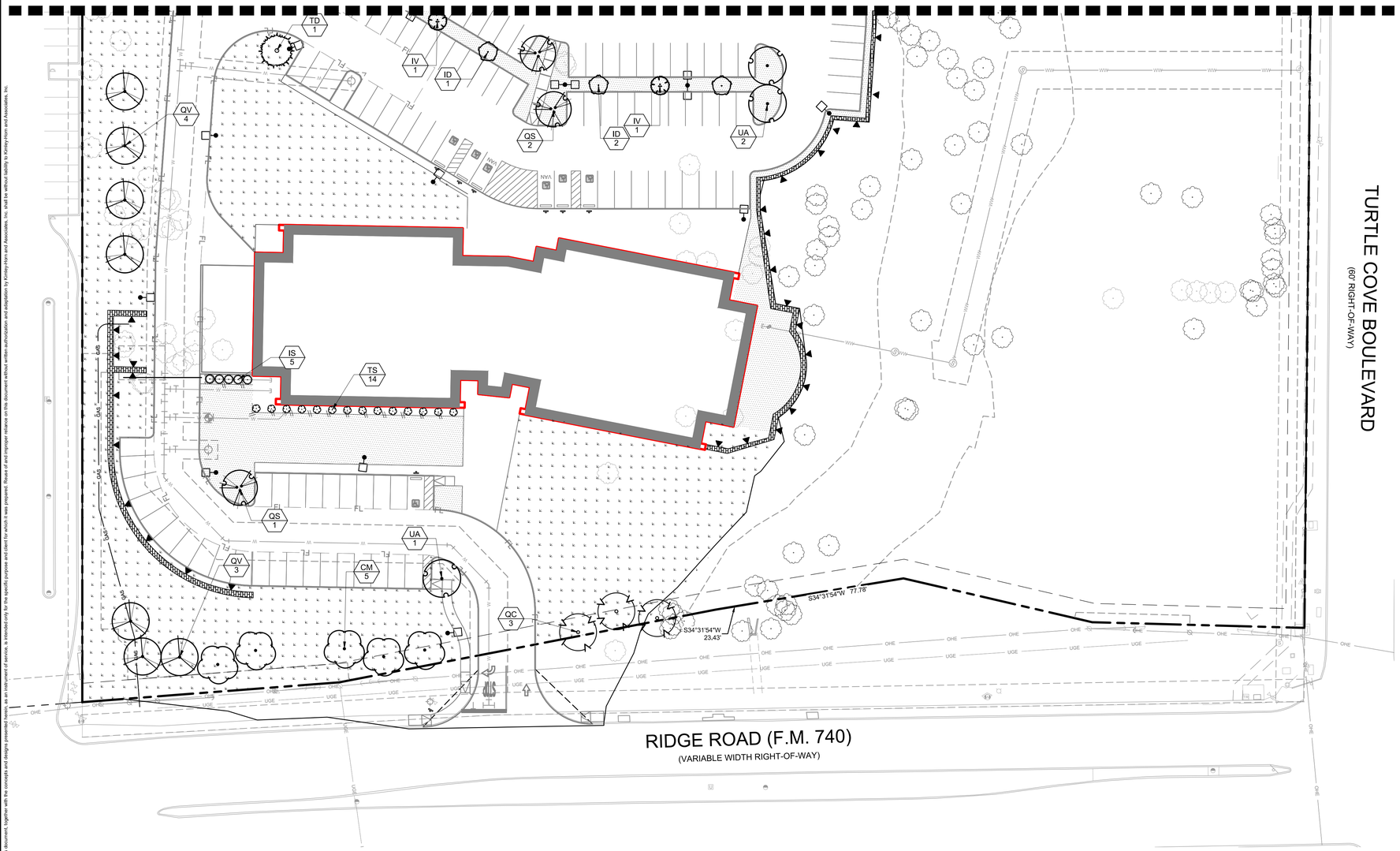
MATCHLINE SHEET LP 1.01



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	CM	ACER SACCHARUM `CADDO` / CADDO MAPLE
	QC	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	QV	QUERCUS VIRGINIANA / LIVE OAK
	CI	CARYA ILLINOINENSIS / PECAN
	ID	ILEX DECIDUA / POSSUMHAW HOLLY
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
	IV	ILEX VOMITORIA / YAUPON HOLLY

SHRUBS	CODE	BOTANICAL / COMMON NAME
	IS	ILEX X `NELLIE R. STEVENS` / NELLIE R. STEVENS HOLLY
	TS	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	CYNODON DACTYLON / BERMUDA GRASS
	WF	NATIVE MIX / WILDFLOWER SEED

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
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CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
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TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT	064539200
DATE	06/14/2019
SCALE	AS SHOWN
DESIGNED BY	PBH
DRAWN BY	BDM
CHECKED BY	BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING PLAN

SHEET NUMBER
LP 1.00

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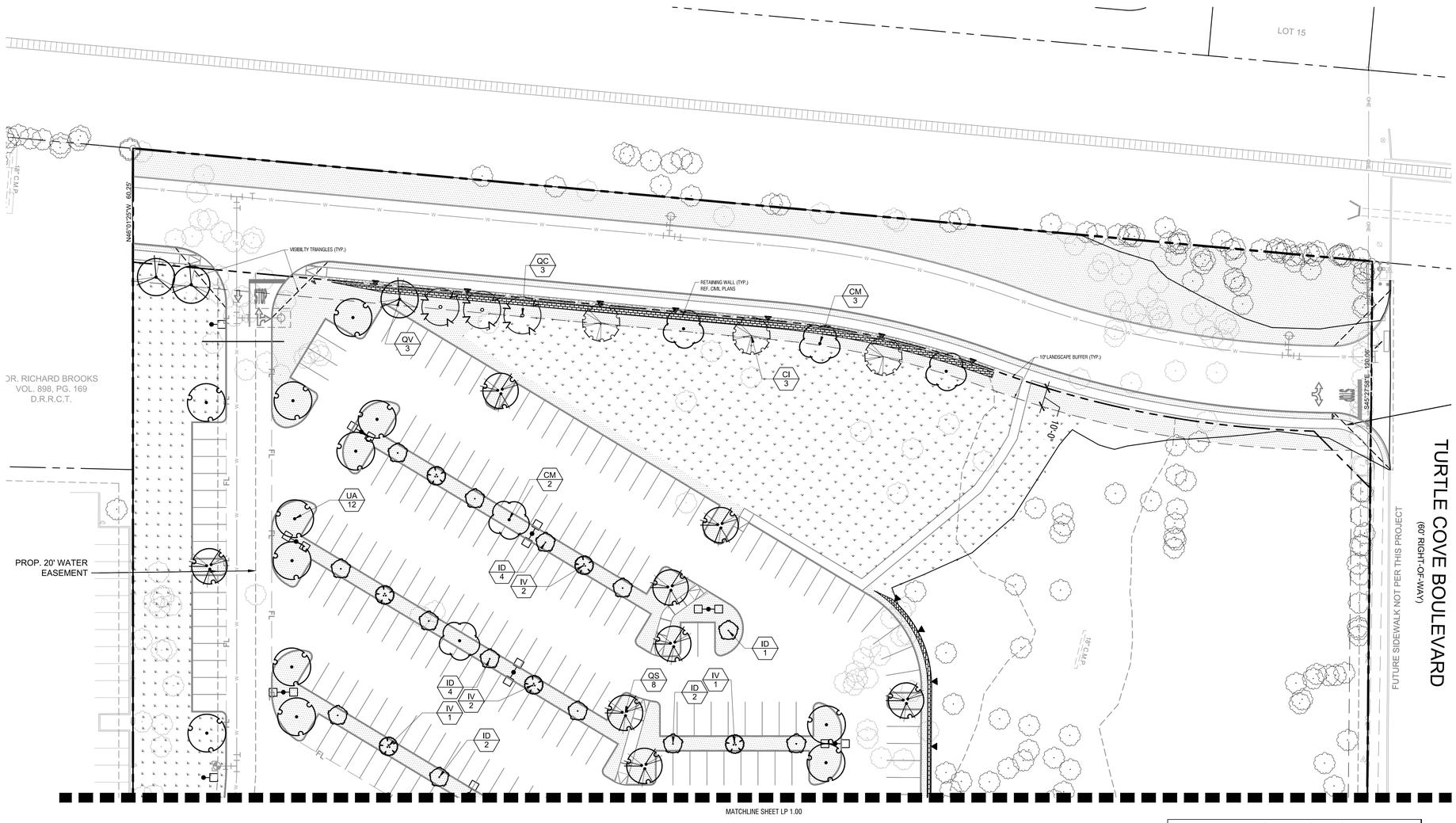
rdwg : xrefsw : xrefd : x240 : ia : dwfx : standscape : xrews : xatt : xlighting



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	UA	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM
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	CI	CARYA ILLINOINENSIS / PECAN
	ID	ILEX DECIDUA / POSSUMHAW HOLLY
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GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	CYNODON DACTYLON / BERMUDA GRASS
	WF	NATIVE MIX / WILDFLOWER SEED

City of Rockwall - Article VIII - Landscape Standards		
	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA REQUIREMENT		
Minimum square footage requirements for landscaping shall be provided and maintained in the zoning districts. 422,488 SF x 15% = 63,373 SF	15% (63,373 SF)	60.5% (255,700 SF)
LANDSCAPE BUFFER STRIP		
A minimum 10' wide landscape buffer strip must be provided along the entire length of the portion of the perimeter of any commercial or industrial lot that abuts, without an alley or drive separation, or is directly across a public street from a residential zoning district.	Yes	Yes
A street landscape buffer strip with a minimum width of 10' must be provided along the entire length of the property to the developed that is adjacent to a major arterial or collector street.	Yes	N/A
STREET LANDSCAPING		
One large tree shall be provided in the required buffer in numbers equal to one tree for each 50 feet of street frontage (excluding driveways and access-ways) Due to existing utility conflicts along Ridge Road and Turtle Cove Boulevard, various trees have been placed around the site.		
Ridge Road - 334' / 50' = 7 Trees	7 Trees	7 Trees
Collector Road - 486' / 50' = 10 Trees	10 Trees	10 Trees
SCREENING OF OFF-STREET LOADING DOCKS		
Off-street loading docks in commercial zoning classifications must be screening from: 1. All public streets 2. Any residential district that abuts or is directly across a public street or alley from the lot.	Yes	Yes
PARKING LOT LANDSCAPING		
Any parking lot with more than two rows of spaces shall have a minimum of 5% or 200 SF in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping. Total Parking Area = 106,191 sf	5% (5,310 sf)	10.6% (11,293 sf)
If parking and maneuvering space exceeds 20,000 square feet, one large canopy tree for every ten required parking spaces shall be required internal to the parking lot. (268 required parking spaces / 10 = 27 trees)	27 Trees	27 Trees
No required parking space may be located more than 80 feet from the trunk of a large canopy tree.	Yes	Yes
All trees must be internal to the parking lot.	Yes	Yes
No tree shall be planted closer than 2 1/2' to the pavement.	Yes	Yes
DETENTION BASINS		
Detention basins shall have a minimum of one tree for each 750 square feet of dry land area OR detention areas that utilize native grasses in lieu of turf shall be exempt from the requirements stipulated by section 5.12.C. Instead, 1 shrub or ornamental grass per every 1,500 sf of dry land area shall be required to be planted on site or around the detention area. (20,813 sf / 1500 sf =14 Shrubs)	14 Shrubs and Native Grasses	14 Shrubs and Native Grasses

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	23,243 SF	0.53 ACRES	(8.32%)
LANDSCAPE AND OPEN SPACE	149,796 SF	3.44 ACRES	(53.61%)
TOTAL	279,442 SF	6.42 ACRES	

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

PARKING			
REQUIRED PER PD		**PROVIDED**	
		PROPOSED	268 SPACES
1 PER 300 SQ. FT.	268 SPACES	FUTURE	010 SPACES
ACCESSIBLE SPOTS REQ.		**ACCESSIBLE SPOTS PROV.**	
TOTAL (INCLUDES 2 VAN SPOTS)	7 SPACES	TOTAL (INCLUDES 2 VAN SPOTS)	7 SPACES

NOTE: AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS AND MEET THE REQUIREMENTS OF THE UDC. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: NO TREES TO BE PLANTED WITHIN 5' OF ANY UTILITIES

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

GRAPHIC SCALE IN FEET
0 15 30 60

KE ANDREWS OFFICE

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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT 064539200
DATE 06/14/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING PLAN

SHEET NUMBER
LP 1.01

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dbee rvetsee rwolf c4240 ia rkody xlandscape xtrees xsoft xlighting

PLANT SCHEDULE

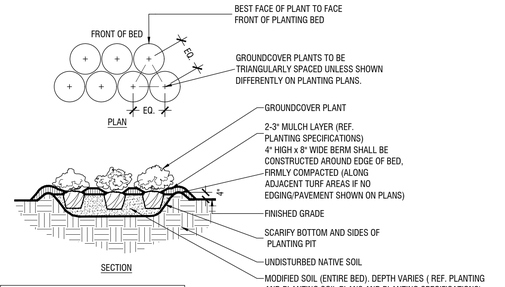
TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	REMARKS
	UA	15	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	B & B	3" CAL.	12`-14` HT.	
	TD	1	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	3" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CM	10	ACER SACCHARUM `CADDO` / CADDO MAPLE	B & B	3" CAL.	12`-14` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QC	6	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	3" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QV	10	QUERCUS VIRGINIANA / LIVE OAK	B & B	3" CAL.	14`-16` H.	FULL AND MATCHING
	CI	3	CARYA ILLINOINENSIS / PECAN	B & B	3" CAL.	14`-16` HT.	FULL AND MATCHING
	ID	16	ILEX DECIDUA / POSSUMHAW HOLLY	B & B	3 - 1" CANES MIN.	8`-10` HT.	
	QS	11	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	3" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	IV	8	ILEX VOMITORIA / YAUPON HOLLY	CONT.	3- 1.5" CANES	8`-10` HT.	MULTI-TRUNK (3-5 STEMS), FULL AND MATCHING

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	IS	5	ILEX X `NELLIE R. STEVENS` / NELLIE R. STEVENS HOLLY	CONT.	36" HT.	60" O.C.	
	TS	14	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	CONT.	30" H X 24" W	48" O.C.	FULL AND MATCHING

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	SOD	44,280 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	WF	76,646 SF	NATIVE MIX / WILDFLOWER SEED	SEED			PREPARE SOIL AND BROADCASE AT RECOMMENDED RATE

PLANTING NOTES:

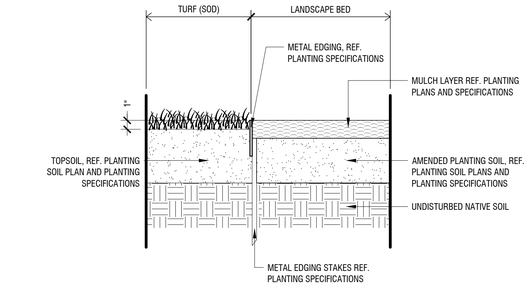
1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANTING AREAS SHALL RECEIVED SOIL AMENDMENTS AS NOTED ON THE PLANTING SOIL PLANS, DETAILS, AND SPECIFICATIONS.
13. PLANT MATERIAL SHALL BE PRUNED PER PLANTING SPECIFICATIONS UNLESS OTHERWISE NOTED ON DRAWINGS.
14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
15. ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED ON PLANTING SOILS PLANS. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
16. TREES OVERHANGING PEDESTRIAN WALKS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
17. TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
18. ALL PROPSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.



NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

TYPICAL GROUNDCOVER PLANTING — B

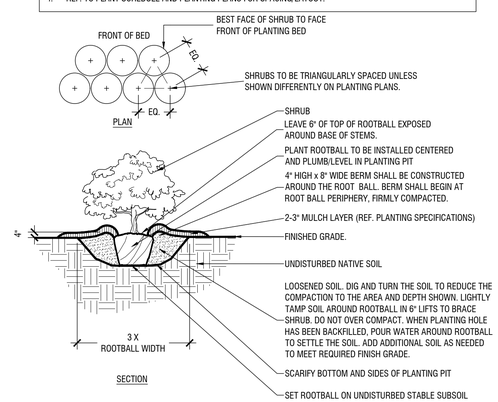
Scale: NTS



METAL EDGING (AT TURF & LANDSCAPE BED) — D

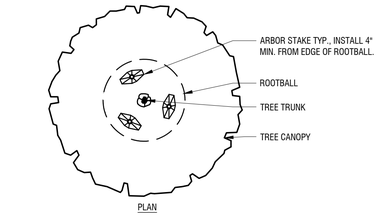
Scale: 1 1/2" = 1'-0"

NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

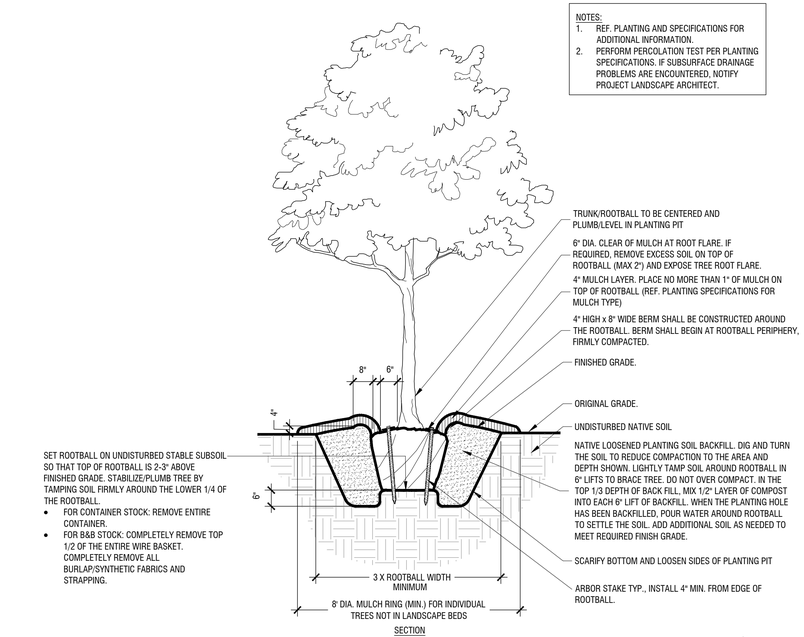


TYPICAL SHRUB PLANTING — C

Scale: NTS



NOTES:
1. REF. PLANTING AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



TYPICAL TREE PLANTING — A

Scale: NTS

No.	REVISIONS	DATE	BY

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L.A. No. 2839 Date 06/2019

KHA PROJECT	064539200
DATE	06/14/2019
SCALE	AS SHOWN
DESIGNED BY	PBH
DRAWN BY	BDM
CHECKED BY	BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

PLANTING DETAILS

SHEET NUMBER
LP 3.00

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SECTION 32 9210: LAWNS AND GRASSES

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. FURNISH ALL LABOR, MATERIAL, EQUIPMENT RELATED SERVICES AND SUPERVISION NECESSARY FOR OR INCIDENTAL TO THE INSTALLATION OF THE LAWNS AND GRASSES AS SHOWN OR INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED.

B. WORK INCLUDED:
   1. SOIL PREPARATION AND FINE GRADING.
   2. FERTILIZATION.
   3. GRASS SODDING

1.2 SUBMITTALS

A. DELIVERY RECEIPTS AND INVOICES: SUBMIT ORIGINAL DELIVERY RECEIPTS AND INVOICES FOR MATERIALS USED.

B. PRODUCT DATA: SUBMIT SAMPLE LABEL OR SPECIFICATION OF FERTILIZER.

C. CERTIFICATE: SUBMIT STATE CERTIFICATE STATING VARIETY AND PURITY OF GRASS SOD.

D. SOIL FERTILITY TEST REPORTS:
   1. SUBMIT ANALYSIS, TEST RESULTS AND CORRECTIVE RECOMMENDATIONS TO THE OWNER'S REPRESENTATIVE.
   2. ONE TEST PER MEDIAN IS REQUIRED OF EXISTING SOIL TAKEN AT DIFFERENT LOCATIONS ON THE PROJECT SITE AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

1.3 PROTECTION

A. PROTECT PAVING SURFACES, CURBS, UTILITIES, PLANT MATERIALS, AND OTHER EXISTING IMPROVEMENTS FROM DAMAGE BY HEAVY EQUIPMENT.

B. LOCATE AND STAKE IRRIGATION HEADS, VALVE RISERS AND EQUIPMENT PRIOR TO BEGINNING SOIL PREPARATION WORK.

C. DURING WORK AND MAINTENANCE PERIOD, MAINTAIN TOPSOIL IN PLACE AT ESTABLISHED GRADES. REPLACE TOPSOIL AND GRASS LOSSES DUE TO EROSION.

D. PROTECT IN PLACE WORK FROM DAMAGE BY HEAVY EQUIPMENT. PREPARE, GRADE, LEVEL, AND REPLANT DAMAGED AREAS.

1.4 SUBSTANTIAL COMPLETION & PROJECT CLOSEOUT

A. A CERTIFICATE OF SUBSTANTIAL COMPLETION WILL BE ISSUED WHEN THE WORK PERFORMED UNDER THE CONTRACT HAS BEEN REVIEWED AND FOUND, TO THE OWNER'S REPRESENTATIVE'S BEST KNOWLEDGE, INFORMATION, AND BELIEF, TO BE SUBSTANTIALLY COMPLETE. SUBSTANTIAL COMPLETION IS THE STAGE IN THE PROGRESS OF THE WORK WHEN THE WORK OR DESIGNATED PORTION THEREOF IS SUFFICIENTLY COMPLETE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS SO THE OWNER CAN OCCUPY OR UTILIZE THE WORK FOR ITS INTENDED USE. THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT OR PORTION THEREOF IS ALSO THE DATE OF COMMENCEMENT OF APPLICABLE GUARANTEES AS SPECIFIED.

B. A LIST OF ITEMS TO BE COMPLETED OR CORRECTED WILL BE ATTACHED TO THE CERTIFICATE OR SUBSTANTIAL COMPLETION. THE FAILURE TO INCLUDE ANY ITEMS ON SUCH LIST DOES NOT ALTER THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE ALL WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

C. THE CONTRACTOR WILL COMPLETE OR CORRECT THE WORK ON THE LIST OF ITEMS WITHIN A SPECIFIC NUMBER OF DAYS AS SHOWN ON THE CERTIFICATE OF SUBSTANTIAL COMPLETION.

D. UPON COMPLETION AND RE-INSPECTION OF ALL CORRECTED ITEMS LISTED, THE OWNER'S REPRESENTATIVE WILL RECOMMEND TO THE OWNER THAT THE WORK OF THIS SECTION IS READY FOR FINAL ACCEPTANCE.

1.5 QUALITY ASSURANCE

A. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. PERSONNEL: EMPLOY ONLY EXPERIENCED PERSONNEL WHO ARE FAMILIAR WITH THE REQUIRED WORK. PROVIDE SUPERVISION BY A QUALIFIED FOREMAN.

1.6 GUARANTEE

A. GUARANTEE LAWNS AND GRASSES FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE AT THE END OF THIS GUARANTEE PERIOD, ALL LAWN AND GRASS AREAS WILL HAVE ACHIEVED COVERAGE OF THE SPECIFIED GRASS AT A DENSITY OF 100% COVERAGE, FREE OF WEEDS, UNDESIRABLE GRASS SPECIES, DISEASE, AND INSECTS. REPLACE DEAD MATERIALS AND MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AND ON NOTIFICATION BY THE OWNER'S REPRESENTATIVE.

B. REPLACE LAWNS AND GRASSES WITH SAME KIND AS ORIGINALLY PLANTED, AT NO COST TO THE OWNER. PROTECT IRRIGATION SYSTEM AND OTHER PIPING, CONDUIT, OR OTHER WORK DURING REPLACEMENT. REPAIR DAMAGE IMMEDIATELY.

1.7 JOB CONDITIONS

A. DO NOT INSTALL SOD ON SATURATED OR FROZEN SOIL.

B. SOD INSTALLATION SHALL BE SUBJECT TO SUITABILITY OF THE WEATHER AND OTHER CONDITIONS AFFECTING SOD GROWTH.

1.8 PROGRESS MEETINGS

A. CONTRACTOR SHALL ATTEND ALL PROGRESS MEETINGS AS REQUESTED BY THE OWNER'S REPRESENTATIVE DURING INSTALLATION.

1.9 QUANTITY VERIFICATION

A. THE BIDDING CONTRACTOR IS RESPONSIBLE FOR THE INCLUSION OF ALL MATERIALS, LABOR AND EQUIPMENT AS OUTLINED IN THE PLANS AND SPECIFICATION. THE PLANT LIST IS PROVIDED TO THE BIDDING CONTRACTOR AS A CONVENIENCE AND THE QUANTITIES ARE APPROXIMATE. VERIFICATION OF ALL QUANTITIES IS THE SOLE RESPONSIBILITY OF THE BIDDING CONTRACTOR. ANY DISCREPANCIES MUST BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO SUBMITTAL OF BID.

PART 2 PRODUCTS

2.1 GRASS

A. GENERAL:
   1. SOD SHALL BE NURSERY GROWN ON CULTIVATED AGRICULTURAL SOILS. SOD SHALL HAVE BEEN MOWED REGULARLY AND CAREFULLY AND OTHERWISE MAINTAINED FROM PLANTING TO HARVEST.
   2. SOD SHALL BE OF SPECIES INDICATED.
   3. THICKNESS OF CUT: SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH. MAXIMUM ALLOWABLE DEVIATION FROM STANDARD WIDTHS AND LENGTHS SHALL BE PLUS OR MINUS .25 INCHES ON WIDTH AND PLUS OR MINUS 5% ON LENGTH.
   4. BROKEN STRIPS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTED.
   5. STRENGTH OF SOD STRIPS: SOD STRIPS SHALL BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE IF SUSPENDED VERTICALLY WHEN GRASPED IN THE UPPER 10% OF THE SECTION.
   6. MOISTURE CONTENT: SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY WET OR DRY) MAY ADVERSELY AFFECT ITS SURVIVAL. SOD SHALL BE STORED IN A COMPACT GROUP TO PREVENT DRYING OUT OR FREEZING.
   7. TIME LIMITATIONS: SOD SHALL BE HARVESTED, DELIVERED, AND TRANSPLANTED WITHIN A 30-HOUR PERIOD UNLESS A SUITABLE PRESERVATION METHOD IS APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO DELIVERY. SOD NOT TRANSPLANTED WITHIN THIS PERIOD SHALL BE INSPECTED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO ITS INSTALLATION.
   8. THATCH: SOD SHALL BE FREE OF THATCH.
   9. DISEASES, NEMATODES AND INSECTS: SOD SHALL BE FREE OF DISEASES, NEMATODES, AND SOIL-BORNE INSECTS.
   10. WEEDS: SOD SHALL BE FREE OF OBJECTIONABLE GRASSY AND BROADLEAF WEEDS.

B. SOD:
   1. CYNODON DACTYLON (COMMON BERMUDA GRASS)

2.2 FERTILIZER

A. GENERAL:
   1. FERTILIZER SHALL BE COMMERCIAL PRODUCT, UNIFORM IN COMPOSITION, FREE FLOWING, AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT.
   2. DELIVER FERTILIZER TO SITE IN FULLY LABELED ORIGINAL CONTAINERS.
   3. FERTILIZER WHICH HAS BEEN EXPOSED TO HIGH HUMIDITY AND MOISTURE HAS BECOME CAKED OR OTHERWISE DAMAGED, MAKING IT UNSUITABLE FOR USE, WILL NOT BE ACCEPTABLE.

B. INITIAL APPLICATION:
   1. 17% NITROGEN
   2. 17% PHOSPHORIC ACID
   3. 17% POTASH

C. SECOND APPLICATION:
   1. 21% NITROGEN
   2. 0% PHOSPHORIC ACID
   3. 0% POTASH

PART 3 EXECUTION

3.1 GENERAL

A. EXECUTE GRASS PLANTING OPERATIONS ACROSS SLOPE AND PARALLEL TO FINISHED GRADE CONTOURS.

3.2 PRE-PLANT WEED CONTROL

A. IRRIGATED AND NON-IRRIGATED GRASS AREAS:
   1. IF GRASSY OR BROADLEAF WEEDS EXIST ON SITE AT THE BEGINNING OF WORK, SPRAY WITH A NON-SELECTIVE SYSTEMIC CONTACT HERBICIDE, AS RECOMMENDED AND APPLIED BY AN APPROVED LICENSED LANDSCAPE PEST CONTROL ADVISOR AND APPLICATOR. LEAVE SPRAYED PLANTS INTACT FOR AT LEAST 15 DAYS TO ALLOW SYSTEMIC KILL.
   2. CLEAR AND REMOVE THESE EXISTING WEEDS BY MOWING OR GRUBBING OFF ALL PLANT PARTS AT LEAST 0.25 INCHES BELOW THE SURFACE OF THE SOIL OVER THE ENTIRE AREA TO BE PLANTED.

B. IRRIGATED GRASS AREAS ONLY:
   1. AFTER IRRIGATION SYSTEM IS OPERATIONAL, APPLY WATER FOR 5 TO 10 DAYS AS NEEDED TO ACHIEVE WEED GERMINATION. APPLY CONTACT HERBICIDES AND WAIT AS NEEDED BEFORE PLANTING. REPEAT AS NEEDED.
   2. MAINTAIN LAWN AND GRASS AREAS WEED FREE UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE UTILIZING MECHANICAL AND CHEMICAL TREATMENT.

3.3 SOIL PREPARATION

A. TILLAGE:
   1. TILLAGE SHALL BE ACCOMPLISHED TO LOOSEN ALL AREAS OF COMPACTED SOIL. WHEN PLACEMENT OF TOPSOIL IS SPECIFIED, TILL COMPACTED AREAS PRIOR TO PLACEMENT.
   2. TILL WITH HEAVY DUTY DISC, ROTOTILLER, OR CHISEL-TYPE BREAKING PLOW, CHISELS SET NOT MORE THAN 10 INCHES APART. TILL TO A DEPTH OF 1 TO 3 INCHES.
   3. INITIAL TILLAGE SHALL BE DONE IN CROSSING PATTERN FOR DOUBLE COVERAGE THEN FOLLOWED BY A DISC HARROW.

B. CLEANING:
   1. REMOVE DEBRIS, BUILDING MATERIALS, RUBBISH, WEEDS, AND STONES LARGER THAN 1 INCH IN DIAMETER.
   2. USE ROCK PICK OR OTHER MACHINERY TO GATHER SURFACE STONES LARGER THAN 1 INCH IN DIAMETER.

C. FINE GRADING:
   1. AFTER TILLAGE AND PLACEMENT OF TOPSOIL, LEVEL, FINE GRADE, AND DRAG WITH A WEIGHTED SPIKE HARROW OR FLOAT DRAG.
   2. ELIMINATE RUTS, DEPRESSIONS, HUMPS, AND OBJECTIONABLE SOIL CLODS.

3.4 FERTILIZING

A. THE FERTILIZER TYPES AND RATES SPECIFIED HEREIN ARE APPLICABLE UNLESS COUNTERMANDED BY THE SOIL FERTILITY TEST CORRECTIVE RECOMMENDATIONS, IN WHICH CASE THEY WILL BE APPLICABLE.

B. BERMUDA SODDING:
   1. INITIAL APPLICATION: APPLY NO MORE THAN 5 DAYS PRIOR TO COMMENCEMENT OF SODDING OPERATIONS AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET. INCORPORATE INTO SOIL WITH A CHAIN HARROW.
   2. SECOND AND THIRD APPLICATIONS: APPLY EVERY 25 DAYS AFTER SODDING AT A RATE OF 10 POUNDS PER 1,000 SQUARE FEET.
   3. IRRIGATE THE AREA WITH A MINIMUM OF .25 INCHES OF WATER TO PROPERLY INCORPORATE THE FERTILIZER INTO THE TURF.

3.5 PLANTING SOD

A. WEATHER CONDITIONS:
   1. SCHEDULE WORK FOR PERIODS OF FAVORABLE WEATHER.
   2. SOD PLACEMENT ON DAYS WHICH, IN THE JUDGMENT OF THE OWNER'S REPRESENTATIVE, ARE TOO HOT, COLD, SUNNY, DRY, OR WINDY FOR OPTIMAL INSTALLATION MAY BE PROHIBITED.

B. PLACEMENT PATTERN:
   1. THE FIRST ROW SHALL BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PARALLEL TO THE FIRST ROW AND TIGHTLY ABUTTING EACH OTHER.
   2. LATERAL JOINTS SHALL BE STAGGERED. CARE SHALL BE EXERCISED TO ENSURE THAT THE SOD IS NEITHER STRETCHED NOR OVERLAPPED. JOINTS MUST BE BUTTED TIGHTLY TO PREVENT VOIDS THAT COULD PERMIT AIR TO DRY OUT ROOT.
   3. IMMEDIATELY AFTER PLACING, SOD SHALL BE PRESSED FIRMLY INTO CONTACT WITH BED BY TAMPING OR ROLLING TO ELIMINATE AIR POCKETS. FOLLOWING TAMPING, SCREENED TOPSOIL SHALL BE USED TO FILL ALL CRACKS AND EXCESS SOIL SHALL BE WORKED INTO THE SOD WITH RAKES OR OTHER SUITABLE EQUIPMENT. SOD SHALL NOT BE SMOTHERED WITH EXCESS FILL SOIL.
   4. ON SLOPES STEEPER THAN 3 TO 1, SOD SHALL BE SECURED BY GALVANIZED PINS, WOOD PEGS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE.
   5. IMMEDIATELY AFTER SODDING OPERATIONS HAVE BEEN COMPLETED, THE ENTIRE SURFACE SHALL BE COMPACTED WITH A ROLLER OR OTHER APPROVED EQUIPMENT. THE COMPLETED AREA AFTER SODDING SHALL BE UNIFORMLY EVEN, FIRM, AND TRUE TO FINISHED GRADE LINES.

C. WATERING:
   1. INITIAL INSTALLATION: WATER MUST BE APPLIED WITHIN 2 HOURS OF EXPOSURE OF THE SOD TO SUN OR WIND. WATER NEWLY LAID SOD UNTIL SATURATION OF THE ENTIRE AREA IS APPARENT. AS A RESULT OF INITIAL IRRIGATION, STANDING WATER MAY BE PRESENT AND MODERATE TO HEAVY RUN OFF MAY OCCUR. CONTINUE TO IRRIGATE DAILY IN SHORTER DURATIONS SO THE ENTIRE AREA STAYS THOROUGHLY WET BUT WITHOUT STANDING WATER. THE LENGTH OF IRRIGATION TIME AND FREQUENCY OF APPLICATIONS WILL VARY AT DIFFERENT LOCATIONS DUE TO WEATHER CONDITIONS AND INDIVIDUAL SITE CHARACTERISTICS.
   2. AFTER 7 TO 10 DAYS: CHECK FOR NEW ROOT GROWTH BY LIFTING CORNERS OF SOD BLOCKS. IF CONSISTENT ROOT GROWTH OVER THE ENTIRE SITE IS OBSERVED, WATER APPLICATIONS CAN BE REDUCED TO ONCE EVERY OTHER DAY.
   3. AFTER 12 TO 14 DAYS: RECHECK FOR ADDITIONAL ROOTING. IF SOD BLOCKS ARE DIFFICULT TO PULL UP OR ADDITIONAL NEW ROOTS ARE PRESENT ALLOW THE AREA TO DRY TO THE EXTENT THAT MOWING CAN BE PERFORMED.

3.6 GRADING

A. MAINTAIN EXISTING ESTABLISHED GRADES, PROTECT TRUE AND EVEN DURING OPERATIONS.

3.7 EROSION CONTROL

A. DURING WORK AND MAINTENANCE PERIOD, MAINTAIN TOPSOIL IN PLACE AT ESTABLISHED GRADES. REPLACE TOPSOIL AND TURF GRASS LOSSES DUE TO EROSION.

3.8 CLEAN-UP

A. REMOVE EXCESS MATERIAL AND DEBRIS FROM SITE.

3.9 MAINTENANCE

A. UNTIL FINAL ACCEPTANCE, MAINTAIN LAWN AND GRASS AREAS BY WATERING, MOWING, WEEDING, SPRAYING, CLEANING AND REPLACING AS NECESSARY TO KEEP THE TURF AND GRASS IN A VIGOROUS, HEALTHY CONDITION.
   1. WATERING: AS NECESSARY.
   2. MOWING:
      a) MOW NEWLY PLANTED GRASS AREAS WEEKLY AFTER INITIAL GROWTH REACHES 1.5 TO 2 INCHES.
   3. WEEDING: REMOVE WEEDS AND FOREIGN GRASS OVER LAWN AND GRASS AREAS AT LEAST ONCE A WEEK. HERBICIDES MAY BE USED ONLY WHEN APPROVED BY THE OWNER'S REPRESENTATIVE.

END OF SECTION 329210

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Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT	064539200
DATE	06/14/2019
SCALE	AS SHOWN
DESIGNED BY	PBH
DRAWN BY	BDM
CHECKED BY	BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

LAWN & GRASSES SPECIFICATION

SHEET NUMBER
LP 4.02

KE ANDREWS OFFICE
LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
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LANDSCAPE ARCHITECT:
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SECTION 329300: PLANTING

PART 1 GENERAL

1.1 SUMMARY

A. THE SCOPE OF WORK INCLUDES ALL LABOR, MATERIALS, APPLIANCES, TOOLS, EQUIPMENT, FACILITIES, TRANSPORTATION AND SERVICES NECESSARY FOR, AND INCIDENTAL TO PERFORMING ALL OPERATIONS IN CONNECTION WITH FURNISHING, DELIVERY, AND INSTALLATION OF PLANT (ALSO KNOWN AS "LANDSCAPING") COMPLETE AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

B. THE SCOPE OF WORK IN THIS SECTION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. LOCATE, PURCHASE, DELIVER AND INSTALL ALL SPECIFIED PLANTS.
2. WATER ALL SPECIFIED PLANTS.
3. MULCH, FERTILIZE, STAKE, AND PRUNE ALL SPECIFIED PLANTS.
4. MAINTENANCE OF ALL SPECIFIED PLANTS UNTIL THE BEGINNING OF THE WARRANTY PERIOD.
5. PLANT WARRANTY.
6. CLEAN UP AND DISPOSAL OF ALL EXCESS AND SURPLUS MATERIAL.
7. MAINTENANCE OF ALL SPECIFIED PLANTS DURING THE WARRANTY PERIOD.

1.2 CONTRACT DOCUMENTS

A. SHALL CONSIST OF SPECIFICATIONS AND GENERAL CONDITIONS AND THE CONSTRUCTION DRAWINGS. THE INTENT OF THESE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, AND SERVICES NECESSARY FOR THE PROPER EXECUTION OF THE WORK. THE DOCUMENTS ARE TO BE CONSIDERED AS ONE. WHATEVER IS CALLED FOR BY ANY PARTS SHALL BE AS BINDING AS IF CALLED FOR IN ALL PARTS.

1.3 RELATED DOCUMENTS AND REFERENCES

A. RELATED DOCUMENTS:

1. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION I SPECIFICATIONS APPLY TO WORK OF THIS SECTION
2. RELATED SPECIFICATION SECTIONS
   a. IRRIGATION
   b. LAWN AND GRASSES

B. REFERENCES: THE FOLLOWING SPECIFICATIONS AND STANDARDS OF THE ORGANIZATIONS AND DOCUMENTS LISTED IN THIS PARAGRAPH FORM A PART OF THE SPECIFICATION TO THE EXTENT REQUIRED BY THE REFERENCES THERETO. IN THE EVENT THAT THE REQUIREMENTS OF THE FOLLOWING REFERENCED STANDARDS AND SPECIFICATION CONFLICT WITH THIS SPECIFICATION SECTION THE REQUIREMENTS OF THIS SPECIFICATION SHALL PREVAIL. IN THE EVENT THAT THE REQUIREMENTS OF ANY OF THE FOLLOWING REFERENCED STANDARDS AND SPECIFICATIONS CONFLICT WITH EACH OTHER THE MORE STRINGENT REQUIREMENT SHALL PREVAIL OR AS DETERMINED BY THE OWNERS REPRESENTATIVE.

1. ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK, MOST CURRENT EDITION.
2. ANSI A 300 - STANDARD PRACTICES FOR TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE, MOST CURRENT EDITION AND ALL PARTS.
3. INTERPRETATION OF PLANT NAMES AND DESCRIPTIONS SHALL REFERENCE THE FOLLOWING DOCUMENTS. WHERE THE NAMES OR PLANT DESCRIPTIONS DISAGREE BETWEEN THE SEVERAL DOCUMENTS, THE MOST CURRENT DOCUMENT SHALL PREVAIL.
   a. USDA - THE GERMPLASM RESOURCES INFORMATION NETWORK (WWW.ARS-GRIN.GOV/NPGS.HTML)
   b. MANUAL OF WOODY LANDSCAPE PLANTS; MICHAEL DIRR; STIPES PUBLISHING, CHAMPAIGN, ILLINOIS; MOST CURRENT EDITION.
   c. THE NEW SUNSET WESTERN GARDEN BOOK, OXMOOR HOUSE, MOST CURRENT EDITION.
4. PRUNING PRACTICES SHALL CONFORM TO RECOMMENDATIONS "STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY" MOST CURRENT EDITION; PUBLISHED BY URBAN TREE FOUNDATION, VISALIA, CALIFORNIA.
5. GLOSSARY OF ARBORICULTURAL TERMS, INTERNATIONAL SOCIETY OF ARBORICULTURE, CHAMPAIGN IL, MOST CURRENT EDITION.

1.4 VERIFICATION

A. ALL SCALED DIMENSIONS ON THE DRAWINGS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES, AND SHALL IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE INFORMATION ON THE DRAWINGS AND THE ACTUAL CONDITIONS, REFRAINING FROM DOING ANY WORK IN SAID AREAS UNTIL GIVEN APPROVAL TO DO SO BY THE OWNER'S REPRESENTATIVE.

B. IN THE CASE OF A DISCREPANCY IN THE PLANT QUANTITIES BETWEEN THE PLAN DRAWINGS AND THE PLANT CALL OUTS, LIST OR PLANT SCHEDULE, THE NUMBER OF PLANTS OR SQUARE FOOTAGE OF THE PLANTING BED ACTUALLY DRAWN ON THE PLAN DRAWINGS SHALL BE DEEMED CORRECT AND PREVAIL.

1.5 PERMITS AND REGULATIONS

A. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS RELATED TO THIS SECTION OF THE WORK UNLESS PREVIOUSLY EXCLUDED UNDER PROVISION OF THE CONTRACT OR GENERAL CONDITIONS. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS AND ORDINANCES BEARING ON THE OPERATION OR CONDUCT OF THE WORK AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT A CONFLICT EXISTS BETWEEN PERMIT REQUIREMENTS AND THE WORK OUTLINED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING INCLUDING A DESCRIPTION OF ANY NECESSARY CHANGES AND CHANGES TO THE CONTRACT PRICE RESULTING FROM CHANGES IN THE WORK.

B. WHEREVER REFERENCES ARE MADE TO STANDARDS OR CODES IN ACCORDANCE WITH WHICH WORK IS TO BE PERFORMED OR TESTED, THE EDITION OR REVISION OF THE STANDARDS AND CODES CURRENT ON THE EFFECTIVE DATE OF THIS CONTRACT SHALL APPLY, UNLESS OTHERWISE EXPRESSLY SET FORTH.

C. IN CASE OF CONFLICT AMONG ANY REFERENCED STANDARDS OR CODES OR BETWEEN ANY REFERENCED STANDARDS AND CODES AND THE SPECIFICATIONS, THE MORE RESTRICTIVE STANDARD SHALL APPLY OR OWNER'S REPRESENTATIVE SHALL DETERMINE WHICH SHALL GOVERN.

1.6 PROTECTION OF WORK, PROPERTY AND PERSON

A. THE CONTRACTOR SHALL ADEQUATELY PROTECT THE WORK, ADJACENT PROPERTY, AND THE PUBLIC, AND SHALL BE RESPONSIBLE FOR ANY DAMAGES OR INJURY DUE TO HIS/HER ACTIONS.

1.7 CHANGES IN THE WORK

A. THE OWNER'S REPRESENTATIVE MAY ORDER CHANGES IN THE WORK, AND THE CONTRACT SUM SHOULD BE ADJUSTED ACCORDINGLY. ALL SUCH ORDERS AND ADJUSTMENTS PLUS CLAIMS BY THE CONTRACTOR FOR EXTRA COMPENSATION MUST BE MADE AND APPROVED IN WRITING BEFORE EXECUTING THE WORK INVOLVED.

B. ALL CHANGES IN THE WORK, NOTIFICATIONS AND CONTRACTOR'S REQUEST FOR INFORMATION (RFI) SHALL CONFORM TO THE CONTRACT GENERAL CONDITION REQUIREMENTS.

1.8 CORRECTION OF WORK

A. THE CONTRACTOR, AT THEIR OWN COST, SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE REQUIREMENTS OF THE CONTRACT AND SHALL REMEDY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP UPON WRITTEN NOTICE FROM THE OWNER'S REPRESENTATIVE, AT THE SOONEST AS POSSIBLE TIME THAT CAN BE COORDINATED WITH OTHER WORK AND SEASONAL WEATHER DEMANDS.

1.9 DEFINITIONS

ALL TERMS IN THIS SPECIFICATION SHALL BE AS DEFINED IN THE "GLOSSARY OF ARBORICULTURAL TERMS" OR AS MODIFIED BELOW.

A. BOXED TREES: A CONTAINER ROOT BALL PACKAGE MADE OF WOOD IN THE SHAPE OF A FOUR-SIDED BOX.

B. CONTAINER PLANT: PLANTS THAT ARE GROWN IN AND/OR ARE CURRENTLY IN A CONTAINER INCLUDING BOXED TREES.

C. DEFECTIVE PLANT: ANY PLANT THAT FAILS TO MEET THE PLANT QUALITY REQUIREMENT OF THIS SPECIFICATION.

D. END OF WARRANTY FINAL ACCEPTANCE: THE DATE WHEN THE OWNER'S REPRESENTATIVE ACCEPTS THAT THE PLANTS AND WORK IN THIS SECTION MEET ALL THE REQUIREMENTS OF THE WARRANTY. IT IS INTENDED THAT THE MATERIALS AND WORKMANSHIP WARRANTY FOR PLANTING, PLANTING SOIL, AND IRRIGATION WORK RUN CONCURRENT WITH EACH OTHER.

E. FIELD GROWN TREES (B&B): TREES GROWING IN FIELD SOIL FOR AT LEAST 12 MONTHS PRIOR TO HARVEST.

F. HEALTHY: PLANTS THAT ARE GROWING IN A CONDITION THAT EXPRESSES LEAF SIZE, CROWN DENSITY, COLOR; AND WITH ANNUAL GROWTH RATES TYPICAL OF THE SPECIES AND CULTIVAR'S HORTICULTURAL DESCRIPTION, ADJUSTED FOR THE PLANTING SITE SOIL, DRAINAGE AND WEATHER CONDITIONS.

G. KINKED ROOT: A ROOT WITHIN THE ROOT PACKAGE THAT BENDS MORE THAN 90 DEGREES.

H. MAINTENANCE: ACTIONS THAT PRESERVE THE HEALTH OF PLANTS AFTER INSTALLATION AND AS DEFINED IN THIS SPECIFICATION.

I. MAINTENANCE PERIOD: THE TIME PERIOD, AS DEFINED IN THIS SPECIFICATION, WHICH THE CONTRACTOR IS TO PROVIDE MAINTENANCE.

J. NORMAL: THE PREVAILING PROTOCOL OF INDUSTRY STANDARD(S).

K. OWNER'S REPRESENTATIVE: THE PERSON APPOINTED BY THE OWNER TO REPRESENT THEIR INTEREST IN THE REVIEW AND APPROVAL OF THE WORK AND TO SERVE AS THE CONTRACTING AUTHORITY WITH THE CONTRACTOR. THE OWNER'S REPRESENTATIVE MAY APPOINT OTHER PERSONS TO REVIEW AND APPROVE ANY ASPECTS OF THE WORK.

L. REASONABLE AND REASONABLY: WHEN USED IN THIS SPECIFICATION RELATIVE TO PLANT QUALITY, IT IS INTENDED TO MEAN THAT THE CONDITIONS CITED WILL NOT AFFECT THE ESTABLISHMENT OR LONG TERM STABILITY, HEALTH OR GROWTH OF THE PLANT. THIS SPECIFICATION RECOGNIZES THAT IT IS NOT POSSIBLE TO PRODUCE PLANTS FREE OF ALL DEFECTS, BUT THAT SOME ACCEPTED INDUSTRY PROTOCOLS AND STANDARDS RESULT IN PLANTS UNACCEPTABLE TO THIS PROJECT.

WHEN REASONABLE OR REASONABLY IS USED IN RELATION TO OTHER ISSUES SUCH AS WEEDS, DISEASED, INSECTS, IT SHALL MEAN AT LEVELS LOW ENOUGH THAT NO TREATMENT WOULD BE REQUIRED WHEN APPLYING RECOGNIZED INTEGRATED PLANT MANAGEMENT PRACTICES.

THIS SPECIFICATION RECOGNIZES THAT SOME DECISIONS CANNOT BE TOTALLY BASED ON MEASURED FINDINGS AND THAT PROFESSIONAL JUDGMENT IS REQUIRED. IN CASES OF DIFFERING OPINION, THE OWNER'S REPRESENTATIVE'S EXPERT SHALL DETERMINE WHEN CONDITIONS ARE JUDGED AS REASONABLE.

M. ROOT BALL: THE MASS OF ROOTS INCLUDING ANY SOIL OR SUBSTRATE THAT IS SHIPPED WITH THE TREE WITHIN THE ROOT BALL PACKAGE.

N. ROOT BALL PACKAGE. THE MATERIAL THAT SURROUNDS THE ROOT BALL DURING SHIPPING. THE ROOT PACKAGE MAY INCLUDE THE MATERIAL IN WHICH THE PLANT WAS GROWN, OR NEW PACKAGING PLACED AROUND THE ROOT BALL FOR SHIPPING.

O. ROOT COLLAR (ROOT CROWN, ROOT FLARE, TRUNK FLARE, FLARE): THE REGION AT THE BASE OF THE TRUNK WHERE THE MAJORITY OF THE STRUCTURAL ROOTS JOIN THE PLANT STEM, USUALLY AT OR NEAR GROUND LEVEL.

P. SHRUB: WOODY PLANTS WITH MATURE HEIGHT APPROXIMATELY LESS THAN 15 FEET.

Q. SPADE HARVESTED AND TRANSPLANTED: FIELD GROWN TREES THAT ARE MECHANICALLY HARVESTED AND IMMEDIATELY TRANSPLANTED TO THE FINAL GROWING SITE WITHOUT BEING REMOVED FROM THE DIGGING MACHINE.

R. STEM: THE TRUNK OF THE TREE.

S. SUBSTANTIAL COMPLETION ACCEPTANCE: THE DATE AT THE END OF THE PLANTING, PLANTING SOIL, AND IRRIGATION INSTALLATION WHERE THE OWNER'S REPRESENTATIVE ACCEPTS THAT ALL WORK IN THESE SECTIONS IS COMPLETE AND THE WARRANTY PERIOD HAS BEGUN. THIS DATE MAY BE DIFFERENT THAN THE DATE OF SUBSTANTIAL COMPLETION FOR THE OTHER SECTIONS OF THE PROJECT.

T. STEM GIRDLING ROOT: ANY ROOT MORE THAN ¼ INCH DIAMETER CURRENTLY TOUCHING THE TRUNK, OR WITH THE POTENTIAL TO TOUCH THE TRUNK, ABOVE THE ROOT COLLAR APPROXIMATELY TANGENT TO THE TRUNK CIRCUMFERENCE OR CIRCLING THE TRUNK. ROOTS SHALL BE CONSIDERED AS STEM GIRDLING THAT HAVE, OR ARE LIKELY TO HAVE IN THE FUTURE, ROOT TO TRUNK BARK CONTACT.

U. STRUCTURAL ROOT: ONE OF THE LARGEST ROOTS EMERGING FROM THE ROOT COLLAR.

V. TREE: SINGLE AND MULTI-STEMMED PLANTS WITH MATURE HEIGHT APPROXIMATELY GREATER THAN 15 FEET.

1.10 SUBMITTALS

A. SEE CONTRACT GENERAL CONDITIONS FOR POLICY AND PROCEDURE RELATED TO SUBMITTALS.

B. SUBMIT ALL PRODUCT SUBMITTALS 4 WEEKS PRIOR TO INSTALLATION OF PLANTINGS.

C. PRODUCT DATA: SUBMIT MANUFACTURER PRODUCT DATA AND LITERATURE DESCRIBING ALL PRODUCTS REQUIRED BY THIS SECTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. PROVIDE SUBMITTAL FOUR WEEKS BEFORE THE INSTALLATION OF PLANTS.

D. SAMPLES: SUBMIT SAMPLES OF EACH PRODUCT AND MATERIAL WHERE REQUIRED BY THE SPECIFICATION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. LABEL SAMPLES TO INDICATE PRODUCT, CHARACTERISTICS, AND LOCATIONS IN THE WORK. SAMPLES WILL BE REVIEWED FOR APPEARANCE ONLY. COMPLIANCE WITH ALL OTHER REQUIREMENTS IS THE EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.

E. CLOSE OUT SUBMITTALS: SUBMIT TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.

1. PLANT MAINTENANCE DATA AND REQUIREMENTS.

F. WARRANTY PERIOD SITE VISIT RECORD: IF THERE IS NO MAINTENANCE DURING THE WARRANTY PERIOD, AFTER EACH SITE VISIT DURING THE WARRANTY PERIOD, BY THE CONTRACTOR, AS REQUIRED BY THIS SPECIFICATION, SUBMIT A WRITTEN RECORD OF THE VISIT, INCLUDING ANY PROBLEMS, POTENTIAL PROBLEMS, AND ANY RECOMMENDED CORRECTIVE ACTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.

1.11 OBSERVATION OF THE WORK

A. THE OWNER'S REPRESENTATIVE MAY OBSERVE THE WORK AT ANY TIME. THEY MAY REMOVE SAMPLES OF MATERIALS FOR CONFORMITY TO SPECIFICATIONS. REJECTED MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED AT THE CONTRACTOR'S EXPENSE. THE COST OF TESTING MATERIALS NOT MEETING SPECIFICATIONS SHALL BE PAID BY THE CONTRACTOR.

B. THE OWNER'S REPRESENTATIVE SHALL BE INFORMED OF THE PROGRESS OF THE WORK SO THE WORK MAY BE OBSERVED AT THE FOLLOWING KEY TIMES IN THE CONSTRUCTION PROCESS. THE OWNER'S REPRESENTATIVE SHALL BE AFFORDED SUFFICIENT TIME TO SCHEDULE VISIT TO THE SITE. FAILURE OF THE OWNER'S REPRESENTATIVE TO MAKE FIELD OBSERVATIONS SHALL NOT RELIEVE THE CONTRACTOR FROM MEETING ALL THE REQUIREMENTS OF THIS SPECIFICATION.

1. SITE CONDITIONS PRIOR TO THE START OF PLANTING: REVIEW THE SOIL AND DRAINAGE CONDITIONS.
2. COMPLETION OF THE PLANT LAYOUT STAKING: REVIEW OF THE PLANT LAYOUT.
3. PLANT QUALITY: REVIEW OF PLANT QUALITY AT THE TIME OF DELIVERY AND PRIOR TO INSTALLATION. REVIEW TREE QUALITY PRIOR TO UNLOADING WHERE POSSIBLE, BUT IN ALL CASES PRIOR TO PLANTING.
4. COMPLETION OF THE PLANTING: REVIEW THE COMPLETED PLANTING.

1.12 PRE-CONSTRUCTION CONFERENCE

A. SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVE AT LEAST SEVEN (7) DAYS BEFORE BEGINNING WORK TO REVIEW ANY QUESTIONS THE CONTRACTOR MAY HAVE REGARDING THE WORK, ADMINISTRATIVE PROCEDURES DURING CONSTRUCTION AND PROJECT WORK SCHEDULE.

1.13 QUALITY ASSURANCE

A. SUBSTANTIAL COMPLETION ACCEPTANCE - ACCEPTANCE OF THE WORK PRIOR TO THE START OF THE WARRANTY PERIOD:

1. ONCE THE CONTRACTOR COMPLETES THE INSTALLATION OF ALL ITEMS IN THIS SECTION, THE OWNER'S REPRESENTATIVE WILL OBSERVE ALL WORK FOR SUBSTANTIAL COMPLETION ACCEPTANCE UPON WRITTEN REQUEST OF THE CONTRACTOR. THE REQUEST SHALL BE RECEIVED AT LEAST TEN CALENDAR DAYS BEFORE THE ANTICIPATED DATE OF THE OBSERVATION.
2. SUBSTANTIAL COMPLETION ACCEPTANCE BY THE OWNER'S REPRESENTATIVE SHALL BE FOR GENERAL CONFORMANCE TO SPECIFIED SIZE, CHARACTER AND QUALITY AND NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR FULL CONFORMANCE TO THE CONTRACT DOCUMENTS, INCLUDING CORRECT SPECIES.
3. ANY PLANTS THAT ARE DEEMED DEFECTIVE AS DEFINED UNDER THE PROVISIONS BELOW SHALL NOT BE ACCEPTED.

B. THE OWNER'S REPRESENTATIVE WILL PROVIDE THE CONTRACTOR WITH WRITTEN ACKNOWLEDGMENT OF THE DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE AND THE BEGINNING OF THE WARRANTY PERIOD AND PLANT MAINTENANCE PERIOD (IF PLANT MAINTENANCE IS INCLUDED).

C. CONTRACTOR'S QUALITY ASSURANCE RESPONSIBILITIES: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL OF THE WORK.

D. INSTALLER QUALIFICATIONS: THE INSTALLER SHALL BE A FIRM HAVING AT LEAST 5 YEARS OF SUCCESSFUL EXPERIENCE OF A SCOPE SIMILAR TO THAT REQUIRED FOR THE WORK, INCLUDING THE HANDLING AND PLANTING OF LARGE SPECIMEN TREES IN URBAN AREAS. THE SAME FIRM SHALL INSTALL PLANTING SOIL (WHERE APPLICABLE) AND PLANT MATERIAL.

1. INSTALLER FIELD SUPERVISION: WHEN ANY PLANTING WORK IS IN PROGRESS, INSTALLER SHALL MAINTAIN, ON SITE, A FULL-TIME SUPERVISOR WHO CAN COMMUNICATE IN ENGLISH WITH THE OWNER'S REPRESENTATIVE.
2. INSTALLER'S FIELD SUPERVISOR SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE AS A FIELD SUPERVISOR INSTALLING PLANTS AND TREES OF THE QUALITY AND SCALE OF THE PROPOSED PROJECT, AND WHO CAN COMMUNICATE IN ENGLISH WITH THE OWNER'S REPRESENTATIVE.
3. THE INSTALLER'S CREW SHALL HAVE A MINIMUM OF 3 YEARS EXPERIENCED IN THE INSTALLATION OF PLANTING SOIL, PLANTINGS, AND IRRIGATION (WHERE APPLICABLE) AND INTERPRETATION OF SOIL PLANS, PLANTING PLANS AND IRRIGATION PLANS.
4. SUBMIT REFERENCES OF PAST PROJECTS, EMPLOYEE TRAINING CERTIFICATIONS THAT SUPPORT THAT THE CONTRACTORS MEETS ALL OF THE ABOVE INSTALLER QUALIFICATIONS AND APPLICABLE LICENSURES.

1.14 PLANT WARRANTY

A. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS. THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THESE SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE.

B. PLANTS WARRANTY SHALL BEGIN ON THE DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE AND CONTINUE FOR THE FOLLOWING PERIODS, CLASSED BY PLANT TYPE:

1. TREES - 1 YEAR.
2. SHRUBS - 1 YEAR.
3. GROUND COVER AND PERENNIAL FLOWER PLANTS - 1 YEAR.
4. BULBS, ANNUAL FLOWER AND SEASONAL COLOR PLANTS - FOR THE PERIOD OF EXPECTED BLOOM OR PRIMARY DISPLAY.

C. WHEN THE WORK IS ACCEPTED IN PARTS, THE WARRANTY PERIODS SHALL EXTEND FROM EACH OF THE PARTIAL SUBSTANTIAL COMPLETION ACCEPTANCES TO THE TERMINAL DATE OF THE LAST WARRANTY PERIOD. THUS, ALL WARRANTY PERIODS FOR EACH CLASS OF PLANT WARRANTY, SHALL TERMINATE AT ONE TIME.

D. ALL PLANTS SHALL BE WARRANTIED TO MEET ALL THE REQUIREMENTS FOR PLANT QUALITY AT INSTALLATION IN THIS SPECIFICATION. DEFECTIVE PLANTS SHALL BE DEFINED AS PLANTS NOT MEETING THESE REQUIREMENTS. THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION THAT PLANTS ARE DEFECTIVE.

E. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD.

F. ANY WORK REQUIRED BY THIS SPECIFICATION OR THE OWNER'S REPRESENTATIVE DURING THE PROGRESS OF THE WORK, TO CORRECT PLANT DEFECTS INCLUDING THE REMOVAL OF ROOTS OR BRANCHES, TO OBSERVE FOR OR CORRECT ROOT DEFECTS SHALL NOT BE CONSIDERED AS GROUNDS TO VOID ANY CONDITIONS OF THE WARRANTY. IN THE EVENT THAT THE CONTRACTOR DECIDES THAT SUCH REMEDIATION WORK MAY COMPROMISE THE FUTURE HEALTH OF THE PLANT, THE PLANT OR PLANTS IN QUESTION SHALL BE REJECTED AND REPLACED WITH PLANTS THAT DO NOT CONTAIN DEFECTS THAT REQUIRE REMEDIATION OR CORRECTION.

G. THE CONTRACTOR IS EXEMPT FROM REPLACING PLANTS, AFTER SUBSTANTIAL COMPLETION ACCEPTANCE AND DURING THE WARRANTY PERIOD, THAT ARE REMOVED BY OTHERS, LOST OR DAMAGED DUE TO OCCUPANCY OF PROJECT, LOST OR DAMAGED BY A THIRD PARTY, VANDALISM, OR ANY NATURAL DISASTER.

H. REPLACEMENTS SHALL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES. REPLACEMENTS SHALL BE SUBJECT TO ALL REQUIREMENTS STATED IN THIS SPECIFICATION. MAKE ALL NECESSARY REPAIRS DUE TO PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

I. THE WARRANTY OF ALL REPLACEMENT PLANTS SHALL EXTEND FOR AN ADDITIONAL ONE-YEAR PERIOD FROM THE DATE OF THEIR ACCEPTANCE AFTER REPLACEMENT. IN THE EVENT THAT A REPLACEMENT PLANT IS NOT ACCEPTABLE DURING OR AT THE END OF THE SAID EXTENDED WARRANTY PERIOD, THE OWNER'S REPRESENTATIVE MAY ELECT ONE MORE REPLACEMENT ITEMS OR CREDIT FOR EACH ITEM. THESE TERTIARY REPLACEMENT ITEMS ARE NOT PROTECTED UNDER A WARRANTY PERIOD.

J. DURING AND BY THE END OF THE WARRANTY PERIOD, REMOVE ALL ABOVE GROUND TREE ASSESSMENTS PRESENT (IE.: TREE WRAP, TIES, AND GUYING) UNLESS AGREED TO BY THE OWNER'S REPRESENTATIVE TO REMAIN IN PLACE. ALL TREES THAT DO NOT HAVE SUFFICIENT CALIPER TO REMAIN UPRIGHT, OR THOSE REQUIRING ADDITIONAL ANCHORAGE IN WINDY LOCATIONS, SHALL BE STAKED OR REMAIN STAKED, IF REQUIRED BY THE OWNER'S REPRESENTATIVE.

K. END OF WARRANTY FINAL ACCEPTANCE - ACCEPTANCE OF PLANTS AT THE END OF THE WARRANTY PERIOD.

1. AT THE END OF THE WARRANTY PERIOD, THE OWNER'S REPRESENTATIVE SHALL OBSERVE ALL WARRANTED WORK, UPON WRITTEN REQUEST OF THE CONTRACTOR. THE REQUEST SHALL BE RECEIVED AT LEAST TEN CALENDAR DAYS BEFORE THE ANTICIPATED DATE FOR FINAL OBSERVATION.
2. END OF WARRANTY FINAL ACCEPTANCE WILL BE GIVEN ONLY WHEN ALL THE REQUIREMENTS OF THE WORK UNDER THIS SPECIFICATION AND IN SPECIFICATION SECTION IRRIGATION HAVE BEEN MET.

1.15 SELECTION AND OBSERVATION OF PLANTS

A. THE OWNER'S REPRESENTATIVE MAY REVIEW ALL PLANTS SUBJECT TO APPROVAL OF SIZE, HEALTH, QUALITY, CHARACTER, ETC. REVIEW OR APPROVAL OF ANY PLANT DURING THE PROCESS OF SELECTION, DELIVERY, INSTALLATION AND ESTABLISHMENT PERIOD SHALL NOT PREVENT THAT PLANT FROM LATER REJECTION IN THE EVENT THAT THE PLANT QUALITY CHANGES OR PREVIOUSLY EXISTING DEFECTS BECOME APPARENT THAT WERE NOT OBSERVED.

B. PLANT SELECTION: THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO SELECT AND OBSERVE ALL PLANTS AT THE NURSERY PRIOR TO DELIVERY AND TO REJECT PLANTS THAT DO NOT MEET SPECIFICATIONS AS SET FORTH IN THIS SPECIFICATION. IF A PARTICULAR DEFECT OR SUBSTANDARD ELEMENT CAN BE CORRECTED AT THE NURSERY, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, THE AGREED UPON REMEDY MAY BE APPLIED BY THE NURSERY OR THE CONTRACTOR PROVIDED THAT THE CORRECTION ALLOWS THE PLANT TO MEET THE REQUIREMENTS SET FORTH IN THIS SPECIFICATION. ANY WORK TO CORRECT PLANT DEFECTS SHALL BE AT THE CONTRACTOR'S EXPENSE.

1. THE OWNER'S REPRESENTATIVE MAY MAKE INVASIVE OBSERVATION OF THE TREE'S ROOT SYSTEM IN THE AREA OF THE ROOT COLLAR AND THE TOP OF THE ROOT BALL IN GENERAL IN ORDER TO DETERMINE THAT THE TREE MEETS THE QUALITY REQUIREMENTS FOR DEPTH OF THE ROOT COLLAR AND PRESENCE OF ROOTS ABOVE THE ROOT COLLAR. SUCH OBSERVATIONS WILL NOT HARM THE PLANT.
2. CORRECTIONS ARE TO BE UNDERTAKEN AT THE NURSERY PRIOR TO SHIPPING.

C. THE CONTRACTOR SHALL BEAR ALL COST RELATED TO PLANT CORRECTIONS.

D. ALL PLANTS THAT ARE REJECTED SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND ACCEPTABLE REPLACEMENT PLANTS PROVIDED AT NO COST TO THE OWNER.

E. SUBMIT TO THE OWNER'S REPRESENTATIVE, FOR APPROVAL, PLANT SOURCES INCLUDING THE NAMES AND LOCATIONS OF NURSERIES PROPOSED AS SOURCES OF ACCEPTABLE PLANTS, AND A LIST OF THE PLANTS THEY WILL PROVIDE. THE PLANT LIST SHALL INCLUDE THE BOTANICAL AND COMMON NAME AND THE SIZE AT THE TIME OF SELECTION. OBSERVE ALL NURSERY MATERIALS TO DETERMINE THAT THE MATERIALS MEET THE REQUIREMENTS OF THIS SECTION.

F. TREES SHALL BE PURCHASED FROM THE GROWING NURSERY. RE-WHOLESALE PLANT SUPPLIERS SHALL NOT BE USED AS SOURCES UNLESS THE CONTRACTOR CAN CERTIFY THAT THE REQUIRED TREES ARE NOT DIRECTLY AVAILABLE FROM A GROWING NURSERY. WHEN RE-WHOLESALE SUPPLIERS ARE UTILIZED, THE CONTRACTOR SHALL SUBMIT THE NAME AND LOCATION OF THE GROWING NURSERY FROM WHERE THE TREES WERE OBTAINED BY THE RE-WHOLESALE SELLER. THE RE-WHOLESALE NURSERY SHALL BE RESPONSIBLE FOR ANY REQUIRED PLANT QUALITY CERTIFICATIONS.

G. THE CONTRACTOR SHALL REQUIRE THE GROWER OR RE-WHOLESALE SUPPLIER TO PERMIT THE OWNER'S REPRESENTATIVE TO OBSERVE THE ROOT SYSTEM OF ALL PLANTS AT THE NURSERY ON JOB SITE PRIOR TO PLANTING INCLUDING RANDOM REMOVAL OF SOIL OR SUBSTRATE AROUND THE BASE OF THE PLANT. OBSERVATION MAY BE AS FREQUENT AND AS EXTENSIVE AS NEEDED TO VERIFY THAT THE PLANTS MEET THE REQUIREMENTS OF THE SPECIFICATIONS AND CONFORM TO REQUIREMENTS.

H. EACH TREE SHALL HAVE A NUMBERED SEAL APPLIED BY THE CONTRACTOR. THE SEAL SHALL BE PLACED ON A LATERAL BRANCH ON THE NORTH SIDE OF THE TREE. THE SEAL SHALL BE A TAMPER PROOF PLASTIC SEAL BEARING THE CONTRACTORS NAME AND A UNIQUE SEVEN-DIGIT NUMBER EMBOSSED ON THE SEAL.

1. DO NOT PLACE SEALS ON BRANCHES THAT ARE SO LARGE THAT THERE IS NOT SUFFICIENT ROOM FOR THE BRANCH GROWTH OVER THE PERIOD OF THE WARRANTY.

I. THE OWNER'S REPRESENTATIVE MAY CHOOSE TO ATTACH THEIR SEAL TO EACH PLANT, OR A REPRESENTATIVE SAMPLE. VIEWING AND/OR SEALING OF PLANTS BY THE OWNER'S REPRESENTATIVE AT THE NURSERY DOES NOT PRECLUDE THE OWNER'S REPRESENTATIVE'S RIGHT TO REJECT MATERIAL WHILE ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ANY UP CHARGE FOR THE OWNER'S REPRESENTATIVE TO ATTACH THEIR SEAL TO SPECIFIC PLANTS.

J. WHERE REQUESTED BY THE OWNER'S REPRESENTATIVE, SUBMIT PHOTOGRAPHS OF PLANTS OR REPRESENTATIVE SAMPLES OF PLANTS. PHOTOGRAPHS SHALL BE LEGIBLE AND CLEARLY DEPICT THE PLANT SPECIMEN. EACH SUBMITTED IMAGE SHALL CONTAIN A HEIGHT REFERENCE, SUCH AS A MEASURING STICK. THE APPROVAL OF PLANTS BY THE OWNER'S REPRESENTATIVE VIA PHOTOGRAPH DOES NOT PRECLUDE THE OWNER'S REPRESENTATIVE'S RIGHT TO REJECT MATERIAL WHILE ON SITE.

1.16 PLANT SUBSTITUTIONS FOR PLANTS NOT AVAILABLE

A. SUBMIT ALL REQUESTS FOR SUBSTITUTIONS OF PLANT SPECIES, OR SIZE TO THE OWNER'S REPRESENTATIVE, FOR APPROVAL, PRIOR TO PURCHASING THE PROPOSED SUBSTITUTION. REQUEST FOR SUBSTITUTION SHALL BE ACCOMPANIED WITH A LIST OF NURSERIES CONTACTED IN THE SEARCH FOR THE REQUIRED PLANT AND A RECORD OF OTHER ATTEMPTS TO LOCATE THE REQUIRED MATERIAL. REQUESTS SHALL ALSO INCLUDE SOURCES OF PLANTS FOUND THAT MAY BE OF A SMALLER OR LARGER SIZE, OR A DIFFERENT SHAPE OR HABIT TH

3.8 SOIL MOISTURE

A. VOLUMETRIC SOIL MOISTURE LEVEL, IN BOTH THE PLANTING SOIL AND THE ROOT BALLS OF ALL PLANTS, PRIOR TO, DURING AND AFTER PLANTING SHALL BE ABOVE PERMANENT WILTING POINT AND BELOW FIELD CAPACITY FOR EACH TYPE OF SOIL TEXTURE WITHIN THE FOLLOWING RANGES.

SOIL TYPE	PERMANENT WILTING POINT	FIELD CAPACITY
SAND, LOAMY SAND, SANDY LOAM	5 - 8%	12-18%
LOAM, SANDY CLAY, SANDY CLAY LOAM	14 - 25%	27-36%
CLAY LOAM, SILT LOAM	11 - 22%	31 - 36%
SILTY CLAY, SILTY CLAY LOAM	22 - 27%	38 - 41%

1. VOLUMETRIC SOIL MOISTURE SHALL BE MEASURED WITH A DIGITAL MOISTURE METER. THE METER SHALL BE THE DIGITAL SOIL MOISTURE METER, DSMM500 BY GENERAL SPECIALTY TOOLS AND INSTRUMENTS, OR APPROVED EQUIVALENT.

B. THE CONTRACTOR SHALL CONFIRM THE SOIL MOISTURE LEVELS WITH A MOISTURE METER. IF THE MOISTURE IS TOO HIGH, SUSPEND PLANTING OPERATIONS UNTIL THE SOIL MOISTURE DRAINS TO BELOW FIELD CAPACITY.

3.9 INSTALLATION OF PLANTS: GENERAL

A. OBSERVE EACH PLANT AFTER DELIVERY AND PRIOR TO INSTALLATION FOR DAMAGE OF OTHER CHARACTERISTICS THAT MAY CAUSE REJECTION OF THE PLANT. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONDITION OBSERVED.

B. NO MORE PLANTS SHALL BE DISTRIBUTED ABOUT THE PLANTING BED AREA THAN CAN BE PLANTED AND WATERED ON THE SAME DAY.

C. THE ROOT SYSTEM OF EACH PLANT, REGARDLESS OF ROOT BALL PACKAGE TYPE, SHALL BE OBSERVED BY THE CONTRACTOR, AT THE TIME OF PLANTING TO CONFIRM THAT THE ROOTS MEET THE REQUIREMENTS FOR PLANT ROOT QUALITY IN PART 2 PRODUCTS: PLANTS GENERAL: PLANT QUALITY. THE CONTRACTOR SHALL UNDERTAKE AT THE TIME OF PLANTING, ALL MODIFICATIONS TO THE ROOT SYSTEM REQUIRED BY THE OWNER'S REPRESENTATIVE TO MEET THESE QUALITY STANDARDS.

1. MODIFICATIONS, AT THE TIME OF PLANTING, TO MEET THE SPECIFICATIONS FOR THE DEPTH OF THE ROOT COLLAR AND REMOVAL OF STEM GIRDLING ROOTS AND CIRCLING ROOTS MAY MAKE THE PLANT UNSTABLE OR STRESS THE PLANT TO THE POINT THAT THE OWNER'S REPRESENTATIVE MAY CHOOSE TO REJECT THE PLANT RATHER THAN PERMITTING THE MODIFICATION.
2. ANY MODIFICATIONS REQUIRED BY THE OWNER'S REPRESENTATIVE TO MAKE THE ROOT SYSTEM CONFORM TO THE PLANT QUALITY STANDARDS OUTLINED IN PART 2 PRODUCTS: PLANTS GENERAL: QUALITY, OR OTHER REQUIREMENTS RELATED TO THE PERMITTED ROOT BALL PACKAGE, SHALL NOT BE CONSIDERED AS GROUNDS TO MODIFY OR VOID THE PLANT WARRANTY.
3. THE RESULTING ROOT BALL MAY NEED ADDITIONAL STAKING AND WATER AFTER PLANTING. THE OWNER'S REPRESENTATIVE MAY REJECT THE PLANT IF THE ROOT MODIFICATION PROCESS MAKES THE TREE UNSTABLE OR IF THE TREE IS NOT HEALTHY AT THE END OF THE WARRANTY PERIOD. SUCH PLANTS SHALL STILL BE COVERED UNDER THE WARRANTY
4. THE CONTRACTOR REMAINS RESPONSIBLE TO CONFIRM THAT THE GROWER HAS MADE ALL REQUIRED ROOT MODIFICATIONS NOTED DURING ANY NURSERY OBSERVATIONS.

D. CONTAINER AND BOXED ROOT BALL SHAVING (IF REQUIRED -SEE DRAWINGS FOR CONDITIONS): THE OUTER SURFACES OF ALL PLANTS IN CONTAINERS AND BOXES, INCLUDING THE TOP, SIDES AND BOTTOM OF THE ROOT BALL SHALL BE SHAVED TO REMOVE ALL CIRCLING, DESCENDING, AND MATTED ROOTS. SHAVING SHALL BE PERFORMED USING SAWS, KNIVES, SHARP SHOVELS OR OTHER SUITABLE EQUIPMENT THAT IS CAPABLE OF MAKING CLEAN CUTS ON THE ROOTS. SHAVING SHALL REMOVE A MINIMUM OF ONE INCH OF ROOT MAT OR UP TO 2 INCHES AS REQUIRED TO REMOVE ALL ROOT SEGMENTS THAT ARE NOT GROWING REASONABLY RADIAL TO THE TRUNK.

E. EXPOSED STEM TISSUE AFTER MODIFICATION: THE REQUIRED ROOT BALL MODIFICATIONS MAY RESULT IN STEM TISSUE THAT HAS NOT FORMED TRUNK BARK BEING EXPOSED ABOVE THE SOIL LINE. IF SUCH CONDITION OCCURS, WRAP THE EXPOSED PORTION OF THE STEM IN A PROTECTIVE WRAPPING WITH A WHITE FILTER FABRIC. SECURE THE FABRIC WITH BIODEGRADABLE MASKING TAPE. DO NOT USE STRING, TWINE, GREEN NURSERY TIES OR ANY OTHER MATERIAL THAT MAY GIRDLE THE TRUNK IF NOT REMOVED.

F. EXCAVATION OF THE PLANTING SPACE: USING HAND TOOLS OR TRACKED MINI-EXCAVATOR, EXCAVATE THE PLANTING HOLE INTO THE PLANTING SOIL TO THE DEPTH OF THE ROOT BALL MEASURED AFTER ANY ROOT BALL MODIFICATION TO CORRECT ROOT PROBLEMS, AND WIDE ENOUGH FOR WORKING ROOM AROUND THE ROOT BALL OR TO THE SIZE INDICATED ON THE DRAWING OR AS NOTED BELOW.

1. FOR TREES AND SHRUBS PLANTED IN SOIL AREAS THAT ARE NOT TILLED OR OTHERWISE MODIFIED TO A DEPTH OF AT LEAST 12 INCHES OVER A DISTANCE OF MORE THAN 10 FEET RADIUS FROM EACH TREE, OR 5 FEET RADIUS FROM EACH SHRUB, THE SOIL AROUND THE ROOT BALL SHALL BE LOOSENED AS DEFINED BELOW OR AS INDICATED ON THE DRAWINGS.
   a. THE AREA OF LOOSENING SHALL BE A MINIMUM OF 3 TIMES THE DIAMETER OF THE ROOT BALL AT THE SURFACE SLOPING TO 2 TIMES THE DIAMETER OF THE ROOT BALL AT THE DEPTH OF THE ROOT BALL.
   b. LOOSENING IS DEFINED AS DIGGING INTO THE SOIL AND TURNING THE SOIL TO REDUCE THE COMPACTION. THE SOIL DOES NOT HAVE TO BE REMOVED FROM THE HOLE, JUST DUG, LIFTED AND TURNED. LIFTING AND TURNING MAY BE ACCOMPLISHED WITH A TRACKED MINI EXCAVATOR, OR HAND SHOVELS.
2. IF AN AUGER IS USED TO DIG THE INITIAL PLANTING HOLE, THE SOIL AROUND THE AUGER HOLE SHALL BE LOOSENED AS DEFINED ABOVE FOR TREES AND SHRUBS PLANTED IN SOIL AREAS THAT ARE NOT TILLED OR OTHERWISE MODIFIED.
3. THE MEASURING POINT FOR ROOT BALL DEPTH SHALL BE THE AVERAGE HEIGHT OF THE OUTER EDGE OF THE ROOT BALL AFTER ANY REQUIRED ROOT BALL MODIFICATION.
4. IF MOTORIZED EQUIPMENT IS USED TO DELIVER PLANTS TO THE PLANTING AREA OVER EXPOSED PLANTING BEDS, OR USED TO LOOSEN THE SOIL OR DIG THE PLANTING HOLES, ALL SOIL THAT HAS BEEN DRIVEN OVER SHALL BE TILLED TO A DEPTH OF 6 INCHES.

G. FOR TREES TO BE PLANTED IN PREPARED PLANTING SOIL THAT IS DEEPER THAN THE ROOT BALL DEPTH, COMPACT THE SOIL UNDER THE ROOT BALL USING A MECHANICAL TAMPER TO ASSURE A FIRM BEDDING FOR THE ROOT BALL. IF THERE IS MORE THAN 12 INCHES OF PLANTING SOIL UNDER THE ROOT BALL EXCAVATE AND TAMP THE PLANTING SOIL IN LIFTS NOT TO EXCEED 12 INCHES.

H. SET TOP OUTER EDGE OF THE ROOT BALL AT THE AVERAGE ELEVATION OF THE PROPOSED FINISH. SET THE PLANT PLUMB AND UPRIGHT IN THE CENTER OF THE PLANTING HOLE. THE TREE GRAFT, IF APPLICABLE, SHALL BE VISIBLE ABOVE THE GRADE. DO NOT PLACE SOIL ON TOP OF THE ROOT BALL.

I. THE OWNER'S REPRESENTATIVE MAY REQUEST THAT PLANTS ORIENTATION BE ROTATED WHEN PLANTED BASED ON THE FORM OF THE PLANT.

J. BACKFILL THE SPACE AROUND THE ROOT BALL WITH THE SAME PLANTING SOIL OR EXISTING SOIL THAT WAS EXCAVATED FOR THE PLANTING SPACE. SEE SPECIFICATION SECTION PLANTING SOIL, FOR REQUIREMENTS TO MODIFY THE SOIL WITHIN THE PLANTING BED.

K. BRACE ROOT BALL BY TAMPING PLANTING SOIL AROUND THE LOWER PORTION OF THE ROOT BALL. PLACE ADDITIONAL PLANTING SOIL AROUND BASE AND SIDES OF BALL IN SIX-INCH (6") LIFTS. LIGHTLY TAMP EACH LIFT USING FOOT PRESSURE OR HAND TOOLS TO SETTLE BACKFILL, SUPPORT THE TREE AND ELIMINATE VOIDS. DO NOT OVER COMPACT THE BACKFILL OR USE MECHANICAL OR PNEUMATIC TAMPING EQUIPMENT. OVER COMPACTION SHALL BE DEFINED AS GREATER THAN 85% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR OR GREATER THAN 250 PSI AS MEASURED BY A CONE PENETROMETER WHEN THE VOLUMETRIC SOIL MOISTURE IS LOWER THAN FIELD CAPACITY.

1. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED TO THREE QUARTERS OF ITS DEPTH, WATER SHALL BE POURED AROUND THE ROOT BALL AND ALLOWED TO SOAK INTO THE SOIL TO SETTLE THE SOIL. DO NOT FLOOD THE PLANTING SPACE. IF THE SOIL IS ABOVE FIELD CAPACITY, ALLOW THE SOIL TO DRAIN TO BELOW FIELD CAPACITY BEFORE FINISHING THE PLANTING. AIR POCKETS SHALL BE ELIMINATED AND BACKFILL CONTINUED UNTIL THE PLANTING SOIL IS BROUGHT TO GRADE LEVEL.

L. WHERE INDICATED ON THE DRAWINGS, BUILD A 4 INCH HIGH, LEVEL BERM OF PLANTING SOIL AROUND THE OUTSIDE OF THE ROOT BALL TO RETAIN WATER. TAMP THE BERM TO REDUCE LEAKING AND EROSION OF THE SAUCER.

M. THOROUGHLY WATER THE PLANTING SOIL AND ROOT BALL IMMEDIATELY AFTER PLANTING.

N. REMOVE ALL NURSERY PLANT IDENTIFICATION TAGS AND RIBBONS AS PER OWNER'S REPRESENTATIVE INSTRUCTIONS. THE OWNER'S REPRESENTATIVE'S SEALS ARE TO REMAIN ON PLANTS UNTIL THE END OF THE WARRANTY PERIOD.

O. REMOVE ANY CORRUGATED CARDBOARD TRUNK PROTECTION AFTER PLANTING.

P. FOLLOW ADDITIONAL REQUIREMENTS FOR THE PERMITTED ROOT BALL PACKAGES.

3.10 PERMITTED ROOT BALL PACKAGES AND SPECIAL PLANTING REQUIREMENTS

A. THE FOLLOWING ARE PERMITTED ROOT BALL PACKAGES AND SPECIAL PLANTING REQUIREMENTS THAT SHALL BE FOLLOWED DURING THE PLANTING PROCESS IN ADDITION TO THE ABOVE GENERAL PLANTING REQUIREMENTS.

B. BALLED AND BURLAPPED PLANTS

1. AFTER THE ROOT BALL HAS BEEN BACKFILLED, REMOVE ALL TWINE AND BURLAP FROM THE TOP OF THE ROOT BALL. CUT THE BURLAP AWAY AS INDICATED ON DRAWINGS; DO NOT FOLD DOWN ONTO THE PLANTING SOIL.
2. IF THE PLANT IS SHIPPED WITH A WIRE BASKET REMOVE THE BASKET WIRES JUST BEFORE THE FINAL BACKFILLING OF THE TREE AS INDICATED ON THE DRAWINGS.
3. EARTH ROOT BALLS SHALL BE KEPT INTACT EXCEPT FOR ANY MODIFICATIONS REQUIRED BY THE OWNER'S REPRESENTATIVE TO MAKE ROOT PACKAGE COMPLY WITH THE REQUIREMENT IN PART 2 PRODUCTS.

C. CONTAINER PLANTS

1. THIS SPECIFICATION ASSUMES THAT MOST CONTAINER PLANTS HAVE SIGNIFICANT STEM GIRDLING AND CIRCLING ROOTS, AND THAT THE ROOT COLLAR IS TOO LOW IN THE ROOT BALL.
2. REMOVE THE CONTAINER.
3. PERFORM ROOT BALL SHAVING AS DEFINED IN INSTALLATION OF PLANTS: GENERAL ABOVE.
4. REMOVE ALL ROOTS AND SUBSTRATE ABOVE THE ROOT COLLAR AND THE MAIN STRUCTURAL ROOTS ACCORDING TO ROOT CORRECTION DETAILS SO ROOT SYSTEM CONFORMS TO ROOT OBSERVATIONS DETAIL.
5. REMOVE ALL SUBSTRATE AT THE BOTTOM OF THE ROOT BALL THAT DOES NOT CONTAIN ROOTS.
6. USING A HOSE, POWER WASHER OR AIR EXCAVATION DEVICE, WASH OUT THE SUBSTRATE FROM AROUND THE TRUNK AND TOP OF THE REMAINING ROOT BALL AND FIND AND REMOVE ALL STEM GIRDLING ROOTS WITHIN THE ROOT BALL ABOVE THE TOP OF THE STRUCTURAL ROOTS.

3.11 GROUND COVER, PERENNIAL AND ANNUAL PLANTS

A. ASSURE THAT SOIL MOISTURE IS WITHIN THE REQUIRED LEVELS PRIOR TO PLANTING. IRRIGATION, IF REQUIRED, SHALL BE APPLIED AT LEAST 12 HOURS PRIOR TO PLANTING TO AVOID PLANTING IN MUDDY SOILS.

B. ASSURE THAT SOIL GRADES IN THE BEDS ARE SMOOTH AND AS SHOWN ON THE PLANS.

C. PLANTS SHALL BE PLANTED IN EVEN, TRIANGULARLY SPACED ROWS, AT THE INTERVALS CALLED OUT FOR ON THE DRAWINGS, UNLESS OTHERWISE NOTED. THE FIRST ROW OF ANNUAL FLOWER PLANTS SHALL BE 6 INCHES FROM THE BED EDGE UNLESS OTHERWISE DIRECTED.

D. DIG PLANTING HOLES SUFFICIENTLY LARGE ENOUGH TO INSERT THE ROOT SYSTEM WITHOUT DEFORMING THE ROOTS. SET THE TOP OF THE ROOT SYSTEM AT THE GRADE OF THE SOIL.

E. SCHEDULE THE PLANTING TO OCCUR PRIOR TO APPLICATION OF THE MULCH. IF THE BED IS ALREADY MULCHED, PULL THE MULCH FROM AROUND THE HOLE AND PLANT INTO THE SOIL. DO NOT PLANT THE ROOT SYSTEM IN THE MULCH. PULL MULCH BACK SO IT IS NOT ON THE ROOT BALL SURFACE.

F. PRESS SOIL TO BRING THE ROOT SYSTEM IN CONTACT WITH THE SOIL.

G. SPREAD ANY EXCESS SOIL AROUND IN THE SPACES BETWEEN PLANTS.

H. APPLY MULCH TO THE BED BEING SURE NOT TO COVER THE TOPS OF THE PLANTS WITH OR THE TOPS OF THE ROOT BALL WITH MULCH.

I. WATER EACH PLANTING AREA AS SOON AS THE PLANTING IS COMPLETED. APPLY ADDITIONAL WATER TO KEEP THE SOIL MOISTURE AT THE REQUIRED LEVELS. DO NOT OVER WATER.

3.12 STAKING AND GUYING

A. DO NOT STAKE TREES UNLESS SPECIFICALLY REQUIRED BY THE CONTRACT DOCUMENTS, OR IN THE EVENT THAT THE CONTRACTOR FEELS THAT STAKING IS THE ONLY ALTERNATIVE WAY TO KEEP PARTICULAR TREES PLUMB.

1. THE OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO REQUIRE THAT TREES ARE STAKED OR TO REJECT STAKING AS AN ALTERNATIVE WAY TO STABILIZE THE TREE.
2. TREES THAT REQUIRED HEAVILY MODIFIED ROOT BALLS TO MEET THE ROOT QUALITY STANDARDS MAY BECOME UNSTABLE. THE OWNER'S REPRESENTATIVE MAY CHOOSE TO REJECT THESE TREES RATHER THAN UTILIZE STAKING TO TEMPORARILY SUPPORT THE TREE.
3. PLANTS SHALL STAND PLUMB AFTER STAKING.
4. STAKES SHALL BE DRIVEN TO SUFFICIENT DEPTH TO HOLD THE TREE RIGID.

3.13 STRAIGHTENING PLANTS

B. MAINTAIN ALL PLANTS IN A PLUMB POSITION THROUGHOUT THE WARRANTY PERIOD. STRAIGHTEN ALL TREES THAT MOVE OUT OF PLUMB INCLUDING THOSE NOT STAKED. PLANTS TO BE STRAIGHTENED SHALL BE EXCAVATED AND THE ROOT BALL MOVED TO A PLUMB POSITION, AND THEN RE-BACKFILLED.

C. DO NOT STRAIGHTEN PLANTS BY PULLING THE TRUNK WITH GUYS.

3.14 INSTALLATION OF FERTILIZER AND OTHER CHEMICAL ADDITIVES

A. DO NOT APPLY ANY SOLUBLE FERTILIZER TO PLANTINGS DURING THE FIRST YEAR AFTER TRANSPLANTING UNLESS SOIL TEST DETERMINES THAT FERTILIZER OR OTHER CHEMICAL ADDITIVES IS REQUIRED. APPLY CHEMICAL ADDITIVES ONLY UPON THE APPROVAL OF THE OWNER'S REPRESENTATIVE.

B. CONTROLLED RELEASE FERTILIZERS SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS, STANDARD HORTICULTURAL PRACTICES, AND PER THE SOIL TEST RECOMMENDATIONS.

3.15 PRUNING OF TREES AND SHRUBS

A. PRUNE PLANTS AS DIRECTED BY THE OWNER'S REPRESENTATIVE. PRUNING TREES SHALL BE LIMITED TO ADDRESSING STRUCTURAL DEFECTS AS SHOWN IN DETAILS; FOLLOW RECOMMENDATIONS IN "STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY" PUBLISHED BY URBAN TREE FOUNDATION, VISALIA CA.

B. ALL PRUNING SHALL BE PERFORMED BY A PERSON EXPERIENCED IN STRUCTURAL TREE PRUNING.

C. EXCEPT FOR PLANTS SPECIFIED AS MULTI-STEMMED OR AS OTHERWISE INSTRUCTED BY THE OWNER'S REPRESENTATIVE, PRESERVE OR CREATE A CENTRAL LEADER.

D. PRUNING OF LARGE TREES SHALL BE DONE USING POLE PRUNERS OR IF NEEDED, FROM A LADDER OR HYDRAULIC LIFT TO GAIN ACCESS TO THE TOP OF THE TREE. DO NOT CLIMB IN NEWLY PLANTED TREES. SMALL TREES CAN BE STRUCTURALLY PRUNED BY LAYING THEM OVER BEFORE PLANTING. PRUNING MAY ALSO BE PERFORMED AT THE NURSERY PRIOR TO SHIPPING.

E. REMOVE AND REPLACE EXCESSIVELY PRUNED OR MALFORMED STOCK RESULTING FROM IMPROPER PRUNING THAT OCCURRED IN THE NURSERY OR AFTER.

F. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

G. NO TREE PAINT OR SEALANTS SHALL BE USED.

3.16 MULCHING OF PLANTS

A. APPLY MULCH BEFORE SETTLEMENT TO DEPTH SHOWN ON PLANS, COVERING THE ENTIRE PLANTING BED AREA. INSTALL NO MORE THAN 1 INCH OF MULCH OVER THE TOP OF THE ROOT BALLS OF ALL PLANTS. TAPER TO 2 INCHES WHEN ABUTTING PAVEMENT.

B. FOR TREES PLANTED IN LAWN AREAS THE MULCH SHALL EXTEND TO A 4 FOOT RADIUS AROUND THE TREE OR TO THE EXTENT INDICATED ON THE PLANS.

C. LIFT ALL LEAVES, LOW HANGING STEMS AND OTHER GREEN PORTIONS OF SMALL PLANTS OUT OF THE MULCH IF COVERED.

3.17 PLANTING BED FINISHING

A. AFTER PLANTING, SMOOTH OUT ALL GRADES BETWEEN PLANTS BEFORE MULCHING.

B. SEPARATE THE EDGES OF PLANTING BEDS AND LAWN AREAS WITH A SMOOTH, FORMED EDGE CUT INTO THE TURF WITH THE BED MULCH LEVEL SLIGHTLY LOWER, 1 AND 2 INCHES, THAN THE ADJACENT TURF SOD OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. BED EDGE LINES SHALL BE A DEPICTED ON THE DRAWINGS.

3.18 WATERING

A. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO ENSURE THAT ADEQUATE WATER IS PROVIDED TO ALL PLANTS FROM THE POINT OF INSTALLATION UNTIL THE DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE. THE CONTRACTOR SHALL ADJUST THE AUTOMATIC IRRIGATION SYSTEM, IF AVAILABLE, AND APPLY ADDITIONAL OR ADJUST FOR LESS WATER USING HOSES AS REQUIRED.

B. HAND WATER ROOT BALLS OF ALL PLANTS TO ASSURE THAT THE ROOT BALLS HAVE MOISTURE ABOVE WILT POINT AND BELOW FIELD CAPACITY. TEST THE MOISTURE CONTENT IN EACH ROOT BALL AND THE SOIL OUTSIDE THE ROOT BALL TO DETERMINE THE WATER CONTENT.

3.19 CLEAN-UP

A. DURING INSTALLATION, KEEP THE SITE FREE OF TRASH, PAVEMENTS REASONABLY CLEAN AND WORK AREA IN AN ORDERLY CONDITION AT THE END OF EACH DAY. REMOVE TRASH AND DEBRIS IN CONTAINERS FROM THE SITE NO LESS THAN ONCE A WEEK.

1. IMMEDIATELY CLEAN UP ANY SPILLED OR TRACKED SOIL, FUEL, OIL, TRASH OR DEBRIS DEPOSITED BY THE CONTRACTOR FROM ALL SURFACES WITHIN THE PROJECT OR ON PUBLIC RIGHT OF WAYS AND NEIGHBORING PROPERTY.

B. ONCE INSTALLATION IS COMPLETE, WASH ALL SOIL FROM PAVEMENTS AND OTHER STRUCTURES. ENSURE THAT MULCH IS CONFINED TO PLANTING BEDS AND THAT ALL TAGS AND FLAGGING TAPE ARE REMOVED FROM THE SITE. THE OWNER'S REPRESENTATIVE'S SEALS ARE TO REMAIN ON THE TREES AND REMOVED AT THE END OF THE WARRANTY PERIOD.

C. MAKE ALL REPAIRS TO GRADES, RUTS, AND DAMAGE BY THE PLANT INSTALLER TO THE WORK OR OTHER WORK AT THE SITE.

D. REMOVE AND DISPOSE OF ALL EXCESS PLANTING SOIL, SUBSOIL, MULCH, PLANTS, PACKAGING, AND OTHER MATERIAL BROUGHT TO THE SITE BY THE CONTRACTOR.

3.20 PROTECTION DURING CONSTRUCTION

A. THE CONTRACTOR SHALL PROTECT PLANTING AND RELATED WORK AND OTHER SITE WORK FROM DAMAGE DUE TO PLANTING OPERATIONS. OPERATIONS BY OTHER CONTRACTORS OR TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION UNTIL SUBSTANTIAL COMPLETION ACCEPTANCE. TREAT, REPAIR OR REPLACE DAMAGED WORK IMMEDIATELY.

B. DAMAGE DONE BY THE CONTRACTOR, OR ANY OF THEIR SUB-CONTRACTORS TO EXISTING OR INSTALLED PLANTS, OR ANY OTHER PARTS OF THE WORK OR EXISTING FEATURES TO REMAIN, INCLUDING ROOTS, TRUNK OR BRANCHES OF LARGE EXISTING TREES, SOIL, PAVING, UTILITIES, LIGHTING, IRRIGATION, OTHER FINISHED WORK AND SURFACES INCLUDING THOSE ON ADJACENT PROPERTY, SHALL BE CLEANED, REPAIRED OR REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER. THE OWNER'S REPRESENTATIVE SHALL DETERMINE WHEN SUCH CLEANING, REPLACEMENT OR REPAIR IS SATISFACTORY.

3.21 PLANT MAINTENANCE PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE

A. DURING THE PROJECT WORK PERIOD AND PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE, THE CONTRACTOR SHALL MAINTAIN ALL PLANTS.

B. MAINTENANCE DURING THE PERIOD PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE SHALL CONSIST OF PRUNING, WATERING, CULTIVATING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL, REPAIRING AND REPLACING OF TREE STAKES, TIGHTENING AND REPAIRING OF GUYS, REPAIRING AND REPLACING OF DAMAGED TREE WRAP MATERIAL, RESETTING PLANTS TO PROPER GRADES AND UPRIGHT POSITION, AND FURNISHING AND APPLYING SUCH SPRAYS AS ARE NECESSARY TO KEEP PLANTINGS REASONABLY FREE OF DAMAGING INSECTS AND DISEASE, AND IN HEALTHY CONDITION. THE THRESHOLD FOR APPLYING INSECTICIDES AND HERBICIDE SHALL FOLLOW ESTABLISHED INTEGRATED PEST MANAGEMENT (IPM) PROCEDURES. MULCH AREAS SHALL BE KEPT REASONABLY FREE OF WEEDS, GRASS.

3.22 SUBSTANTIAL COMPLETION ACCEPTANCE

A. UPON WRITTEN NOTICE FROM THE CONTRACTOR, THE OWNERS REPRESENTATIVE SHALL REVIEW THE WORK AND MAKE A DETERMINATION IF THE WORK IS SUBSTANTIALLY COMPLETE.

1. NOTIFICATION SHALL BE AT LEAST 7 DAYS PRIOR TO THE DATE THE CONTRACTOR IS REQUESTING THE REVIEW.

B. THE DATE OF SUBSTANTIAL COMPLETION OF THE PLANTING SHALL BE THE DATE WHEN THE OWNER'S REPRESENTATIVE ACCEPTS THAT ALL WORK IN PLANTING, PLANTING SOIL, AND IRRIGATION INSTALLATION SECTIONS IS COMPLETE.

C. THE PLANT WARRANTY PERIOD BEGINS AT DATE OF WRITTEN NOTIFICATION OF SUBSTANTIAL COMPLETION FROM THE OWNER'S REPRESENTATIVE. THE DATE OF SUBSTANTIAL COMPLETION MAY BE DIFFERENT THAN THE DATE OF SUBSTANTIAL COMPLETION FOR THE OTHER SECTIONS OF THE PROJECT.

3.23 MAINTENANCE DURING THE WARRANTY PERIOD BY OTHERS

A. AFTER SUBSTANTIAL COMPLETION ACCEPTANCE, THE CONTRACTOR SHALL MAKE SUFFICIENT SITE VISITS TO OBSERVE THE OWNER'S MAINTENANCE AND BECOME AWARE OF PROBLEMS WITH THE MAINTENANCE IN TIME TO REQUEST CHANGES, UNTIL THE DATE OF END OF WARRANTY FINAL ACCEPTANCE.

1. NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING IF MAINTENANCE, INCLUDING WATERING, IS NOT SUFFICIENT TO MAINTAIN PLANTS IN A HEALTHY CONDITION. SUCH NOTIFICATION MUST BE MADE IN A TIMELY PERIOD SO THAT THE OWNER'S REPRESENTATIVE MAY TAKE CORRECTIVE ACTION.

A. NOTIFICATION MUST DEFINE THE MAINTENANCE NEEDS AND DESCRIBE ANY CORRECTIVE ACTION REQUIRED.

2. IN THE EVENT THAT THE CONTRACTOR FAILS TO VISIT THE SITE AND OR NOTIFY, IN WRITING, THE OWNER'S REPRESENTATIVE OF MAINTENANCE NEEDS, LACK OF MAINTENANCE SHALL NOT BE USED AS GROUNDS FOR VOIDING OR MODIFYING THE PROVISIONS OF THE WARRANTY.

3.24 MAINTENANCE DURING THE WARRANTY PERIOD BY THE PLANT INSTALLER

A. DURING THE WARRANTY PERIOD, PROVIDE ALL MAINTENANCE FOR ALL PLANTINGS TO KEEP THE PLANTS IN A HEALTHY STATE AND THE PLANTING AREAS CLEAN AND NEAT.

B. GENERAL REQUIREMENTS:

1. ALL WORK SHALL BE UNDERTAKEN BY TRAINED PLANTING CREWS UNDER THE SUPERVISION OF A FOREMAN WITH A MINIMUM OF 5 YEARS EXPERIENCE SUPERVISING COMMERCIAL PLANT MAINTENANCE CREWS.
2. ALL CHEMICAL AND FERTILIZER APPLICATIONS SHALL BE MADE BY LICENSED APPLICATORS FOR THE TYPE OF CHEMICALS TO BE USED. ALL WORK AND CHEMICAL USE SHALL COMPLY WITH ALL APPLICABLE LOCAL, PROVINCIAL AND FEDERAL REQUIREMENTS.
3. ASSURE THAT HOSES AND WATERING EQUIPMENT AND OTHER MAINTENANCE EQUIPMENT DOES NOT BLOCK PATHS OR BE PLACED IN A MANNER THAT MAY CREATE TRIPPING HAZARDS. USE STANDARD SAFETY WARNING BARRIERS AND OTHER PROCEDURES TO MAINTAIN THE SITE IN A SAFE MANNER FOR VISITORS AT ALL TIMES.
4. ALL WORKERS SHALL WEAR REQUIRED SAFETY EQUIPMENT AND APPAREL APPROPRIATE FOR THE TASKS BEING UNDERTAKEN.
5. THE CONTRACTOR SHALL NOT STORE MAINTENANCE EQUIPMENT AT THE SITE AT TIMES WHEN THEY ARE NOT IN USE UNLESS AUTHORIZED IN WRITING BY THE OWNER'S REPRESENTATIVE.
6. MAINTENANCE VEHICLES SHALL NOT PARK ON THE SITE INCLUDING WALKS AND LAWN AREAS AT ANY TIME WITHOUT THE OWNER'S REPRESENTATIVE'S WRITTEN PERMISSION.
7. MAINTAIN A DETAILED LOG OF ALL MAINTENANCE ACTIVITIES INCLUDING TYPES OF TASKS, DATE OF TASK, TYPES AND QUANTITIES OF MATERIALS AND PRODUCTS USED, WATERING TIMES AND AMOUNTS, AND NUMBER OF EACH CREW. PERIODICALLY REVIEW THE LOGS WITH THE OWNER'S REPRESENTATIVE, AND SUBMIT A COPY OF THE LOGS AT THE END OF EACH YEAR OF THE MAINTENANCE AGREEMENT.
8. MEET WITH THE OWNER'S REPRESENTATIVE A MINIMUM OF THREE TIMES A YEAR TO REVIEW THE PROGRESS AND DISCUSS ANY CHANGES THAT ARE NEEDED IN THE MAINTENANCE PROGRAM. AT THE END OF THE WARRANTY PERIOD ATTEND A HAND OVER MEETING TO FORMALLY TRANSFER THE RESPONSIBILITIES OF MAINTENANCE TO THE OWNER'S REPRESENTATIVE. PROVIDE ALL INFORMATION ON PAST MAINTENANCE ACTIVITIES AND PROVIDE A LIST OF CRITICAL TASKS THAT WILL BE NEEDED OVER THE NEXT 12 MONTHS. PROVIDE ALL MAINTENANCE LOGS AND SOIL TEST DATA. MAKE THE CONTRACTOR'S SUPERVISOR AVAILABLE FOR A MINIMUM OF ONE YEAR AFTER THE END OF THE WARRANTY PERIOD TO ANSWER QUESTIONS ABOUT PAST MAINTENANCE.

C. PROVIDE THE FOLLOWING MAINTENANCE TASKS:

1. WATERING; PROVIDE ALL WATER REQUIRED TO KEEP SOIL WITHIN AND AROUND THE ROOT BALLS AT OPTIMUM MOISTURE CONTENT FOR PLANT GROWTH.
   a. MAINTAIN ALL WATERING SYSTEMS AND EQUIPMENT AND KEEP THEM OPERATIONAL.
   b. MONITOR SOIL MOISTURE TO PROVIDE SUFFICIENT WATER. CHECK SOIL MOISTURE AND ROOT BALL MOISTURE WITH A SOIL MOISTURE METER ON A REGULAR BASIS AND RECORD MOISTURE READINGS. DO NOT OVER WATER.
2. SOIL NUTRIENT LEVELS: TAKE A MINIMUM OF 4 SOIL SAMPLES FROM AROUND THE SITE IN THE SPRING AND FALL AND HAVE THEM TESTED BY AN ACCREDITED AGRICULTURAL SOIL TESTING LAB FOR CHEMICAL COMPOSITION OF PLANT REQUIRED NUTRIENTS, PH, SALT AND % ORGANIC MATTER. TEST RESULTS SHALL INCLUDE LABORATORY RECOMMENDATIONS FOR NUTRIENT APPLICATIONS. APPLY FERTILIZERS AT RATES RECOMMENDED BY THE SOIL TEST.
   a. MAKE ANY OTHER SOIL TEST AND/OR PLANT TISSUE TEST THAT MAY BE INDICATED BY PLANT CONDITIONS THAT MAY NOT BE RELATED TO SOIL NUTRIENT LEVELS SUCH AS SOIL CONTAMINATED BY OTHER CHEMICALS OR LACK OF CHEMICAL UPTAKE BY THE PLANT.
3. PLANT PRUNING: REMOVE CROSS OVER BRANCHING, SHORTEN OR REMOVE DEVELOPING CO DOMINANT LEADERS, DEAD WOOD AND WINTER-DAMAGED BRANCHES. UNLESS DIRECTED BY THE OWNER'S REPRESENTATIVE, DO NOT SHEAR PLANTS OR MAKE HEADING CUTS.
4. RESTORE PLANTS: RESET ANY PLANTS THAT HAVE SETTLED OR ARE LEANING AS SOON AS THE CONDITION IS NOTICED.
5. GUYING AND STAKING: MAINTAIN PLANT GUYS IN A TAUGHT POSITION. REMOVE TREE GUYS AND STAKING AFTER THE FIRST FULL GROWING SEASON UNLESS DIRECTED BY OWNER'S REPRESENTATIVE.
6. WEED CONTROL; KEEP ALL BEDS FREE OF WEEDS. HAND-REMOVE ALL WEEDS AND ANY PLANTS THAT DO NOT APPEAR ON THE PLANTING PLAN. CHEMICAL WEED CONTROL IS PERMITTED ONLY WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE. SCHEDULE WEEDING AS NEEDED BUT NOT LESS 12 TIMES PER YEAR.
7. TRASH REMOVAL: REMOVE ALL TRASH AND DEBRIS FROM ALL PLANTING BEDS AND MAINTAIN THE BEDS IN A NEAT AND

UNION PACIFIC RAILROAD
(100' RIGHT-OF-WAY)

M.R.R.C.T.

LOT 15

TREE PROTECTION FENCING (TYP.)

DR. RICHARD BROOKS
VOL. 898, PG. 169
D.R.R.C.T.

PROP. 20' WATER EASEMENT

PROP. 30'X30' VISIBILITY EASEMENT (TYP.)

CENTERS FOR PEACE AND MERCY, INC.
INST. NO. 20180000012560
O.P.R.R.C.T.

LOT 3, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

LOT 2, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

PROP. 20' SSWR EASEMENT

LOT 1

LOT 2

KE ANDREWS
INST. NO. 20140000017076
O.P.R.R.C.T.

LOT 1, BLOCK A
LAKE POINTE HEALTH SCIENCE CENTER
CAB. C, PG. 216
M.R.R.C.T.

LOT 1, BLOCK A
ROCKWALL EXECUTIVE CENTER
CAB. C, PG. 163
M.R.R.C.T.

TURTLE COVE BOULEVARD
(80' NORTH-OF-WAY)

FUTURE SIDEWALK NOT PART OF THIS PLAN

N46°01'25"W 60.24'

S34°31'54"W 77.76'

S34°31'54"W 23.43'

CITY OF ROCKWALL
VOL. 1582, PG. 317
O.P.R.R.C.T.

WATER EASEMENT
VOL. 105, PG. 877
D.R.R.C.T.

RIDGE ROAD (F.M. 740)
(VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND

XXXX	EXISTING TREE TO REMAIN/PROTECT
XXXX	EXISTING TREE TO BE REMOVED
x	TREE PROTECTION FENCE

DEVELOPMENT INFORMATION	
ZONING - C, SCENIC OVERLAY DISTRICT	
BUILDING AREA 1 (HT = 60 FT)	
STORY	AREA (GSF)
LL	80,236
FLOOR AREA RATIO (FAR)	0.19
FOUNDATION TYPE	REINFORCED CONCRETE STRAIGHT SHAFT DRILLED PIERS

SITE INFORMATION			
OVERALL AREA			
LOT 1	279,442 SF	6.42 ACRES	(66.14%)
LOT 2	96,644 SF	2.22 ACRES	(22.87%)
RIGHT OF WAY	46,402 SF	1.07 ACRES	(10.98%)
TOTAL	422,488 SF	9.6990 ACRES	
LOT 1			
PAVEMENT	106,403 SF	2.44 ACRES	(38.08%)
BUILDING COVERAGE	22,866 SF	0.52 ACRES	(8.18%)
LANDSCAPE AND OPEN SPACE	150,173 SF	3.45 ACRES	(53.74%)
TOTAL	279,442 SF	6.42 ACRES	
LOT 2			
PAVEMENT	00 SF	0.00 ACRES	(0.00%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	96,644 SF	2.22 ACRES	(100.00%)
TOTAL	96,644 SF	2.22 ACRES	
RIGHT OF WAY			
PAVEMENT	26,952 SF	0.62 ACRES	(58.09%)
BUILDING COVERAGE	00 SF	0.00 ACRES	(0.00%)
LANDSCAPE AND OPEN SPACE	19,449 SF	0.45 ACRES	(41.91%)
TOTAL	46,402 SF	1.07 ACRES	

GRAPHIC SCALE IN FEET
0 20 40 80

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
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Not for construction or permit purposes.
Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT	064539200
DATE	06/14/2019
SCALE	AS SHOWN
DESIGNED BY	PBH
DRAWN BY	BDM
CHECKED BY	BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

TREE REMOVAL PLAN

SHEET NUMBER
TP 1.00

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PLOTTED BY MIKULIK, BLANKE, CLAYTON (9:48:34)
PLOTTED ON 6/14/2019 9:48:34 AM
DWG NAME C:\DWG\064539200 - ROCKWALL OFFICE\CAD\PLAN SHEETS\LANDSCAPE TP 1.00 - TREE REMOVAL PLAN.DWG [TP 1.00 TREE REMOVAL PLAN]
xData: ca - clearfly - cbase - cbody - cedraw - cexcut - cfexes - cutil - ctext fences details

KE ANDREWS - ROCKWALL OFFICE TREE INVENTORY

Tree #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
Kimley Horn Red Tag Series								
8273	4.8	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
8274	6.1	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
8275	5.4	White Mulberry	*Morus alba*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
8276	4.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8277	6.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8278	6.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8279	6.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8280	6.0	Cedar Elm	*Ulmus crassifolia*	Declining	Single	REMOVE	NON-PROTECTED	0.0
8281	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
8282	5.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8283	4.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8284	5.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
8285	7.0	Box Elder	*Acer negundo*	Healthy	Multi	PROTECT	1:1	0.0
8286	4.6	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
8287	10.0	Black Willow	*Salix nigra*	Healthy	Multi	PROTECT	NON-PROTECTED	0.0
8288	7.5	White Mulberry	*Morus alba*	Declining	Multi	REMOVE	NON-PROTECTED	0.0
8289	4.5	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
8290	5.3	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
8291	5.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Forked	PROTECT	1:1	0.0
8292	8.6	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8293	4.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8294	5.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	5.8
8295	4.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8296	5.2	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8297	7.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8298	6.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
8299	5.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8300	6.3	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
8301	5.3	Gum Bumelia	*Sideroxylon lanuginosum*	Healthy	Single	REMOVE	1:1	5.3
8302	7.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8303	4.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8304	5.2	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8305	5.1	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8306	7.2	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8307	5.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8308	5.0	Shumard oak	*Quercus shumardii*	Healthy	Single	REMOVE	1:1	5.0
8309	7.7	Eastern Redcedar	*Juniperus virginiana*	Hazard	Single	REMOVE	NON-PROTECTED	0.0
8310	9.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8311	9.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8312	8.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8313	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8314	10.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
8315	11.0	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8316	9.2	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
8317	8.0	Callery pear	*Pyrus calleryana*	Healthy	Multi	REMOVE	1:1	8.0
8318	5.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
SCI Green Tag Series								
90351	10.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90352	9.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90353	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90354	7.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90355	11.6	American Elm	*Ulmus americana*	Healthy	Single	REMOVE	1:1	11.6
90356	7.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90357	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90358	9.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90359	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90360	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90361	5.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90362	11.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90363	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90364	12.6	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	6.3
90365	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90366	8.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90367	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90368	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90369	12.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90370	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90371	11.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	5.7
90372	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	7.4
90373	12.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90374	10.1	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90375	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90376	8.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90377	10.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90378	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90379	7.9	Box Elder	*Acer negundo*	Healthy	Single	PROTECT	1:1	0.0
90380	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90381	8.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90382	13.2	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90383	10.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90384	14.8	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90385	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90386	9.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90387	12.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90388	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90389	11.1	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90390	14.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90391	9.3	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90392	17.2	American Elm	*Ulmus americana*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
90393	11.3	Box Elder	*Acer negundo*	Healthy	Single	PROTECT	1:1	0.0
90394	32.3	Pecan	*Carya illinoinensis*	Healthy	Single	PROTECT	2:1	0.0
90401	14.5	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90402	6.2	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90403	5.7	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90404	8.5	Black Willow	*Salix nigra*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90405	14.6	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90406	8.0	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90407	12.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90408	8.5	Black Willow	*Salix nigra*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90409	17.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90410	8.2	White Mulberry	*Morus alba*	Healthy	Single	PROTECT	1:1	0.0
90412	11.8	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90413	10.1	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90414	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90415	10.0	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90416	9.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90417	7.1	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90418	12.5	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90419	6.4	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90420	12.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90421	8.4	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90422	8.3	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90423	9.7	Hackberry	*Celtis laevigata*	Declining	Forked	REMOVE	NON-PROTECTED	0.0
90424	10.0	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90425	6.4	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90426	9.5	Hackberry	*Celtis laevigata*	Declining	Multi	REMOVE	NON-PROTECTED	0.0
90427	9.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90428	6.2	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90429	12.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90430	10.4	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90431	7.7	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90432	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90433	10.5	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90434	9.5	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90435	10.1	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90436	7.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90437	9.3	Hackberry	*Celtis laevigata*	Declining	Forked	PROTECT	NON-PROTECTED	0.0
90438	13.0	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90439	13.0	Hackberry	*Celtis laevigata*	Declining	Multi	PROTECT	NON-PROTECTED	0.0
90440	8.0	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90441	9.3	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90442	7.8	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90443	6.4	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90444	7.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90445	10.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90446	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90447	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90448	8.6	Hackberry	*Celtis laevigata*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90451	7.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90452	9.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90453	9.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90454	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90455	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90456	9.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90457	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90458	8.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90459	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90460	6.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90461	6.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90462	18.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	PROTECT	.5:1	0.0
90463	7.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90464	7.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90466	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90467	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90468	15.3	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Forked	PROTECT	1:1	0.0
90469	13.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90470	11.8	Hackberry	*Celtis laevigata*	Healthy	Forked	PROTECT	.5:1	0.0
90471	6.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90472	7.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90473	20.0	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90474	5.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90475	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90476	6.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90477	7.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90478	7.1	Hercules-club	*Zanthoxylum clava-herculis*	Healthy	Single	REMOVE	1:1	7.1
90479	7.4	Osage-Orange	*Maclura pomifera*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90480	11.0	Osage-Orange	*Maclura pomifera*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90481	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90482	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90483	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90663	6.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90664	11.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90665	11.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90666	9.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90667	10.3	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	NON-PROTECTED	0.0
90668	16.2	Hackberry	*Celtis laevigata*	Healthy	Forked	REMOVE	.5:1	8.1
90669	10.5	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90670	10.1	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90671	8.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90672	10.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90673	34.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90674	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90675	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90676	16.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90677	8.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90678	11.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90679	17.9	Hackberry	*Celtis laevigata*	Hazard	Forked	PROTECT	NON-PROTECTED	0.0
90680	9.9	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90681	6.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90682	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90683	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90684	9.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90685	6.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90686	11.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90687	7.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90688	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90689	7.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90690	6.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90691	15.0	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90692	10.3	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90693	6.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90694	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90695	12.0	American Elm	*Ulmus americana*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90696	48.5	Hackberry	*Celtis laevigata*	Hazard	Forked	PROTECT	NON-PROTECTED	0.0
90697	15.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90698	13.5	White Mulberry	*Morus alba*	Healthy	Forked	PROTECT	1:1	0.0
90699	12.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90700	9.3	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90701	15.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90702	9.1	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90703	17.5	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90704	12.5	Green Ash	*Fraxinus pennsylvanica*	Healthy	Forked	PROTECT	1:1	0.0
90705	7.7	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90706	10.9	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	PROTECT	1:1	0.0
90707	13.5	Green Ash	*Fraxinus pennsylvanica*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90708	12.0	Green Ash	*Fraxinus pennsylvanica*	Hazard	Single	REMOVE	NON-PROTECTED	0.0
90709	9.7	Green Ash	*Fraxinus pennsylvanica*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90710	10.1	Green Ash	*Fraxinus pennsylvanica*	Hazard	Single	REMOVE	NON-PROTECTED	0.0
90711	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90712	21.5	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90713	15.6	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90714	14.6	White Mulberry	*Morus alba*	Healthy	Single	PROTECT	1:1	0.0
90715	11.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90716	16.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90717	11.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90718	21.2	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90719	26.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90720	17.5	American Elm	*Ulmus americana*	Healthy	Single	REMOVE	1:1	17.5
90721	15.3	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90722	14.5	White Mulberry	*Morus alba*	Healthy	Single	REMOVE	1:1	14.5
90723	7.4	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	7.4
90724	23.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90725	15.4	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90726	10.2	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.2
90727	10.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.8
90728	14.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	14.0
90729	12.9	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.9
90730	9.3	Cedar Elm	*Ulmus crassifolia*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90731	26.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90732	14.3	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90733	17.6	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90734	15.8	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90735	15.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90736	16.0	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90737	19.3	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90738	19.8	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90739	18.7	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90740	7.1	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90741	8.7	Hackberry	*Celtis laevigata*	Hazard	Single	PROTECT	NON-PROTECTED	0.0
90742	8.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90743	13.9	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90744	9.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90745	9.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90746	8.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90747	10.1	Osage-Orange	*Maclura pomifera*	Healthy	Forked	PROTECT	NON-PROTECTED	0.0
90748	8.3	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
90749	9.6	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	9.6
90750	12.0	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	12.0
90751	10.0	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90752	14.3	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	7.2
90753	16.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	8.2
90754	10.4	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90755	6.6	Green Ash	*Fraxinus pennsylvanica*	Healthy	Single	REMOVE	1:1	6.6
90756	13.6	Hackberry	*Celtis laevigata*	Declining	Single	REMOVE	NON-PROTECTED	0.0
90757	11.0	Hackberry	*Celtis laevig

Tree #	DBH	COMMON NAME	*SCIENTIFIC NAME*	CONDITION	TYPE	ACTION	RATIO	MITIGATION REQUIRED
90805	8.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90806	6.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90807	6.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90808	15.2	Eastern Cottonwood	*Populus deltoides*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90809	10.7	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90810	8.7	American Elm	*Ulmus americana*	Healthy	Forked	PROTECT	1:1	0.0
90811	7.4	American Elm	*Ulmus americana*	Healthy	Single	PROTECT	1:1	0.0
90812	12.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	6.3
90813	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90814	18.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Forked	REMOVE	.5:1	9.3
90815	6.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90816	7.2	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90817	7.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90818	7.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90819	8.4	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90820	13.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	REMOVE	NON-PROTECTED	0.0
90821	7.8	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90822	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90823	7.9	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90824	6.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90825	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90826	6.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90827	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90828	5.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90829	6.7	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90830	7.3	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90831	7.0	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90832	6.9	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90851	6.0	Hercules-club	*Zanthoxylum clava-herculis*	Declining	Single	PROTECT	NON-PROTECTED	0.0
90852	13.8	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	.5:1	6.9
90853	7.7	Hackberry	*Celtis laevigata*	Healthy	Single	REMOVE	NON-PROTECTED	0.0
90854	11.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90855	7.5	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90856	9.6	Eastern Redcedar	*Juniperus virginiana*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90857	6.2	Osage-Orange	*Maclura pomifera*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90858	9.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90859	11.5	Hackberry	*Celtis laevigata*	Healthy	Forked	PROTECT	.5:1	0.0
90860	10.7	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90861	11.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90862	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90863	8.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90864	10.6	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90865	11.5	Osage-Orange	*Maclura pomifera*	Healthy	Multi	PROTECT	NON-PROTECTED	0.0
90866	9.5	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90867	7.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90868	7.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90869	10.8	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90870	9.6	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90871	6.3	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	PROTECT	1:1	0.0
90872	6.4	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	NON-PROTECTED	0.0
90873	9.4	Persimmon	*Diospyros virginiana*	Healthy	Single	PROTECT	1:1	0.0
90874	12.2	Hackberry	*Celtis laevigata*	Healthy	Single	PROTECT	.5:1	0.0
90878	9.5	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	9.5
90879	12.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.0
90880	10.8	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	10.8
90881	12.0	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	12.0
90882	14.2	Cedar Elm	*Ulmus crassifolia*	Healthy	Single	REMOVE	1:1	14.2

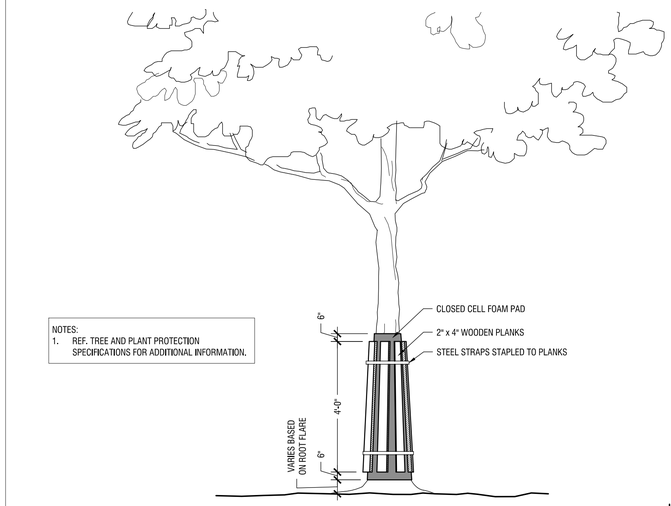
All trees 4-inches and larger at DBH were tagged.
Kimley-Horn red tree tag (series 8273-8318) and SCI green tree tags were used.

TREE INCHES BEING REMOVED	TREE INCHES	REQ. MITIGATION INCHES
TOTAL TREE INCHES BEING REMOVED (PRIMARY PROTECTED TREES, 4"-24" - 1:1 RATIO)	230.7	230.7
TOTAL TREE INCHES BEING REMOVED (SECONDARY PROTECTED TREES, 11"-25" - 1:0.5 RATIO)	198	99
TOTAL TREE INCHES BEING REMOVED (FEATURED TREES, GREATER THAN 25" - 1:2 RATIO)	0	0
TOTAL TREE INCHES BEING REMOVED	428.7	329.7
TREE PRESERVATION CREDITS (EACH SAVED OAK, PECAN, OR ELM >25" - 1:1 RATIO)	90	90
MITIGATION BALANCE (REQ. MITIGATION INCHES - TREE PRESERVATION CREDITS)		239.7
TOTAL REPLACEMENT TREE INCHES		240
NET TOTAL TREE INCHES AFTER MITIGATION		0.3

TREE INVENTORY CONDUCTED BY AND/OR UNDER THE SUPERVISION OF:
Alex Brown
ISA Certified Arborist TX-4383A
Kimley-Horn and Associates

THE FOLLOWING TREE HEALTH DESCRIPTIONS ARE BASED ON A RAPID VISUAL ASSESSMENT OF INDICATORS WHICH ARE EASILY IDENTIFIABLE FROM GROUND LEVEL AND WITH THE UNAIDED EYE. FOR TREE INVENTORY PURPOSES ONLY.

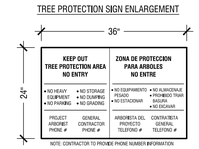
HEALTHY: TREE SHOW SIGNS OF GROWTH. INDICATORS OF DISEASE OR DIEBACK NOT OBSERVED.
DECLINING: TREE SHOWS VISIBLE SIGNS OF DISEASE (SUCH AS FUNGUS, SLIME FUX, OR BARK SLOUGHING) OR DIEBACK.
HAZARD: TREE SHOWS VISIBLE SIGNS OF DECAY, LIMB FAILURE AND/OR INSTABILITY.

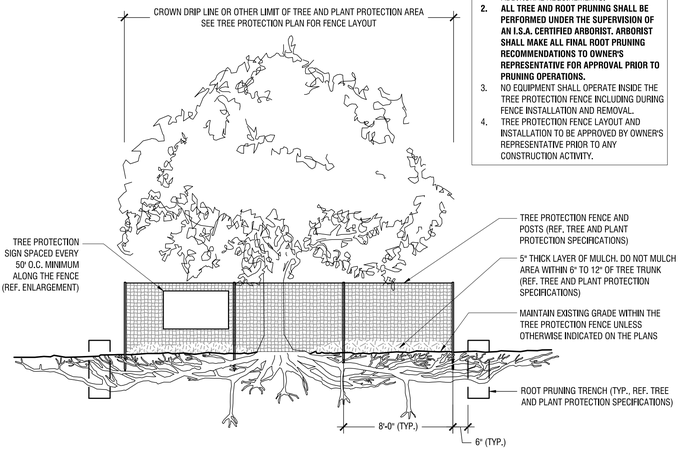


NOTES:
1. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.

TRUNK PROTECTION — Scale: NTS — B

TREE PROTECTION SIGN ENLARGEMENT





NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
2. **ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.**
3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

TYPICAL TREE PROTECTION FENCING — Scale: NTS — A

KE ANDREWS OFFICE

LOTS 1 & 2
9.6990 ACRES, E.P. GAINS CHISM SURVEY
ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
KE ANDREWS
1900 DALROCK ROAD
ROWLETT, TEXAS 75088
CONTACT: KEVIN LLOYD
EMAIL: KLLOYD@KEATAX.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
TEL. NO. 972-770-1300
CONTACT: PAT HART, PLA

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
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Not for construction or permit purposes.
Kimley»Horn
R.L.A. PATRICK B. HART
L.A. No. 2839 Date 06/2019

KHA PROJECT 064539200
DATE 06/14/2019
SCALE AS SHOWN
DESIGNED BY PBH
DRAWN BY BDM
CHECKED BY BDA

KE ANDREWS OFFICE
PREPARED FOR
KE ANDREWS
CITY OF ROCKWALL, TEXAS

TREE MITIGATION REFERENCE DATA AND DETAILS

SHEET NUMBER
TP 3.01

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
XREFS
LAST SAVED
PLOTTED BY
PLOTTED
DWG NAME

cAdd: LA - viewRp - xbase - xbody - xeobase - xxstuff - xtrees - z_xs3 - tree fence details
6/14/2019 9:27 AM
MIKAELA BLANKENSHIP
J:\DAL\064539200 - ROCKWALL OFFICE\CAD\PLAN SHEETS\LANDSCAPE
TP 1.00 - TREE REMOVAL PLAN (DWG - [TP 3.01 TREE MITIGATION REFERENCE DATA AND DETAILS]


RESIDENTIAL USE
COMMERCIAL USE
COMMERCIAL USE
COMMERCIAL USE
COMMERCIAL USE
TURTLE COVE BOULEVARD
TURTLE COVE BOULEVARD
(80' RIGHT-OF-WAY)
(VAR RIGHT-OF-WAY)
LOT 1
LOT 2
LOT 15
LOT 1 BLOCK A LAKE POINTE HEALTH SCIENCE
LOT 2 BLOCK A LAKE POINTE HEALTH SCIENCE
LOT 3 BLOCK A ROCKWALL MEDICAL
LOT 4 BLOCK A ROCKWALL MEDICAL
CABINET D, PAGE 216
CABINET D, PAGE 193
CABINET E, PAGE 163
EASEMENT PROP. 20' WATER
PROP. 20' WATER EASEMENT
PROP. 20' SS EASEMENT
MERCY, INC. CENTERS FOR REHABILITATION
FUTURE SIDEWALK, NOT PER THIS PROJECT
KEYSPRINGS INST. NO. 20180000001719
15' SANITARY SEWER EASEMENT
SEWER EASEMENT SLOPE EASEMENT
CITY OF ROCKWALL DRAINAGE EASEMENT
TXDOT
N 89°37'54" W 24.43'
S 89°37'54" W 24.43'
S 89°37'54" W 13.78'
10'-0"
10'-0"
10'-0"

PROPOSED BUILDING MATERIAL LEGEND
ST-1 : BUFF LIMESTONE, VENEER
ST-2 : ROCKED LIMESTONE, VENEER
SS : SINTERED STONE TILE
MP-1 : ALUMINUM COMPOSITE PANEL
MP-2 : METAL FLUSH PANEL (VERTICAL JOINTS)
RF : WHITE SINGLE PLAY ROOFING MEMBRANE

PROPOSED BUILDING MATERIAL LEGEND CONT.
CW : GLAZING / CURTAIN WALL
CN-1 : CANOPY, ALUMINUM BLADES
CN-2 : CANOPY, ACM WOOD -LIKE PANEL INFILL
MR : PAINTED STEEL GUARDRAIL W/ VERTICAL CABLES
CLM : COLUMN W/ WOOD CLADDING
WL : WOOD LATTICEWORK

Primary & Secondary Material Calculations

North Facade

Primary Material	SF	% of Primary
ST-1	3,054 SF	62%
ST-2	1,136 SF	23%
PT	750 SF	15%
Total	**4,940 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**4,940 SF**	**100%**

East Facade

Primary Material	SF	% of Primary
ST-1	175 SF	8%
ST-2	2,075 SF	92%
PT	0 SF	0%
Total	**2,250 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**2,250 SF**	**100%**

South Facade

Primary Material	SF	% of Primary
ST-1	2,466 SF	61%
ST-2	831 SF	21%
PT	750 SF	19%
Total	**4,047 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**4,047 SF**	**100%**

West Facade

Primary Material	SF	% of Primary
ST-1	150 SF	8%
ST-2	1,764 SF	92%
PT	0 SF	0%
Total	**1,914 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**1,914 SF**	**100%**

Overall Material Calculations

North Facade

Material	SF	% of Overall Façade
CW	9,354 SF	52%
MP-1	1,201 SF	7%
MP-2	1,785 SF	10%
CN	790 SF	4%
ST-1	3,054 SF	17%
ST-2	1,136 SF	6%
PT	750 SF	4%
OVERALL FACADE SURFACE AREA	**18,069 SF**	**100%**

East Facade

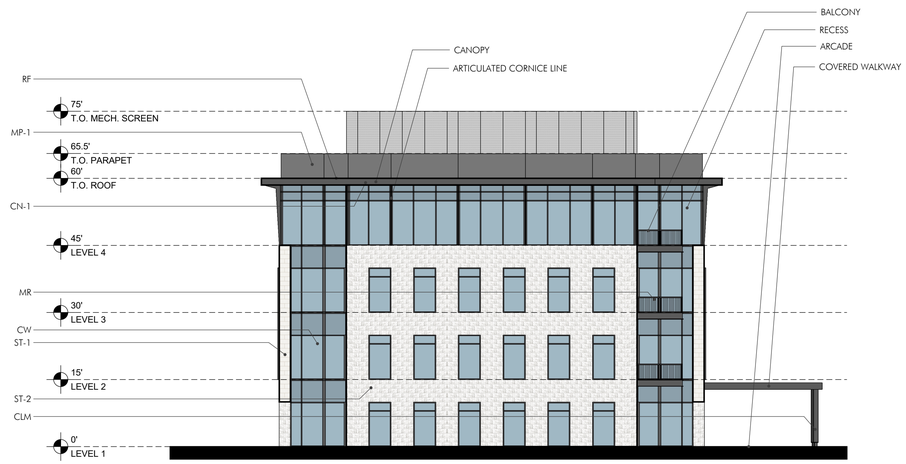
Material	SF	% of Overall Façade
CW	3,261 SF	43%
MP-1	518 SF	7%
MP-2	600 SF	8%
CN	241 SF	3%
ST-1	175 SF	2%
ST-2	2,075 SF	27%
PT	750 SF	10%
OVERALL FACADE SURFACE AREA	**7,619 SF**	**100%**

South Facade

Material	SF	% of Overall Façade
CW	7,667 SF	51%
MP-1	1,205 SF	8%
MP-2	1,609 SF	11%
CN	421 SF	3%
ST-1	2,466 SF	16%
ST-2	831 SF	6%
PT	750 SF	5%
OVERALL FACADE SURFACE AREA	**14,950 SF**	**100%**

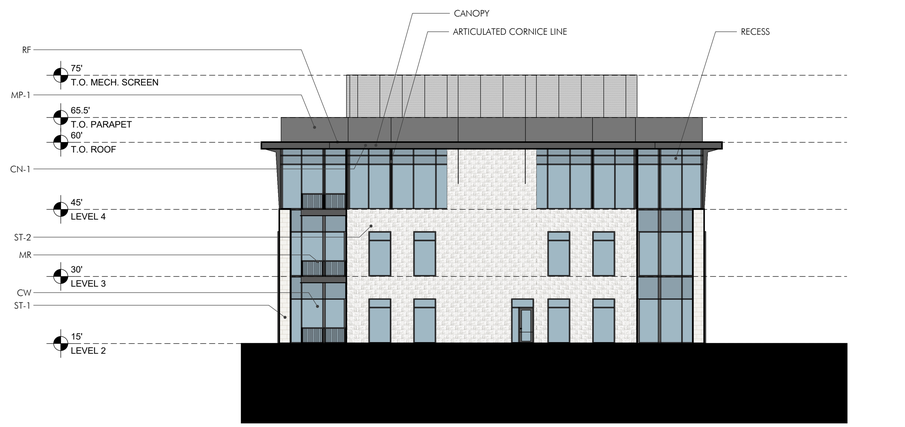
West Facade

Material	SF	% of Overall Façade
CW	2,131 SF	40%
MP-1	518 SF	10%
MP-2	600 SF	11%
CN	210 SF	4%
ST-1	150 SF	3%
ST-2	1,764 SF	33%
PT	0 SF	0%
OVERALL FACADE SURFACE AREA	**5,373 SF**	**100%**

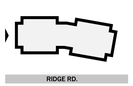


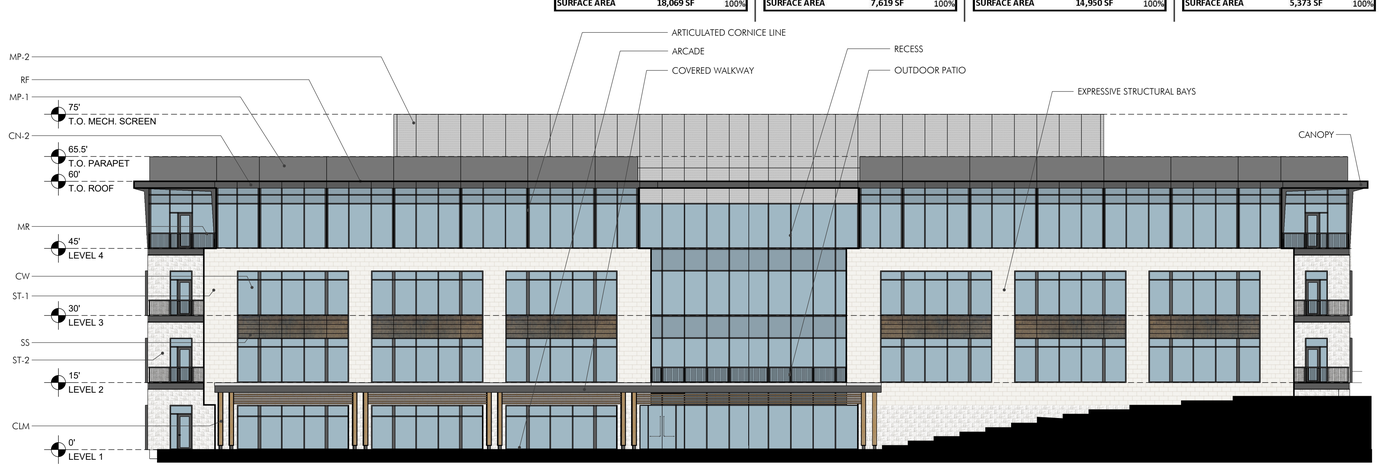
3 EAST ELEVATION
Scale: 1/16" : 1'





4 WEST ELEVATION
Scale: 1/16" : 1'





1 NORTH ELEVATION
Scale: 1/16" : 1'





2 SOUTH ELEVATION
Scale: 1/16" : 1'



PROPOSED BUILDING MATERIAL LEGEND
ST-1 : BUFF LIMESTONE, VENEER
ST-2 : ROCKED LIMESTONE, VENEER
SS : SINTERED STONE TILE
MP-1 : ALUMINUM COMPOSITE PANEL
MP-2 : METAL FLUSH PANEL (VERTICAL JOINTS)
RF : WHITE SINGLE PLAY ROOFING MEMBRANE

PROPOSED BUILDING MATERIAL LEGEND CONT.
CW : GLAZING / CURTAIN WALL
CN-1 : CANOPY, ALUMINUM BLADES
CN-2 : CANOPY, ACM WOOD -LIKE PANEL INFILL
MR : PAINTED STEEL GUARDRAIL W/ VERTICAL CABLES
CLM : COLUMN W/ WOOD CLADDING
WL : WOOD LATTICEWORK

Primary & Secondary Material Calculations

North Facade

Primary Material	SF	% of Primary
ST-1	3,054 SF	62%
ST-2	1,136 SF	23%
PT	750 SF	15%
Total	**4,940 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**4,940 SF**	**100%**

East Facade

Primary Material	SF	% of Primary
ST-1	175 SF	8%
ST-2	2,075 SF	92%
PT	0 SF	0%
Total	**2,250 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**2,250 SF**	**100%**

South Facade

Primary Material	SF	% of Primary
ST-1	2,466 SF	61%
ST-2	831 SF	21%
PT	750 SF	19%
Total	**4,047 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**4,047 SF**	**100%**

West Facade

Primary Material	SF	% of Primary
ST-1	150 SF	8%
ST-2	1,764 SF	92%
PT	0 SF	0%
Total	**1,914 SF**	**100%**

Secondary Material	SF	% of Secondary
Total	**0 SF**	**0%**
Total	**1,914 SF**	**100%**

Overall Material Calculations

North Facade

Material	SF	% of Overall Façade
CW	9,354 SF	52%
MP-1	1,201 SF	7%
MP-2	1,785 SF	10%
CN	790 SF	4%
ST-1	3,054 SF	17%
ST-2	1,136 SF	6%
PT	750 SF	4%
OVERALL FACADE SURFACE AREA	**18,069 SF**	**100%**

East Facade

Material	SF	% of Overall Façade
CW	3,261 SF	43%
MP-1	518 SF	7%
MP-2	600 SF	8%
CN	241 SF	3%
ST-1	175 SF	2%
ST-2	2,075 SF	27%
PT	750 SF	10%
OVERALL FACADE SURFACE AREA	**7,619 SF**	**100%**

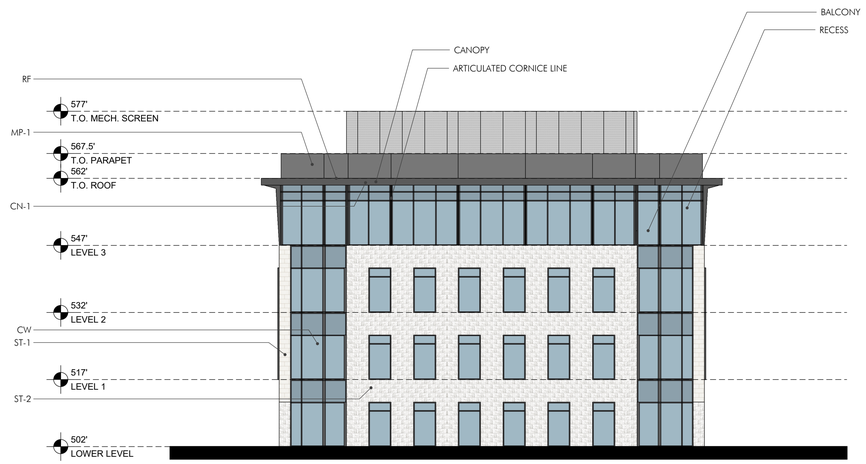
South Facade

Material	SF	% of Overall Façade
CW	7,667 SF	51%
MP-1	1,205 SF	8%
MP-2	1,609 SF	11%
CN	421 SF	3%
ST-1	2,466 SF	16%
ST-2	831 SF	6%
PT	750 SF	5%
OVERALL FACADE SURFACE AREA	**14,950 SF**	**100%**

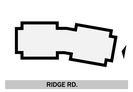
West Facade

Material	SF	% of Overall Façade
CW	2,131 SF	40%
MP-1	518 SF	10%
MP-2	600 SF	11%
CN	210 SF	4%
ST-1	150 SF	3%
ST-2	1,764 SF	33%
PT	0 SF	0%
OVERALL FACADE SURFACE AREA	**5,373 SF**	**100%**

ELEVATIONS WITH BALCONIES, CANOPIES, TRELLIS, & LATTICE WORK NOT SHOWN

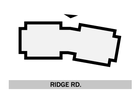


3 EAST ELEVATION BUILDING STRUCTURE
Scale: 1/16" : 1'



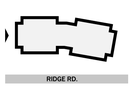


1 NORTH ELEVATION BUILDING STRUCTURE
Scale: 1/16" : 1'



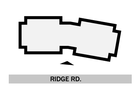


4 WEST ELEVATION BUILDING STRUCTURE
Scale: 1/16" : 1'





2 SOUTH ELEVATION BUILDING STRUCTURE
Scale: 1/16" : 1'



CITY OF ROCKWALL

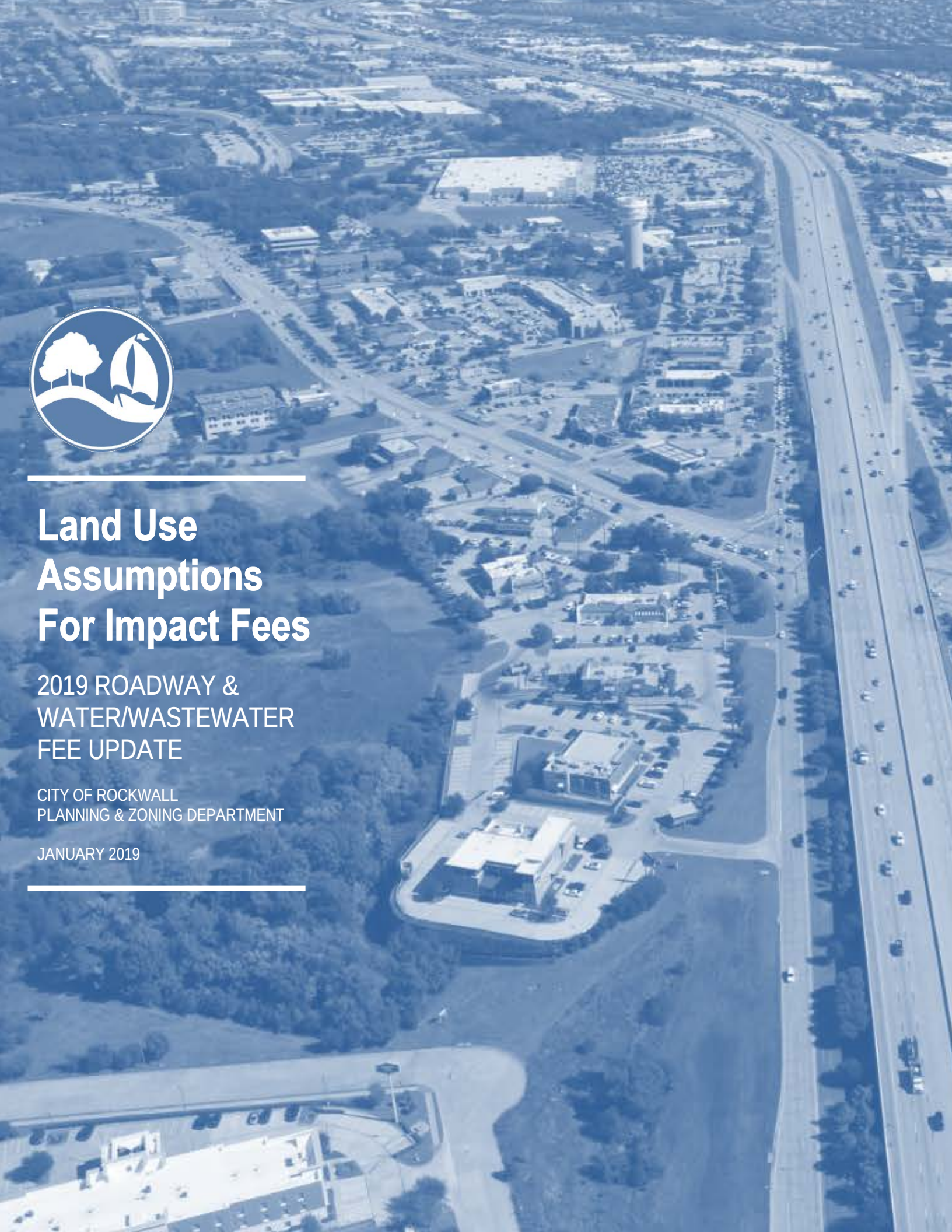
PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	June 25, 2019
SUBJECT:	MIS2019-001; *Land Use Assumptions Report*

At the last Capital Improvements Advisory Committee (CIAC) meeting on May 28, 2019, the CIAC was presented with preliminary information from the City's consultants concerning the pending *2019 Impact Fee Update*. One aspect of the update is the *Land Use Assumptions Report*, which was prepared *in-house* by City staff. This report serves as the basis for all decision making regarding the preparation of impact fees and the capital improvement plan for water, wastewater and roadway facilities. As was presented in the meeting, staff projects the City's growth rate at a Compound Annual Growth Rate (CAGR) of three (3) percent, which is lower than the previous four (4) percent used by the *Land Use Assumptions Report* approved with the *2014 Impact Fee Update*. Staff decided to use this more conservative estimate based on an examination of the City's growth rates over a period from 2000-2018. Contained in this report is the methodology used by staff to make projections for population and employment over the next ten (10) years and at ultimate build out.

At the meeting on June 25, 2019, staff will present the methodology for the attached report, the ten-year growth projections, and the build out analysis contained in the report. Based on this information and the projected three (3) percent CAGR used by staff, the CIAC will be asked to make a motion concerning the acceptance of the *Land Use Assumptions Report*. The growth rate and the acceptance of the report are discretionary decisions for the CIAC; however, staff is confident in the accuracy of the report and would recommend the CIAC consider adopting the report as drafted and with the three (3) percent CAGR. In preparation for this meeting, please review the attached *Land Use Assumptions for Impact Fees Report*, and be prepared to discuss and make comments regarding the assumptions contained in the report.



Land Use Assumptions For Impact Fees

2019 ROADWAY & WATER/WASTEWATER FEE UPDATE

CITY OF ROCKWALL
PLANNING & ZONING DEPARTMENT

JANUARY 2019

ACKNOWLEDGEMENTS

CITY COUNCIL

- JIM PRUITT, *MAYOR*
- KEVIN FOWLER, *MAYOR PRO-TEM*
- JOHN HOHENSHELT
- BENNIE DANIELS
- DANA MACALIK
- TRACE JOHANNESEN
- PATRICK TROWBRIDGE

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[*PLANNING AND ZONING COMMISSION*]

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- SARAH HAGER, *EIT*

BUILDING INSPECTIONS DEPARTMENT

- JEFFERY WIDMER, *CHIEF BUILDING OFFICIAL*

ADDITIONAL ACKNOWLEDGEMENTS

- BIRKHOFF, HENDRICKS & CARTER, LLP
- FREESE & NICHOLS, INC.





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FORWARD

What are *Impact Fees? Impact Fees* are charges that are imposed by local governments against new development for the purpose of generating revenue for or to recoup the cost of capital facilities (*i.e. infrastructure*) that are necessitated by and attributable to new development. These fees are generally implemented to reduce the economic burden of a municipality and its taxpayers when addressing the need for adequate capital improvements to accommodate growth. Impact fees are typically paid to a municipality in advance of the completion of a particular development project, and are based on a defined methodology and calculation that is derived from the cost of the facility and the scope/impact of the development.

PURPOSE

Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments*, of the Texas Local Government Code outlines the process for adopting and updating impact fees for political subdivisions. On October 20, 2014, the City of Rockwall adopted roadway and water/wastewater impact fees through *Ordinance No. 14-47*. According to the statutory requirements stipulated by the Texas Local Government Code impact fees are required to be updated at a minimum of every five (5) years [*§395.052*].

In approaching an update to existing impact fees it is important for a city to assess its growth and employment potential, and establish land use assumptions that will guide development for a ten (10) year planning period (*i.e. 2019-2029*) [*§395.001(5)*]. These land use assumptions form the basis for the preparation of the *Impact Fee Capital Improvement Plan* for water, wastewater, and roadway facilities.

In order to determine the need and timing of capital improvements to serve future development, a rational estimate of the future growth of the City is required. The purpose of this report is to formulate growth and employment projections based upon assumptions pertaining to the type, location, quantity and timing of future development within the City, and to establish and document the methodology used for preparing these land use assumptions.

ELEMENTS OF THE LAND USE ASSUMPTIONS REPORT

This report contains the following components:

- *Methodology*: This component of the report contains the systematic and theoretical analysis of the methods and principals used to prepare the projections and land use assumptions contain within this report.
- *Data Collection Zones and Service Areas*: This component provides an explanation of the data collection zones (*i.e. Land Use Districts established in the OURHometown 2040 Comprehensive Plan*) and the Roadway, Water and Wastewater Impact Fee Service Areas for capital facilities.
- *Base Year Data*: This component provides information on population, housing and employment in the City of Rockwall as of January 1, 2019 for each capital facility service area.
- *Ten-Year Growth Projections*: This component provides assumptions with respect to the population, housing and employment data for the City of Rockwall in ten (10) years (*i.e. 2029*). This information is broken out by the capital facility service area.
- *Build Out Analysis:* This component provides projections for population, housing and employment under the assumption that the City and its Extraterritorial Jurisdiction (ETJ) are developed to their carrying capacity, or their *Built Out*.
- *Summary*: This component provides a synopsis of the land use assumptions contained within this report.
- *Appendices:* This component contains information that was important in deriving the population, housing and employment projections for 2019-2029.

METHODOLOGY

Building off the base year and build out projections contained in the OURHometown Vision 2040 Comprehensive Plan, and the growth assumptions and capital improvement needs estimated to support future growth, it is possible to develop an impact fee structure that fairly allocates improvement cost to growing areas of the City with relation to the growths' potential impact on the entire infrastructure system. The data contained in this report has been formulated using reasonable and generally accepted planning principles.

These land use assumptions and future growth projections take into consideration several factors influencing development patterns, including:

- The character, type, density and quantity of existing development.
- The current zoning patterns as documented on the City's zoning map and the anticipated future land uses as established in the OURHometown Vision 2040 Comprehensive Plan, which contains the City's Future Land Use Plan.
- The availability of land and infrastructure to support future expansion of development.
- The current and historical growth trends of both population and employment within the City.
- The location and configuration of vacant parcels of land and their ability to support development.
- The growth of employment utilizing previously established and generally accepted data from ESRI's ArcGIS *Business Analyst*.
- Local knowledge concerning future development projects or anticipated development within the city.

LAND USE ASSUMPTIONS REPORT METHODOLOGY

The following is the general methodology that was used for the preparation of this report:

(1) Population, housing and employment data was collected from the United States Census Bureau, North Central Texas Council of Governments (*NCTCOG*), the City of Rockwall's Geographic Information Systems (GIS) Division, the City of Rockwall's Building Inspection Department and other acceptable sources. This information was then analyzed and used to provide base information for all service areas from which projections could be extrapolated [see *Service Areas and Data Collection Zones*].

(2) The base year (*i.e. January 1, 2019*) estimates for housing, population and employment were calculated based on the information collected [see *Base Year Data*].

(3) From the base year and the information gathered from various sources a growth rate was established by examining recent growth trends experienced by the City over the last ten (10) years. This growth rate was then applied to each of the impact fee service areas to project the base year data over the ten (10) year planning period (*i.e. 2019-2029*) [see *Ten Year Growth Assumptions*].

(4) After the projections for housing, population and employment were prepared for the ten (10) year planning period, city staff made adjustments to account for known or anticipated development activity within the planning periods. In making these adjustments city staff took into consideration the recommendations made within the newly adopted OURHometown Vision 2040 Comprehensive Plan, existing public works data, and demographic information provided by the GIS Division and the Building Inspections Department.

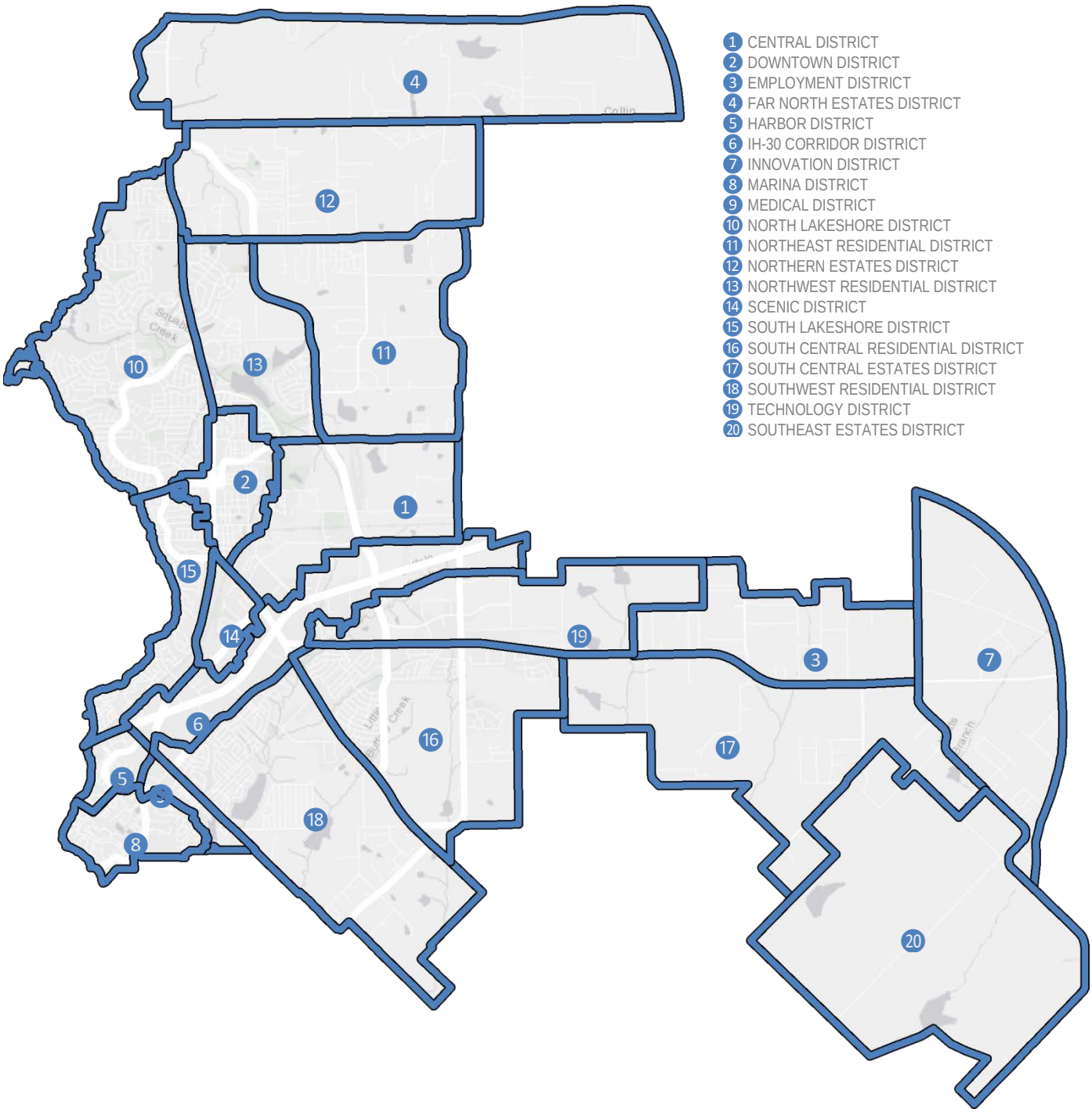
(5) Finally, the City's *Build Out* projections for housing, population and employment were calculated by establishing the City's carrying capacity in terms of developable acres and projecting population forward using the previously established Compound Annual Growth Rate (CAGR) to establish a *Build Out Year*. The housing and employment information were then projected to the *Build Out Year* [see *Build Out Projections*].

DATA COLLECTION ZONES AND SERVICE AREAS

DATA COLLECTION ZONES

The *Data Collection Zones* used for this study were taken from the OURHometown Vision 2040 Comprehensive Plan, which breaks the City down into 20 *Land Use Districts* (*see Figure 1*). These districts were created as a way of breaking down the overall *Future Land Use Plan* to create strategies to help manage growth and land uses in the future. They were also intended to be used as a tool by the City's various boards, commissions and the City Council when contemplating policy changes that could affect certain areas of the City.

FIGURE 1: DATA COLLECTION ZONES
NOTE: The Data Collection Zones are the Land Use Districts contained in the OURHometown Vision 2040 Comprehensive Plan.



SERVICE AREAS

The Texas Local Government Code (TLGC) requires that service areas be established within the corporate boundaries of a political subdivision for the purpose of ensuring that capital improvements service the areas generating need. The boundaries for impact fees are defined as follows:

- *Roadway Impact Fees* refers to a service area that is limited to the corporate boundaries of a political subdivision or city, and cannot extend into the Extraterritorial Jurisdiction (ETJ) or for a distance exceeding more than six (6) miles. The City of Rockwall is divided into four (4) service areas that are depicted in *Figure 3*.

- *Water and Wastewater Impact Fees* refers to a service area that includes a city's corporate boundaries and Extraterritorial Jurisdiction (ETJ), which is depicted in *Figure 2*. This service area is depicted in *Figure 4*.

SUMMARY OF DATA

As opposed to the databases calculated in 2007 and 2013 -- *which utilized Traffic Survey Zones (TSZ) as the data collection zones* -- the current database utilizes the following geographic areas:

- *Land Use Districts from the OURHometown Vision 2040 Comprehensive Plan.* These geographic areas better conformed to the City's corporate boundaries, and were drafted with the OURHometown Vision 2040 Comprehensive Plan as the geographic regions intended to be used for all future long-range planning/data collection exercises.

- *Service Areas.* The Service Areas correlate to the Water, Wastewater and Roadway Service Areas identified in *Figures 3 & 4*. As previously stated, the corporate boundaries of the City of Rockwall serve as the limits for the Roadway Service Areas and the Water and Waste Water Service Areas include the corporate boundaries and the Extraterritorial Jurisdiction (ETJ) of the City.

Additionally, all databases and projections utilized the following variables:

- *Households (2019).* The *Residential Address Point* feature class in the City's Geographic Information Systems (GIS) software includes all residential addresses (i.e. *single-family, duplex, multi-family, group home/quarters, etc.*) existing as of January 1, 2019. The total number of residential address points (*i.e. households*) was queried from this layer to establish the base years' numbers.

FIGURE 2: CITY OF ROCKWALL CITY LIMITS AND EXTRATERRITORIAL JURISDICTION (ETJ)

NOTE: The City Limits of Rockwall are depicted in RED. The Extraterritorial Jurisdiction (ETJ) is depicted in BLUE.

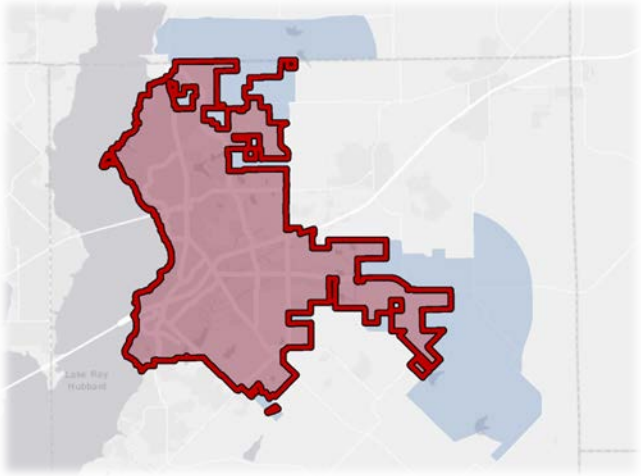


FIGURE 3: ROADWAY SERVICE AREAS

This is the derived service area structure for roadway facilities. These service areas conform to the current city limits of the City of Rockwall and are divided by John King Boulevard and Interstate Highway 30.

NOTE: RED: Service Area 1; BLUE: Service Area 2; GREEN: Service Area 3; YELLOW: Service Area 4

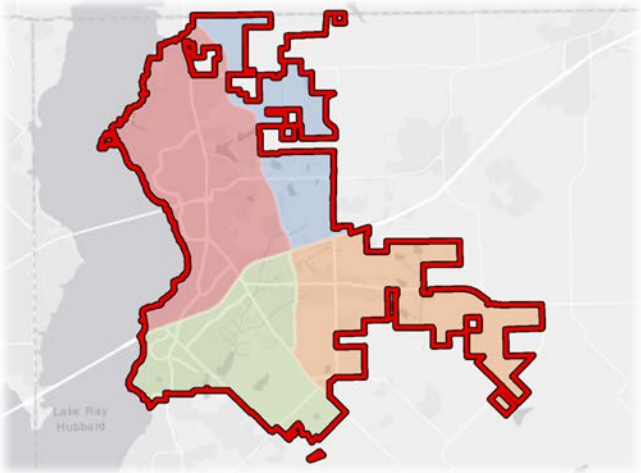
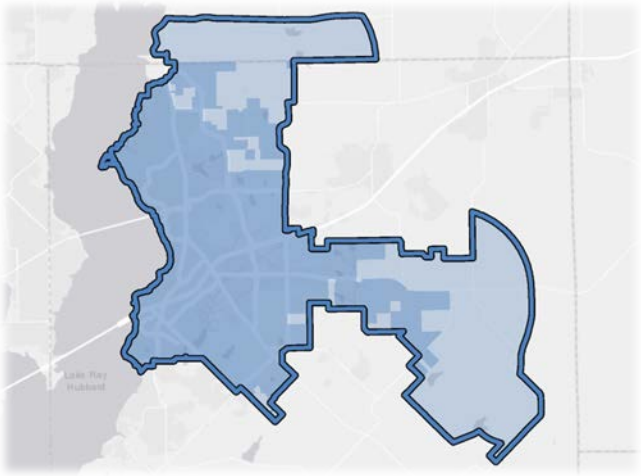


FIGURE 4: WATER/WASTE WATER SERVICE AREAS

This is the derived service area structure for water/wastewater facilities. These service areas conform to the current city limits and Extraterritorial Jurisdiction (ETJ).

NOTE: BLUE: Service Area



- *Households (2029).* This is the projected household data by service area for the year 2029, which represents a ten (10) year growth projection. This information was derived by staff using the stated databases and proper projection techniques.
- *Population (2019)*. This is the existing population for the base year (i.e. *2019*). This information was calculated utilizing the number of households existing as of January 1, 2019, the occupancy, rate and the average household size as established by the United States Census Bureau for each Census Block.
- *Population (2029)*. This is the projected population by service area for the year 2029, which represents a ten (10) year growth projection. This information was derived by staff using the stated databases and proper projection techniques.
- *Employment (2019).* Employment data was aggregated to three (3) employment sectors, which include *Basic*, *Retail* and *Service* as provided by the Business Analyst tool available from ESRI (*the City's provider for its geospatial database software*). These service sectors serve as the basis for non-residential trip generation. The following is a summary of these employment sectors followed by corresponding North American Industry Classification System (NAICS) code:

    - *Basic.* Land use activities that produce goods and services such as those that are exported outside the local economy. These include manufacturing, construction, transportation, wholesale trade, warehousing and other industrial uses (NAICS Code: *#210000 - #422999*).
    - *Retail.* Land use activities that provide for the retail sale of goods that primarily serve households and whose location choice is oriented toward the residential sector. These include uses such as grocery stores, restaurants, etc. (NAICS Code: *#440000 - #454390*).
    - *Service.* Land use activities that provide personal and professional services. These include such uses as financial, insurance, government, and other professional and administrative offices (NAICS Code *#520000 - #928199*).

- *Employment (2029).* The projected employment data was aggregated to three (3) employment sectors, which include *Basic*, *Retail* and *Service* as provided by the Business Analyst tool available from ESRI. These service sectors were then projected by service area to the year 2029, which represents a ten (10) year growth projection. This information was derived by staff using the stated databases and proper projection techniques.

BASE YEAR DATA

This section documents the methods used to derive the base year data for the City of Rockwall as of January 1, 2019. This *benchmark* information provides data for the corporate limits and Extraterritorial Jurisdiction (ETJ) of the City, and creates a starting point in which to extrapolate the ten (10) year growth projections that are depicted in the following section (*see Ten-Year Growth Projections*). This information was initially developed with the OURHometown Vision 2040 Comprehensive Plan, but has been updated to include the additional growth that has taken place since the original numbers were derived and the numbers for January 1, 2019.

HOUSEHOLDS

Utilizing the City's Geographic Information System (GIS) software, the residential addresses for each data collection zone (*i.e. Land Use Districts*) were queried. This provided the raw housing data that was then reviewed to remove any vacant lots or anomalies in the data set. Based on this process, the City of Rockwall was shown to have 16,690 households inside the City's corporate limits and 1,700 households in the City's Extraterritorial Jurisdiction (ETJ) as of January 1, 2019. The total number of households is 18,390. Staff should note that this query included all residential housing types (*i.e. multi-family, single-family, and group homes*) from the data sets.

POPULATION

The City of Rockwall generally uses the North Central Texas Council of Government's (NCTCOG) population estimates as the City's official population; however, for the purposes of this planning study it was necessary to calculate a baseline population that was specific to January 1, 2019. This was also necessary in order to estimate the population of the City's Extraterritorial Jurisdiction (ETJ).

To calculate the population as of January 1, 2019, the City's Geographic Information Systems (GIS) Division utilized the following formula to derive the population estimate for each of the data collection zones:

$$\sum_{d=1}^{20} POP = ((a * o) * f)$$

Where:

POP = Population as of January 1, 2019
d = Land Use District
a = Number of Residential Address Points in Each District
o = Occupancy Rate [per U.S. Census Bureau]
f = Density Factor per Census Block [U.S. Census Bureau]

Using this methodology the base year population as of January 1, 2019 was established to be 44,575 residents inside the corporate limits and 5,041 people residing in the Extraterritorial Jurisdiction (ETJ).

EMPLOYMENT

The base employment data was calculated using ArcGIS *Business Analyst*, which is software that provides location-based market information. Utilizing this tool, the City's Geographic Information Systems (GIS) Division was able to query employment and business information relating to each data collection zone (*i.e. Land Use District*). This information was then broken down into one (1) of the three (3) employment categories (*i.e. Basic, Service, or Retail*). Based on the analysis, the City's corporate limits were shown to have a total employment of 24,083 jobs on January 1, 2019. Of the total employment 2,505 jobs were classified as *Basic*, 12,403 jobs were classified as *Service*, and 9,175 jobs were classified as *Retail*. The Extraterritorial Jurisdiction (ETJ) was shown to have an additional 643 jobs, with 535 jobs being classified as *Service* and 108 jobs being classified as *Retail*. In addition, the GIS Division calculated the total non-residential building square footages (*i.e. improvements*) relating to all of these employment types at ~14,444,596 SF inside the City's corporate boundaries and Extraterritorial Jurisdiction (ETJ), with ~3,209,401 SF being classified as *Basic*, ~5,374,068 SF being classified as *Service*, and ~5,861,127 SF being classified as *Retail*. The total non-residential square footage of land area 139,424,433.67 (or 3,200.74-acres), with 11,967,581.81 SF being classified as *Basic*, 58,451,896.18 SF being classified as *Service*, and 69,004,955.68 SF being classified as *Retail*.

TEN-YEAR GROWTH PROJECTIONS

GROWTH ASSUMPTIONS

In this planning study, growth is characterized in two (2) forms: 1) Population (*i.e. residential land use*), and 2) Employment (*i.e. non-residential land use*). To calculate a reasonable growth rate for population and employment it was necessary for staff to make a series of assumptions on which to base the ten (10) year growth projections. These assumptions are summarized as follows:

- Future growth identified within this study will conform to the *Future Land Use Plan* depicted in the OURHometown Vision 2040 Comprehensive Plan.
- Infrastructure will continue to be development driven, and the City will continue to be able to finance any other necessary improvements needed to accommodate future growth.
- School facilities will continue to be sufficient to accommodate any increases in population.
- Densities will generally conform to the land classifications and *District Strategies* identified within the OURHometown Vision 2040 Comprehensive Plan, and as depicted on the Future Land Use Map.
- The residential and non-residential carrying capacity for the City or its *build out* will occur simultaneously.

The ten (10) year projections for population are based on the growth rate, which was previously discussed and staff's consideration of past development trends. The ten (10) year projections for employment are based on the overall carrying capacity for non-residential development compared to the current non-residential development in the City. *Tables 1 & 2* detail the ten (10) year projections for households, population and employment for the service areas associated with roadway and water/wastewater impact fees.

POPULATION GROWTH RATE ANALYSIS

The City of Rockwall has experienced steady residential population growth (*see Figure 5*) over the last 18-years and -- *with the City being ~48.29% vacant and taking into account the City's current availability of water and wastewater infrastructure* -- staff anticipates that the population growth will continue to be fairly steady. It should be noted, however, that the City has seen a slight decline in the population growth percentage over the last five (5) years. From 2000 to 2018, the population growth percentage was 5.08%, but when looking at the last five (5) years this number drops to 1.79% (*see Table 3*).

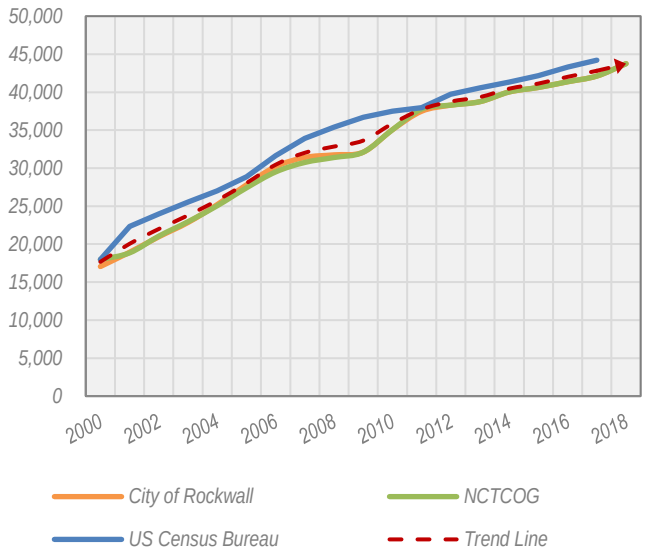
TABLE 1: SUMMARY OF TEN-YEAR GROWTH (ALL ROADWAY SERVICE AREAS)

	2019	2029	Increase
Households	16,690	22,135	24.60%
Population	44,575	59,898	25.58%
Total Employment	24,083	32,366	25.59%
Basic	2,505	3,367	25.60%
Service	12,403	16,669	25.59%
Retail	9,175	12,330	25.59%

TABLE 2: SUMMARY OF TEN-YEAR GROWTH (WATER/WASTE WATER SERVICE AREA)

	2019	2029	Increase
Households	18,390	26,609	30.89%
Population	49,616	73,228	32.24%
Total Employment	25,369	34,065	25.53%
Basic	2,505	3,367	25.60%
Service	13,473	18,082	25.49%
Retail	9,391	12,616	25.56%

FIGURE 5: POPULATION BY AGENCY, 2000-2018



To calculate the ten (10) year population projections, City staff utilized the *Compound Annual Growth Rate (CAGR)* method. CAGR allows for a general assessment of growth when considering periodic increases and decreases in residential

population growths that coincide with changing economic conditions. The formula for CAGR is as follows:

$$CAGR = \left(\frac{x}{y}\right)^{\left(\frac{1}{n}\right)} - 1$$

Where:
CAGR = Compound Annual Growth Rate
x = End Value
y = Beginning Value
n = Number of Years

In 2007, a CAGR of four (4) percent was used to calculate the ten (10) year population projections; however, based on the five (5) year annual growth rate and the number depicted in *Table 3*, staff utilized a more conservative three (3) percent annual growth rate. In assessing the past growth rates, staff used several sources including the North Central Texas Council of Governments (NCTCOG), the U.S. Census Bureau, and the City of Rockwall. Based on a three (3) percent CAGR, the following chart shows the anticipated population growth over the next ten (10) years:

TABLE 4: TEN (10) YEAR POPULATION GROWTH
This table shows the projected ten (10) year population growth at a three (3) percent Compound Annual Growth Rate (CAGR).

Year	Population
2019	44,575
2020	45,907
2021	47,284
2022	48,703
2023	50,164
2024	51,669
2025	53,219
2026	54,815
2027	56,460
2028	58,154
2029	59,898

TABLE 3: CITY OF ROCKWALL GROWTH RATES

Data Source	Growth Rate
2014 – 2017 US Census	*1.70%*
2010 – 2017 US Census	*2.08%*
2000 – 2017 US Census	*5.13%*
2014 – 2018 Single Family Permits	*1.82%*
2010 – 2018 Single Family Permits	*4.80%*
2000 – 2018 Single Family Permits	*-2.93%*
Future Growth Projection	*3.0%*

PROJECTED POPULATION FOR 2029

Utilizing the three (3) percent Compound Annual Growth Rate (CAGR) established in the previous section, staff projects that the population for the City will be 59,898 in 2029 (*see Table 4 and Figure 6*). This estimate does appear to be consistent with trends that have been observed at the county and regional level (*see Figure 7 for a comparison of the City's population growth versus the County's population growth*). Although, the growth rate has slowed over the last five (5) years this is seen as a temporary trend and not a sign indicative of the City's future growth trend.

In determining this population projection, staff observed how this projection would relate to the City's projected building permits, and the additional population added to the City on an annual basis (*see Table 5*). Taking this into consideration, the estimated average annual building permits anticipated over this time period is approximately 522. This represents a decrease of approximately 121 permits annually from the estimates completed in 2014. This estimate -- *while still likely high in some years due to shifts in market demand* -- is a more conservative estimate than what was used in 2014. It should be noted that this estimate takes into consideration the type of development likely to occur in a given area (*i.e. single-family or multi-family*).

FIGURE 6: TEN (10) YEAR POPULATION GROWTH
This chart shows the projected ten (10) year population growth at a three (3) percent Compound Annual Growth Rate (CAGR).

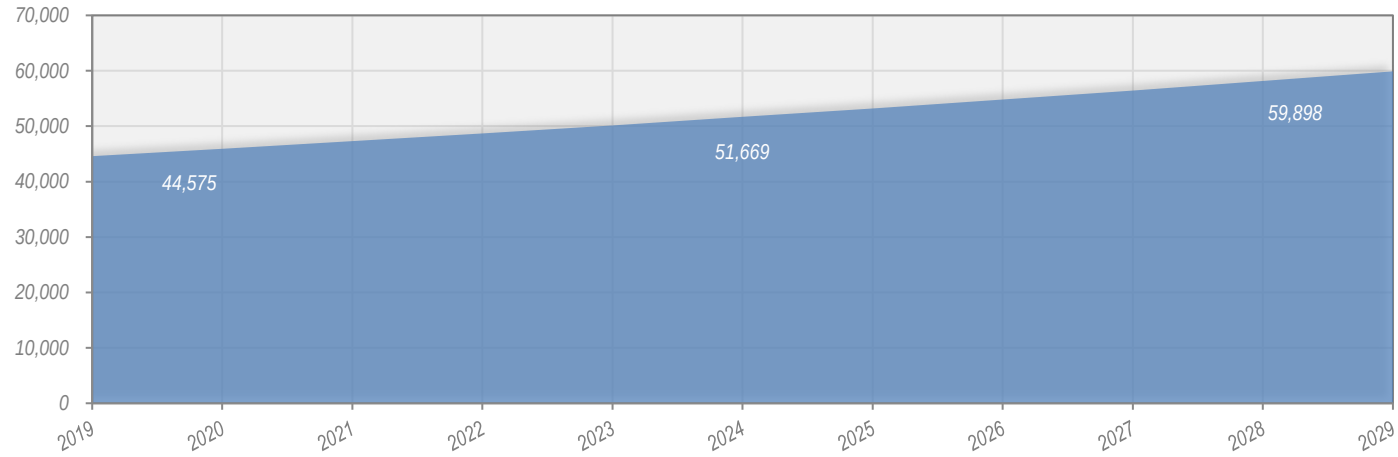
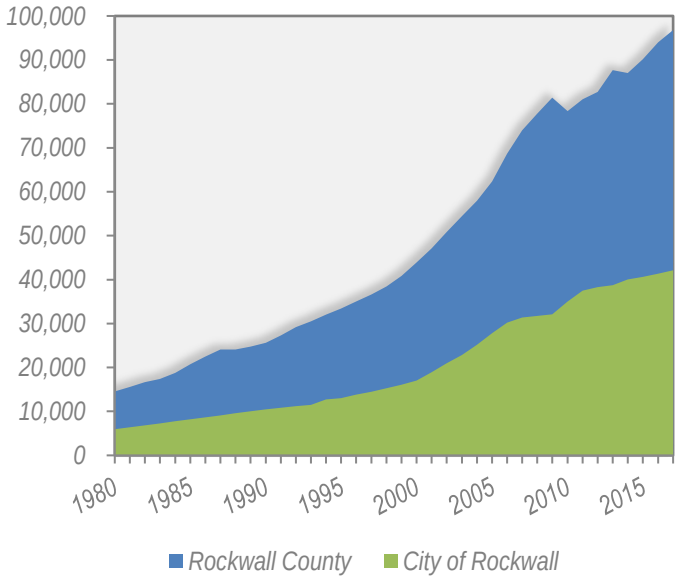


TABLE 5: PROJECTED BUILDING PERMITS

Year	Population	New Residents	New Building Permits
2019	44,575	825	294
2020	45,907	1,332	474
2021	47,284	1,377	490
2022	48,703	1,419	505
2023	50,164	1,461	520
2024	51,669	1,505	536
2025	53,219	1,550	552
2026	54,815	1,597	568
2027	56,460	1,644	585
2028	58,154	1,694	603
2029	59,898	1,745	621
Average Number of Annual Permits:			522

FIGURE 7: CITY POPULATION VS COUNTY POPULATION, 1980-2017



PROJECTED EMPLOYMENT FOR 2029

Employment data for the year 2029 was calculated by taking the information established in the base year analysis -- *which was obtained through the ArcGIS Business Analyst tool* -- and the corresponding ratio of employment to population, and extrapolating this information out to January 1, 2029. These estimates are summarized in Appendix C, *Employment Breakdown by Roadway Service Area*, and Appendix D, *Employment Breakdown by Water/Wastewater Service Area*.

BUILD OUT ANALYSIS

A *Build Out Projection* for a city (also referred to as the city's *Carrying Capacity*) is an estimate of the location and density of all potential development, employment and population that a city can support within its future corporate boundaries.

ESTABLISHING HOUSEHOLDS AND POPULATION AT THE CITY'S BUILD OUT

As part of the newly adopted OURHometown Vision 2040 Comprehensive Plan, City staff calculated the number of households and residents at *Build Out*. In establishing the City's households and population at *Build Out* staff made the following assumptions:

- All vacant or undeveloped land within the City's corporate boundaries will develop with the maximum density permitted for the current zoning per the Unified Development Code (UDC).
- All Agricultural (AG) District property is assumed to be vacant or undeveloped and will develop at the maximum density permitted in accordance to the property's' designation on the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan.
- All property within the Extraterritorial Jurisdiction (ETJ) is assumed to be vacant and will be developed in conformance with the Future Land Use Map at the maximum density permitted by the OURHometown Vision 2040 Comprehensive Plan.
- The City's ETJ is fixed and will not increase in the future.

Taking these assumptions into consideration, staff utilized Geographical Information Systems (GIS) software to calculate all the undeveloped land within the city's corporate boundaries, including the ETJ. Once calculated the acreages were broken down by land use and multiplied by the maximum density permitted for each of the land uses as established within the Unified Development Code (UDC) and the Comprehensive Plan. These totals were then multiplied by the average people per household [*i.e. 2.81 per the US Census Bureau*] to establish the unadjusted population at *Build Out*. Staff then reviewed the projected densities coupled with current land use patterns, and adjusted the numbers to account for known or anticipated development activity. Based on the final *Build Out* population (*i.e. 149,525*), staff projected the population forward using the previously established three (3) percent Compound Annual Growth Rate (CAGR) [*see the Ten-Year Growth Assumptions section*] until the build out population was reached (*see Table 6*). This established a build out year of 2060. The following formula lays out the methodology used to calculate these numbers:

TABLE 6: PROJECTED POPULATION @ 3% COMPOUND ANNUAL GROWTH (CAGR)

Year	Population	New Residents
2018	43,750	1,630
2019	44,570	820
2020	45,907	1,337
2021	47,284	1,377
2022	48,703	1,419
2023	50,164	1,461
2024	51,669	1,505
2025	53,219	1,550
2026	54,815	1,597
2027	56,460	1,644
2028	58,154	1,694
2029	59,898	1,745
2030	61,695	1,797
2031	63,546	1,851
2032	65,453	1,906
2033	67,416	1,964
2034	69,439	2,022
2035	71,522	2,083
2036	73,667	2,146
2037	75,877	2,210
2038	78,154	2,276
2039	80,498	2,345
2040	82,913	2,415
2041	85,401	2,487
2042	87,963	2,562
2043	90,602	2,639
2044	93,320	2,718
2045	96,119	2,800
2046	99,003	2,884
2047	101,973	2,970
2048	105,032	3,059
2049	108,183	3,151
2050	111,429	3,245
2051	114,771	3,343
2052	118,215	3,443
2053	121,761	3,546
2054	125,414	3,653
2055	129,176	3,762
2056	133,052	3,875
2057	137,043	3,992
2058	141,154	4,111
2059	145,389	4,235
2060	149,751	*BO:* 149,525

$$BO = P + CP + EP$$

$$CP = (\sum[(LU_1 xD_1) \dots (LU_x\, xD_x)]\,) x\ AHS$$

$$EP = (LDR\ x\ 2.5) + (MDR\ x\ 3.5) + (HDR\ x\ 5)$$

Where:

BO = Build Out Population
P = Population as of January 1, 2019
CP = Population of Vacant or Undeveloped Land in the City Limits
EP = Population of Vacant or Undeveloped Land in the ETJ
LU = Vacant Available Land Inside the City Limits for a Land Use
D = Maximum Density Permitted for a Land Use per UDC
AHS = Average Household Size [2.81185 per US Census Bureau]
LDR = Low Density Residential Acreage Available in ETJ
MDR = Medium Density Residential Acreage Available in ETJ
HDR = High Density Residential Acreage Available in ETJ

ESTABLISHING EMPLOYMENT AT THE CITY'S BUILD OUT

To calculate employment at *Build Out*, staff utilized the employment numbers calculated with the base year analysis, and -- *based on the estimated current year population* -- calculated ratios between employment and population for the City and its Extraterritorial Jurisdiction (ETJ). These ratios were then used to extrapolate the number of employees for basic, service and retail sectors for the ten (10) year and build out projections.

SUMMARY

The following is a summary of staff's findings when preparing the *Land Use Assumption Report* in preparation for the update of the Roadway, Water and Wastewater Impact Fees for 2019:

- The average annual growth rate as calculated by staff is three (3) percent. This growth rate was established based on data from the US Census, North Texas Council of Governments (NCTCOG), the City and County of Rockwall. Using this growth rate staff projected the following population numbers:
  - The population of the City of Rockwall as of January 1, 2019 was 44,691. This is expected to increase by 25.39% in the next ten (10) years to an estimated 59,898 by January 1, 2029.
  - The population for the City of Rockwall and its Extraterritorial Jurisdiction (ETJ) as of January 1, 2019 was 49,743. This is expected to increase by 32.07% in the next ten (10) years to an estimated 73,228 by January 1, 2029.
- The estimated employment for the City of Rockwall as of January 1, 2019 was 24,083 jobs, with another 1,286 jobs existing within its Extraterritorial Jurisdiction (ETJ). Staff estimates this number to climb to 32,366 jobs within the current city limits, and another 1,699 jobs within the current Extraterritorial Jurisdiction (ETJ) by January 1, 2029.
- Staff has established that there are currently 8,204.17 undeveloped acres of land within the city limits. This represents ~48.29% of the current land in the City. Additionally, the City of Rockwall has access to another 14,083.24-acres of land within its current Extraterritorial Jurisdiction (ETJ). Approximately 75.11% (10,577.67-acres) of the land within this area is vacant.
- According to staff's estimate, the City of Rockwall is expected to be built out in the year 2060, with a total population of 149,525.

APPENDIX A: SUMMARY OF ROADWAY SERVICE AREAS

SERVICE AREA 1

	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
DISTRICTS	HU	POP	EMP	HU	POP	EMP	HU	POP	EMP
Central District	216	455	2,332	427	899	3,134	816	1,714	4,331
Downtown District	971	2,332	3,105	1,056	2,519	4,173	1,060	2,531	5,767
IH-30 Corridor District	-	-	2,825	-	-	3,797	-	-	5,247
North Lakeshore District	3,884	11,081	944	4,318	12,324	1,269	4,326	12,350	1,753
Northern Estates District	3	9	4	12	34	5	184	513	7
Northwest Residential District	1,422	3,974	667	2,291	6,401	896	2,324	6,493	1,239
Scenic District	1,084	2,280	1,161	1,217	2,559	1,560	1,248	2,624	2,156
South Lakeshore District	1,578	3,317	968	1,578	3,317	1,301	1,595	3,352	1,798
	9,158	23,448	12,006	10,898	28,053	16,135	11,553	29,577	22,298

SERVICE AREA 2

	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
DISTRICTS	HU	POP	EMP	HU	POP	EMP	HU	POP	EMP
IH-30 Corridor District	1	3	205	-	-	276	-	-	381
South Central Estates District	37	112	122	148	448	164	2,504	7,611	227
South Central Residential District	795	2,417	-	1,487	4,522	-	2,399	7,293	-
Technology District	47	100	824	162	367	1,107	1,748	4,760	1,530
	880	2,632	1,151	1,797	5,336	1,547	6,651	19,664	2,138

SERVICE AREA 3

	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
DISTRICTS	HU	POP	EMP	HU	POP	EMP	HU	POP	EMP
Harbor District	552	1,255	2,766	1,040	2,364	3,717	1,713	3,893	5,137
IH-30 Corridor District	-	-	2,613	-	-	3,512	-	-	4,853
Marina District	1,423	3,441	630	1,525	3,702	847	1,537	3,734	1,170
Medical District	-	-	1,897	-	-	2,549	-	-	3,523
South Central Residential District	1,089	3,310	371	1,089	3,310	499	1,089	3,310	689
Southwest Residential District	2,257	7,260	1,900	3,695	11,847	2,553	3,943	12,509	3,529
Technology District	615	1,292	63	618	1,298	85	658	1,383	117
	5,936	16,558	10,240	7,966	22,520	13,762	8,940	24,829	19,018

SERVICE AREA 4

	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
DISTRICTS	HU	POP	EMP	HU	POP	EMP	HU	POP	EMP
Central District	92	193	167	182	382	224	349	735	310
IH-30 Corridor District	-	-	71	-	-	95	-	-	132
Northeast Residential	361	1,009	438	762	2,129	589	1,786	4,988	813
Northern Estates District	263	735	10	529	1,478	13	1,066	2,984	19
	716	1,937	686	1,473	3,990	922	3,201	8,707	1,274

GRAND TOTAL	16,690	44,575	24,083	22,135	59,898	32,366	30,345	82,777	44,728

APPENDIX B: SUMMARY OF WATER/WASTEWATER SERVICE AREA

	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
DISTRICTS	HU	POP	EMP	HU	POP	EMP	HU	POP	EMP
Central District	308	648	2,499	609	1,281	3,358	1,165	2,449	4,641
Downtown District	971	2,332	3,105	1,056	2,519	4,173	1,060	2,531	5,767
Employment District	314	971	880	532	1,645	1,162	630	1,952	5,538
Far North Estates District	230	674	96	676	1,980	127	4,426	12,950	-
Harbor District	552	1,255	2,766	1,040	2,364	3,717	1,713	3,893	5,741
IH-30 Corridor District	1	3	5,714	-	-	7,679	-	-	10,612
Innovation District	268	822	66	794	2,438	87	5,323	16,407	415
Marina District	1,423	3,441	630	1,525	3,701	847	1,537	3,734	1,170
Medical District	-	-	1,897	-	-	2,549	-	-	3,523
North Lakeshore District	3,884	11,081	944	4,317	12,324	1,269	4,326	12,350	1,753
Northeast Residential District	629	1,758	438	1,244	3,476	589	2,384	6,658	813
Northern Estates District	512	1,439	14	1,090	3,065	19	2,626	7,390	26
Northwest Residential District	1,422	3,974	667	2,291	6,401	896	2,324	6,493	1,239
Scenic District	1,084	2,280	1,161	1,217	2,558	1,560	1,248	2,624	2,156
South Lakeshore District	1,578	3,317	968	1,578	3,317	1,301	1,595	3,352	1,798
South Central Residential District	1,970	5,987	371	3,265	9,923	499	3,618	10,998	689
South Central Estates District	315	956	366	824	2,502	486	3,760	11,428	1,762
Southwest Residential District	2,267	7,286	1,900	3,772	12,068	2,553	4,229	13,344	3,529
Technology District	662	1,392	887	780	1,665	1,192	2,406	6,143	1,647
Southeast Estates District	-	-	-	-	-	-	8,168	24,829	441
	18,390	49,616	25,369	26,609	73,228	34,064	52,538	149,525	53,262

APPENDIX C: EMPLOYMENT BREAKDOWN BY ROADWAY SERVICE AREAS

SERVICE AREA 1

	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
DISTRICTS	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL
Central District	973	633	726	1,308	851	976	1,807	1,176	1,348
Downtown District	608	1,104	1,393	817	1,484	1,872	1,129	2,050	2,587
IH-30 Corridor District	599	916	1,310	805	1,231	1,761	1,112	1,701	2,433
North Lakeshore District	-	608	336	-	817	452	-	1,129	624
Northern Estates District	-	4	-	-	5	-	-	7	-
Northwest Residential District	-	531	136	-	714	183	-	986	253
Scenic District	-	650	511	-	874	687	-	1,207	949
South Lakeshore District	-	572	396	-	769	532	-	1,062	735
	2,180	5,018	4,808	2,930	6,744	6,462	4,049	9,320	8,930

SERVICE AREA 2

	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
DISTRICTS	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL
IH-30 Corridor District	-	-	205	-	-	276	-	-	381
South Central Estates District	-	94	28	-	126	38	-	175	52
South Central Residential District	-	-	-	-	-	-	-	-	-
Technology District	298	283	243	400	380	327	553	526	451
	298	377	476	400	507	640	553	700	884

SERVICE AREA 3

	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
DISTRICTS	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL
Harbor District	27	2,456	283	36	3,301	380	50	4,561	526
IH-30 Corridor District	-	845	1,768	-	1,136	2,376	-	1,569	3,284
Marina District	-	267	363	-	359	488	-	496	674
Medical District	-	1,651	246	-	2,219	331	-	3,066	457
South Central Residential District	-	331	40	-	445	54	-	615	74
Southwest Residential District	-	924	976	-	1,242	1,312	-	1,716	1,813
Technology District	-	44	19	-	59	26	-	82	35
	27	6,518	3,695	36	8,760	4,966	50	12,105	6,862

SERVICE AREA 4

	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
DISTRICTS	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL
Central District	-	167	-	-	224	-	-	310	-
IH-30 Corridor District	-	-	71	-	-	95	-	-	132
Northeast Residential	-	313	125	-	421	168	-	581	232
Northern Estates District	-	10	-	-	13	-	-	19	-
	-	490	196	-	659	263	-	910	364

GRAND TOTAL	2,505	12,403	9,175	3,367	16,669	12,330	4,652	23,035	17,040

APPENDIX D: EMPLOYMENT BREAKDOWN BY WATER/WASTEWATER SERVICE AREA

	ESTIMATES (JANUARY 1, 2019)			ESTIMATES (JANUARY 1, 2029)			BUILD OUT (2060)		
DISTRICTS	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL
Central District	973	800	726	1,308	1,075	976	1,807	1,486	1,348
Downtown District	608	1,104	1,393	817	1,484	1,872	1,129	2,050	2,587
Employment District	-	742	138	-	980	182	-	4,670	869
Far North Estates District	-	86	10	-	114	13	-	-	-
Harbor District	27	2,456	283	36	3,301	380	50	5,103	589
IH-30 Corridor District	599	1,761	3,354	805	2,367	4,507	1,112	3,271	6,229
Innovation District	-	54	12	-	71	16	-	340	76
Marina District	-	267	363	-	359	488	-	496	674
Medical District	-	1,651	246	-	2,219	331	-	3,066	457
North Lakeshore District	-	608	336	-	817	452	-	1,129	624
Northeast Residential District	-	313	125	-	421	168	-	581	232
Northern Estates District	-	14	-	-	19	-	-	26	-
Northwest Residential District	-	531	136	-	714	183	-	986	253
Scenic District	-	650	511	-	874	687	-	1,207	949
South Lakeshore District	-	572	396	-	769	532	-	1,062	735
South Central Residential District	-	331	40	-	445	54	-	615	74
South Central Estates District	-	282	84	-	375	112	-	1,358	404
Southwest Residential District	-	924	976	-	1,242	1,312	-	1,716	1,813
Technology District	298	327	262	400	439	352	553	607	487
Southeast Estates District	-	-	-	-	-	-	-	189	252
	2,505	13,473	9,391	3,367	18,082	12,616	4,652	29,958	18,651

